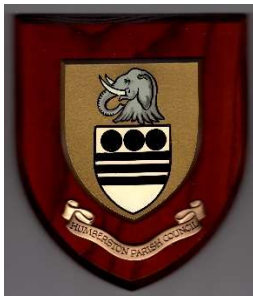


Item 1 - Plot 105
Humberston Fitties
Humberston -
DM/0173/24/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

3rd April 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 2nd April 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0173/24/FUL

Proposal: Erection of chalet on existing vacant plot

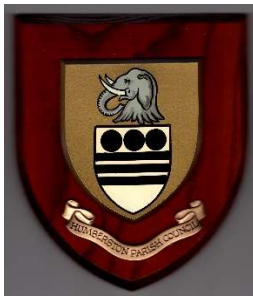
Location: Plot 105 Humberston Fitties Humberston

Objections – the Village Council wishes to see this application refused and that the current space be left as green space for environmental and ecological benefit to this area; to prevent further flooding risk to the site from surface water run off that would come from yet another structure and the Council feels that any further building on the site would prove to be over-intensification of this sensitive area.

Yours faithfully,

KJ Peers

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

17th July 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 16th July 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0173/24/FUL

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Location: Plot 105 Humberston Fitties Humberston

Objections – the Village Council wishes to see this application refused and that the current plot be left as green space for environmental and ecological benefit to this area and to prevent further flooding risk to the site from additional surface water run-off that would come from yet another structure. The Village Council opposes any further buildings on this site as it feels it would be over-intensification and create a detrimental impact to this historic and sensitive area.

The Village Council believes that in 1998, NELC minuted a policy not to allow any further development on the Fitties site and the Village Council would draw attention to this previous policy.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Ms Barbara Jenkin

Address: 71, Carr Lane Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Fitties is already beginning to lose its feeling of openness since recent new developments have appeared.

What is the point of having a Heritage Officer when one minute they say retaining the character of the Fitties means "maintaining the original open plotland layout and feel" and the next they seem unconcerned that green spaces will be lost and have no objections to them being developed?

The council knows what Wayne Hemingway has said about protecting the Fitties, will they take any notice of him?

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Ms Lisa Cutting

Address: 24 Cooks Lane Great Coates Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The planning committee refused planning permission for a new build chalet on Plot 80. This was appealed to the Planning Inspectorate who refused it on appeal. All of the points the planning inspector made in his appeal decision are material to this planning application.

The planning inspector sought additional information on flood risk from the council and concluded the application did not meet national planning policy guidelines and this planning application should be refused for the same reasons stated in that appeal.

Even more stark than the failure to apply the flood risk tests was the inspector's final conclusion. In that conclusion it was stated,

"the appeal proposal would conflict with the development plan when read as a whole. There are no material considerations of sufficient weight, including the policies of the Framework, to indicate the decision should be made otherwise. For the reasons given, I conclude that the appeal should be dismissed".

A planning application that conflicts with the development plan should not be approved.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I STRONGLY object as follows

1. Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk. HOW HAS THIS CHANGED?

2. NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas. HOW HAS THIS CHANGED?

3. The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. HOW HAS THIS CHANGED?

4. The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area. HOW HAS THIS CHANGED?

5. The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, significant importance should be given to the assets conservation, for example any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. HOW HAS THIS CHANGED?

6. The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

The nomination therefore is in relation to the remaining land, i.e.: - Roads, verges, tracks and pathways;

- VACANT FORMER PLOTS;
- Open space, bank to the river;
- Humber Mouth Yacht Club and Community Centre; - Dykes and ditches"

HOW HAS THIS CHANGED?

7. Another important consideration is the poor water infrastructure; presently there are numerous leaks and blockages throughout the year due to the elderly nature of the pipes etc. The sewage system is archaic, any more stress forced upon it would be disastrous. HOW HAS THIS CHANGED?

8. Wildlife has made the Fitties their home - deer, hedgehogs, badgers, bats etc are now the norm as they use the empty areas to live safely as they have done for many, many years. As humans looking after our planet for future generations, we are encouraged to nurture and encourage wildlife. HOW HAS THIS CHANGED?

9. There are many mature trees and shrubs on the empty areas. We are all encouraged to plant trees and re-wild our greenspaces. (There was a particularly beautiful tree in the middle of the plot until it was chopped down during the closed season) HOW HAS THIS CHANGED?

10. The plots which have been for 'sale' - this in itself is a misuse of words as the plots themselves have not been up for sale (although wrongly advertised by the estate agents as such) but it is the LEASE which is for sale by the present landlords. I believe there has been a waiting list of interested parties if ever the council changed its mind...so why have the landlords brought in a third party to 'sell' them on its behalf. Suddenly all 11 plots had 'plot for sale' signs installed. This in itself is a cloak and dagger venture. NELC always stated that vacant plots would not be sold. HOW HAS THIS CHANGED?

There seems to be collusion between the landlords, the plot 'owners', a local estate agent and other local well known 'developers' in the 'selling' of the plots.

For information - as soon as another plot's application was not passed last year, a 'caravan' (really a tin hut/lodge) was installed on site- again led by the same local developers.

Do you really want the Fitties to end up as a 'Butlins type' holiday camp? If you do then pass the application. If you have a soul then please do the right thing and refuse the application.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Christopher Manning

Address: 420 Hainton Avenue Grimsby DN32 9QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Specific Flood Risk Assessment for this site concludes that there is no sequentially preference order for the development of the vacant plots. This is based on the notion that ground levels and floor levels as a flood mitigation exercise should be considered as second importance to the belief that "it depends upon where a breach of the defences occur". I would contend that the beginning and worst of any flood event would occur at that point on the Fitties Chalet Park coastline where the seaward facing side of those chalets are closest to the gabion (stone and wire mesh) defences. The direct rear of Plot 105 faces where they have crumbled and been destroyed by the last two seasonal (annular) high tides. That is why a site visit was recommended. The gabions to the south east, are well away from the rear of 105 and are in fine condition to any amateur eye. It is the sole unique position of plot 105 that makes it the very first target of overtopping, and the most likely source of an initial breach.

In the case of Plot 105, sequential talk in terms of west and east is of secondary (but still important) consideration when one looks at the flood risk in terms of the north/west and south/east risk along the Fitties Chalet Park coastline.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: STEVE SHAW

Address: 40 Hope Ave Barnsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning application for this plot over the years of visiting and staying on the fitties I have noticed that since this was leased to Tingdene that greed is there game which is a shame on this beautiful site.

The flood issue is a very big concern which over the month of March a very significant amount of rainfall the open space off 2nd Avenue was very concerning of the amount of rain which had fallen and two chalets on 2nd Avenue had a lot of water around the chalets which I have never seen since this so called caravan without any wheels was put on in Feb 24 which Trees outside plot 54 was cut down so this could get past.

The drainage system cannot cope and as never been upgraded or replaced which still leads to pools of water all around the site.

They are still a couple of enforcements still outstand from

17/01/23 Ref EN0041/23

25/04/23 Ref EN0316/23 Land Adjacent to Plot 103

No legal action has been taken for illegal tree cutting down and clearing of the plot but from a senior Planning enforcement with over 19 years experience why have these not been brought before a court The conservation rules are plainly stated that NO WORK IS TO BE UNDERTAKEN WITHOUT PLANNING PERMISSION.

With reading the other comments and objections I urge you to not approve this application and respect the heritage of Humberston Fitties

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Steve shaw

Address: 40 Hope Avenue Barnsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: On further information about this plot I must quote Reference DC/602/02/HUM 04 Jan 2016 Decision Notice when this was refused on the basis of flood risk.

By the environment agency. documentation is available on the planning portal

In 2019 a further application was put in on 105 for removal of trees and hedges with was withdrawn

When a planning enforcement is still ongoing and the planning enforcement officer has failed in is duty to take legal action regarding the unauthorised cutting of trees and any fines or court action against the owner who originally purchased the property off Tingdene secretly for they own financial benefits and sold on fir more than he paid for.

The road infrastructure is out dated and never been upgraded since this site was opened despite the only report published by Grimsby Blogger which stated That Tingdene had invested £350.000 which the reporting person was correctly informed that this kind of money had never been spent on any flood defence upgrade of sewerage drains on the Fitties.

We always get the threat by the fall-back position, which the so-called caravan, or dont know what it is already been done, but since this happened the rain water from recent months are now affecting neighbouring properties due to fact that these spaces were meant to be fire breaks and natural habitat for wildlife.

When are NELC going to stand up to this commercial company you are the Freeholder of the site.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: STEVE SHAW

Address: 40 HOPE AVE Barnsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the planning application for this plot over the years of visiting and staying on the fitties I have noticed that since this was leased to Tingdene that greed is there game which is a shame on this beautiful site.

The flood issue is a very big concern which over the month of March a very significant amount of rainfall the open space off 2nd Avenue was very concerning of the amount of rain which had fallen and two chalets on 2nd Avenue had a lot of water around the chalets which I have never seen since this so called caravan without any wheels was put on in Feb 24 which Trees outside plot 54 was cut down so this could get past.

The drainage system cannot cope and as never been upgraded or replaced which still leads to pools of water all around the site.

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17/01/23 Ref EN0041/23

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No legal action has been taken for illegal tree cutting down and clearing of the plot but from a senior Planning enforcement with over 19 years experience why have these not been brought before a court The conservation rules are plainly stated that NO WORK IS TO BE UNDERTAKEN WITHOUT PLANNING PERMISSION.

Photographic evidence can be supplied for this on request

With reading the other comments and objections I urge you to not approve this application and

respect the heritage of Humberston Fitties

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Sylvia Webb Murray

Address: 10, Main Road The Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building a new chalet on this plot will be detrimental to the environment. We should keep any remaining spaces open and not overcrowd the area.

Why not sympathetically restore original chalets? It will spoil the look and feel of the area and neighbourhood if so many new builds are allowed. This is a conservation area and should remain unique in its characteristics.

The Fitties will lose credibility and charm as an attraction if this is allowed to go ahead. I strongly object to building a new chalet on plot 105.

Paul Bright
30 Humberston Fitties

My original objections to this planning application remain and I will further address the recent Sequential and Exception Test Rev B prepared in June 2024 and its claim to address the planning inspectors decision and comments on plot 80.

In paragraph 1.1.5 it states, *the applicant for the siting of the chalet on Plot 105, Mr Ashley, is the plot owner and applicant. Tingdene Holiday Parks are the owner and operator of the management of the whole of the Humberston Fitties Chalet Park.* The NPPF is clear in that it is the applicant Mr Ashley, and his development that needs to pass the flood risk sequential and exception tests, yet the Rev B Sequential and Exception Test prepared in June 2024 still claims that work done and money spent by Tingdene Holiday Parks Ltd in their duties as landlords can be used to pass the flood risk tests for this development.

In paragraph 1.4.5 it states, *The Inspector clearly at para 6 considered the proposal in the context of the Flood Risk Sequential and Exceptions Tests Report (the SET) carried out to inform the preparation of the North East Lincolnshire Local Plan 2018 (NELLP) but has not referred to the Sequential and Exception Test submitted with the proposal for the chalet on Plot 80 when concluding that "the resort area identified in Figure 12.3 of the NELLP to be a designation which seeks to direct certain types of development to a particular area. This is different to a NELLP site allocation, where a site is allocated for specific development and which would have been subject to specific assessment in the SET."*

The Sequential and Exception Test submitted with the proposal for the chalet on Plot 80 were not done by the applicant for his development. The planning inspector rightly did not refer to it as it was not specific to the planning application in front of him. In the appeal refusal, the inspector stated, *the development proposed is erect a new build holiday chalet with associated boundary treatments, hard landscaping and drainage features.* This is what he judged needed to pass the flood risk tests.

The many references to the potential pleasure Island development are not relevant to this application, as to date, there has been no detailed planning application approved, and it cannot yet be determined what the outcome of that may be.

In its conclusions the revised Sequential and Exception Test has a number of statements. I will address each one below.

It has been demonstrated that:

There are no alternative sites within the designated 'Resort Area', with a lower flood risk than the unique and historic Humberston Fitties Chalet Park.

As of today, there are two plots for sale on Humberston Fitties with local estate agents on the other side of the dyke that would offer a sequentially preferable location.

Humberston Fitties is within the 'Resort Area' where it is the Council's Development Plan Policy 12D to support that high quality holiday accommodation. The siting of holiday chalets on the currently vacant plots, will result in direct economic and sustainability benefits to the 'Resort Area', the Humberston Fitties itself and to the wider community in accord with the Council's development plan and Part a) of the Exception Test.

The bar for demonstrating the wider community or sustainability benefits for the exceptions test is quite rightly set high and must provide clear and robust evidence in order to pass this test. This planning application is for a single chalet for a private owner in a level 3a flood zone, it is not essential and **does not** provide the required wider community or sustainability benefits.

That there is no sequentially preferable order for the development of the vacant plots which are scattered throughout the Park and situated adjacent to existing chalets.

As above, there are two plots for sale on Humberston Fitties with local estate agents on the other side of the dyke that would offer a sequentially preferable location.

Through the Mitigation, Warning and Evacuation measures set out in the site-specific FRA, that the siting of chalets on the 11 currently vacant plots can be made to be safe for the lifetime of the chalets and the flood risks mitigated without increasing flood risk elsewhere, in accordance with Part b) of the Exception Test.

In 2007, NELC engaged Weetwood consultants to carry out an independent flood risk assessment. In its summary, it concluded,

"No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

In 2014 NELC appointed Black & Veatch consultancy to carry out a further independent flood risk assessment which reaffirmed the flood risk and stated,

"Looking in the longer term, over the next 40 years to 2055, the probability of flooding to Humberston Fitties will increase as will the consequences of that flooding. Increased wave overtopping discharge rates will mean that nearly all the site is classed as "danger for most or worse" and in the event of a breach, the majority will be classified as "danger for all".

Also in 2014, in the planning appeal decision, ref: **APP/B2002/A/14/2221051**, the use of evacuation procedures was rejected by the planning Inspectorate and stated,

"I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single story, I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services where they are obliged to attempt rescue cannot be overlooked. As such I do not

consider that flood warnings and evacuation plan on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.

Tingdene Holiday Parks Ltd only has a management presence on site for 7 to 8 hours two days per week and none at night time. The personnel named as the key people to coordinate the evacuation live some distance away. The current UK Government advice states under flood warning timeframe,

The Environment Agency usually issues a flood alert between 2 and 12 hours before flooding. Flood alerts are usually issued during waking hours where possible.

There is no guarantee that flood warning and subsequent evacuation could be carried out, so the development cannot be made safe for its lifetime.

There will also be a significant amount of concrete needed in foundations for the brick piers to support this large new building. This will increase the flood risk elsewhere as it removes permeable ground from the flood area. You cannot put a brick in a bucket of water without increasing the water level.

The long established, historic holiday chalet park of Humberston Fitties with its unique character, benefits from 'extant' permission for holiday use. The 'fall-back' position has been established by NELC whereby it has been accepted that holiday caravans can be sited on plots without the need for planning permission.

As a result of protracted delay, associated costs and uncertainty as to whether planning permissions would be approved for individually designed chalets on vacant plots, and the planning restrictions in respect of reduced occupancy periods and temporary permissions that would be imposed on the use of chalets, the owners of plots 33 and 75 have already utilised the 'fall-back; position and sited 'caravans' on their plots for holiday use.

It therefore remains a highly likely scenario that other owners of vacant plots will also utilise the 'fall-back' position and site 'caravans', rather than choose to pursue the route of obtaining planning permission to site individually designed chalets on their plots.

This threat of caravans being place on the plot if planning permission is refused is not a material planning consideration and should be given no weight in this decision.

The revised Sequential and Exception test Statement submitted with this application once again attempts to cast doubt on the planning inspector's decision for plot 80 and further obfuscate the flood risk issues. The same document attempts to portray this as a reinstatement of a chalet. The planning inspector for the plot 80 appeal, concluded the proposed development would not constitute a replacement dwelling. Given the evolving nature of flood risk and coastal change and that no clear evidence of a chalet on this plot has been provided, this was the correct decision. Climate change is intensifying flood risk, and if there was ever a chalet on this plot, it would have been granted under different flood risk criteria and regulatory standards that are no longer adequate today.

The planning inspector had all of the information available to him and sought further information from NELC. After reviewing all of the information, he determined that the development proposed on the planning application needed to pass the sequential test, and by extension, the exception test. In his conclusion it was stated,

The appeal proposal would conflict with the development plan when read as a whole. There are no material considerations of sufficient weight, including the policies of the Framework, to indicate the decision should be made otherwise. For the reasons given, I conclude that the appeal should be dismissed.

There is still no basis to suggest the planning inspector 'got it wrong' for plot 80, and that decision is a material planning consideration for this planning application. Consistency in planning application decisions is a cornerstone of the planning system. This application site is 62 meters from the plot 80 site and is for the same type of development. This application should also be refused as the flood risk tests mandated by national and local policy have not been passed. Should this be refused, the applicant has the right of appeal to the planning inspectorate as per plot 80.

DM/0173/24/FUL | Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Paul Bright

30 Humberston Fitties

Further comments on the revised Sequential and Exception test Statement

Sequential and Exception Tests

The revised Sequential and Exception test Statement issued in support of this planning application states in paragraph 1.2.4,

The Inspector's comments therefore raises the question as to whether the Sequential and Exception Test prepared to support the application dated August 2022 was considered by the Inspector when determining the appeal. The Inspector was factually incorrect to say that because 'the main parties are of the view that as the site is allocated for development there was no need for the proposed development to be subject to the sequential test'. The appeal proposal was the subject of a Sequential and Exception Test and NELC considered that the proposal had passed the Sequential Test and Part A of the Exception Test.

It then goes on to state in paragraph 1.2.5

The Inspector clearly at para 6 considered the proposal in the context of the Flood Risk Sequential and Exceptions Tests Report (the SET) carried out to inform the preparation of the North East Lincolnshire Local Plan 2018 (NELLP) but has not referred to the Sequential and Exception Test submitted with the proposal for the chalet on Plot 80 when concluding that "the resort area identified in Figure 12.3 of the NELLP to be a designation which seeks to direct certain types of development to a particular area. This is different to a NELLP site allocation, where a site is allocated for specific development and which would have been subject to specific assessment in the SET."

I believe the reason for this, is that the applicant, and the development itself that was on the plot 80 planning application, had not passed both the sequential and exception tests. In the appeal refusal, the inspector stated 'The development proposed is erect a new build holiday chalet with associated boundary treatments, hard landscaping and drainage features'. This is what he judged needed to pass the flood risk tests. In paragraph 1.2.8 it states,

Step 3 of the Sequential Test concluded that there were no sites available to THPL, within the 'Resort Area', which would offer betterment in terms of Flood Risk than the vacant plots within the established Humberston Fitties Park.

The sequential test is not for THPL to pass as they are not the developer. The leasehold interest for Plot 80 and this plot 105 have been sold to private individuals, and it is those owners and their developments, that need to pass the required flood risk tests. Also, the search area for the applicant to pass the sequential test should be set by the Local Planning Authority and not be limited to Humberston Fitties. There may be more suitable locations with a lower risk of flooding within the borough.

For the exception test, THPL claim that part a) of the exception test is passed due to the various work they have carried out as a landlord and this meets the requirement for that test. The National Planning Policy Framework states, *'the development would provide wider sustainability benefits to the community that outweigh the flood risk'*. So like the sequential test, it is for the applicant and their development to meet the exception test requirement and this has not been demonstrated.

For part b) of the exception test, the National Planning Policy Framework states, *'the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'*. A new building on current permeable green open space will remove some of that green space that would currently be able to absorb flood water. The National Planning Policy Framework is clear that flood risk should not be increased elsewhere, including over the lifetime of the permission not just at the point of grant of permission. There will be a significant amount of concrete needed in foundations to support this new building. this will quite clearly increase the flood risk elsewhere.

The Environment Agency state, *'The Environment Agency does not comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupant/user covered by our flood warning network. The Planning Practice Guidance (PPG) (Flood Risk and Coastal Change section, paragraphs 056- 058) provides information on producing an evacuation plan for development and the role of the local authority in ensuring these are appropriate. In circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development. We recommend you consult with relevant Emergency Planners to determine whether the proposals are safe in accordance with the guiding principles of the PPG prior to determining this application.'* There is nothing in the application documents to demonstrate that this has been done.

The revised Sequential and Exception test Statement submitted with this application attempts to cast doubt on the planning inspectors decision for plot 80. The planning inspector had all of the information available to him and asked for further information from NELC. After reviewing all of the information, he determined that **the development proposed** on the planning application needed to pass the sequential test, and by extension, the exception test. In his conclusion it was stated, ***'The appeal proposal would conflict with the development plan when read as a whole. There are no material considerations of sufficient weight, including the policies of the Framework, to indicate the decision should be made otherwise. For the reasons given, I conclude that the appeal should be dismissed'***.

There is no basis to suggest the planning inspector 'got it wrong' for plot 80 and this planning application should also be refused as the flood risk tests mandated by national and local policy have not been passed.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Bright

Address: 30 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The recent Planning Inspectorate appeal decision on plot 80 is a material planning consideration. Consistency in planning applications is a cornerstone of the planning process. The reasoning behind this was explained by Justice Mann LJ in North Wiltshire District Council v Secretary of State for the Environment:

"One important reason why previous decisions are capable of being material is that like cases should be decided in a like manner so that there is consistency". "Consistency is self-evidently important to both developers and development control authorities. But it is also important for the purpose of securing public confidence in the operation of the development control system".

The Design, Access and Heritage Statement submitted with this planning application refers to the Plot 80 Planning Inspectorate decision and states,

"The main reason for the Appeal refusal was due to the lack of a Sequential Test being submitted. However the appeal statement refers to this document earlier in the text. It also refers to a lack of evidence of a previous chalet being on site when in fact there is both photographic evidence of the original chalet and the footprint indicated on earlier Ordnance Survey plans also submitted at the time of the application".

This does not reflect what the Planning Inspector said in his appeal decision. The inspector stated,

"Representations from interested parties raised detailed concerns with respect to flood risk. As a result, I have considered this as a main issue and have sought further information and views from the main parties".

He went on to state,

"The evidence before me does indicate there previously was a chalet on Plot 80. In addition, it is identified as a vacant plot in the Conservation Area Appraisal and Management Statement (CAA) which is dated 2003. This suggests that there has not been a dwelling present on the site for at least 20 years so I consider the proposed development would not constitute a replacement dwelling. Consequently, it would be necessary for the proposed development to be subject to a sequential test as set out in the Framework and the Planning Practice Guidance (PPG). This aims to steer new development to areas with the lowest risk of flooding from any source".

The inspector recognises there is evidence of a previous chalet, but does not consider it as a replacement dwelling due to the time elapsed. With regard to the flood risk, the inspector sought additional information from the council in the form of the Flood Risk Sequential and Exceptions Tests Report (the SET) carried out to inform the preparation of the North East Lincolnshire Local Plan 2018 (NELLP). On reviewing all of the documents the inspector concluded,

"As the appellant has not applied the sequential test, there is no requirement for me to consider the exceptions test. It is also not necessary for me to consider any of the other issues that have been raised by interested parties in relation to flood risk."

"The absence of the application of the sequential test leads me to find that the proposal would be contrary to NELLP Policy 33 and the advice in the Framework and PPG on flood risk. This in itself is sufficient for the appeal to fail".

It is clear from this appeal decision that the Sequential and Exception tests are required for this application and the Sequential and Exception Test statements that were used for the plot 80 planning application and are also used in this planning application, do not meet the requirements as set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG). And this alone is enough to refuse this planning application.

Another key part of the Planning Inspectors decision was with regard to the local plan and the Inspector stated,

"The only references to the resort area are in relation to the Grant Street/North Promenade/Sea Road site and this only refers to less vulnerable uses. NELLP Policy 12 does not set any targets for the provision of holiday accommodation, nor identify specific sites to be developed for such uses. There are no references in the SET to any allocations for holiday accommodation. I therefore consider the resort area identified in Figure 12.3 of the NELLP to be a designation which seeks to direct certain types of development to a particular area. This is different to a NELLP site allocation, where a site is allocated for specific development and which would have been subject to specific assessment in the SET".

Like plot 80, as this planning application has not passed the required flood risk tests outlined in policy 33, the NPPF & PPG, and does not accord with policy 12 of the North East Lincolnshire Local Plan, it clearly should be refused.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Susan Scott

Address: 34 1st Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application.

Our green spaces such as this plot act as fire breaks and also with soak-away of rain/flood water.

Additionally, there are many chalets up for sale presently which could be renovated rather than using this land.

The current water and drainage systems along with the roads cannot cope with more dwellings.

The beauty and heritage of the Fitties is being slowly eroded and wildlife threatened. The beautiful mature Scotch Pine tree previously on this plot was ripped up without proper planning permission. It's an utter disgrace.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Les Harrison

Address: 34 Humberston Fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application as basic planning laws have been totally ignored by destroying a mature scotch pine tree before planning permission had been granted this is a blatant disrespect of planning regulations

These empty plots have been refused planning for many years as they were declared to be fire breaks and vital natural soak aways

The conservation and beauty of the fitties is being destroyed by corporate greed and the threat of more green containers

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Miss Stella Glover-stone

Address: 56 ,first main road humberston fitties Cleethorpes Lincs

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As I'm a resident on here im beginning to see alot of changes here and not good .these plots were never for sale in the first place when some owners wanted to buy from the council and were turned down to various reasons .

So I don't understand why now they got the go ahead for sales ,when these plots had beautiful trees, bushes for our wild life ,when there is numerous chalets already for sale to alter .

This is too big and not keeping in with what the council have told us we must use , it will also effect drainage and numerous other problems

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Carole Loughran

Address: 77 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think under the circumstances there are approximately 40 chalets on the market at present and think it would be more beneficial to the area and conservation area to purchase and renovate these in keeping with the authenticity of the Fitties than to build on the empty plots. The hard-standing new builds or caravans need impacts on the flooding of the area which in turn causes pot holes and erosion of roads and pathways.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Ms Maggie Stocker

Address: 82 main rd Fitties Cleethorpes

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's been green space for years

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties DN36 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This fragile site, where modest dwellers have lived for a century, is being turned into a commercial airbnb investment package. The distinct chalet individualism lost when properties become commercial ventures rather than cherished family homes. The new build covers most of the plot, and is the opposite of eco-friendly. The environmental footprint is far far heavier than any other dwelling on site. This fallow area runs directly into the SSSI area and sea-defence dyke; it is a run-off for tidal surge/ flooding. I personally planted 10 different species of conifer to mitigate flooding-excess ground water. These were unlawfully removed 25.2.23 ...with Tingdene denying knowledge or responsibility. Interesting that this report is sponsored by Tingdene. The environmental impact is significant(as with 124) and contra to the historical fitties ethos of recycle re purpose, live light on this sandy spit of land. This site should be held up as a model of sustainable living, with residents supported and respected for their conservation and preservation of this Hertiage Plotland.

These big new buildings put the rest of us at risk...and on this plot especially by the weight, size and location.

They are the antithesis of modest living and add a significant load to an already burdened antiquated infrastructure on the dunescape.

It is a case of value taken, not value added..(and that is not a measure in financial terms)

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties Dn36 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston Fitties, an historic heritage Plotland, are a small random assembly of modest wooden chalets, owned and used by their families; they sit lightly on the most ecologically and geologically fragile site in the area.

Commercial exploitation and business development has become THE driver for private companies.

Over 35 properties are currently for sale.

The problems of risk associated with flooding and severe weather episodes have not gone away, and if anything have only increased.

All climate models are indicating an escalation of Global Warming and sea levels rising.

Another private expert report; with no doubt, more available, which will try to minimise these predicted risks.

They do not live here, I do.

First hand experience.

Our water and sewage systems are not fit for purpose..they have not been upgraded; thus the water charges are excessive (leaks we believe) and the likelihood of sewage back-up/overflow into gardens a regular occurrence for some chalets.

The intended dwelling/commercial B&B (?) on 105 is a bungalow...a full build, extensive, large weighty heavy...backing onto SSSI dunes.

The declaration has been made (4.3) that this is a precursor, a precedent for the other vacant plots to be developed, plus (4.7) a 'veiled threat' of an alternative.

We are a Conservation Area with ACV005 to protect all the open spaces.

For 7 years we have worked to preserve and conserve this area, for it to remain a beloved and

cherished amenity asset for all.

In the meantime we have been subjected to ruthless monetising from every quarter.

Devices circumventions subversions are the go-to methodologies for commercial capitalisation.

Please reject this application once and for all.

The greed is destructive and divisive.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My son Sam Collett has lived at 103 adjacent to this plot for well over 15 years. At the time we were encouraged (by Pauline Cooke) to 'tend' the open areas by NELincs..which is what I did on plot 105.

Planting mitigates flooding and facilitates run-off.

It supports and encourages wildlife and creates a calming environment that is such a huge feature of fitties living.

Our Estuarine location is unique and of national/global significance.

With this uppermost in mind, I involved Alex, a student from GIFE to create a wild garden; herbs, wild rose, honeysuckles, a copse of 7 different species of pines and other site-specific plantings., tamarisk holly willow on the margins, along with the privet.

SSSI abuts directly onto this area and is a natural 'highway' across the Fitties to the dykes, for hibernation in winter and then spawning in Spring.

One of the features was a dense 'Meridian Line' of drift wood, plant matter to create a habitat; with the standing water, the area teemed with wildlife. Frogs newts toads as well as other creatures, (badgers foxes, deer), and insects. This beautiful natural garden was enjoyed and appreciated by all.

A homemade bench a place to rest and contemplate. A path mowed through the grasses for children to run and play and spot the grasshoppers.

A magnificent stone pine of nearly 20 ft, the centre piece. .

Unlawfully chopped down early morning, during closed season, on Saturday 25th February 2023 by 4 x men employed by the new leaseholder?? (according to the statement issued by Tingdene.)

No action taken by NELincs.

Nature , green open space is THE feature of the Fitties, shared and enjoyed by all that visit.

Because of our fragile location, and significance to wading and migrating birds(the saltmarsh food supply and lagoons brackish standing water) the destruction by commercial development is having

deleterious impact that we all are witnessing first hand.

Gravel, decking, removal of most vegetation to minimise maintenance, with bungalow-dwellings that end up far greater in all dimensions (breaching PP), particularly the third-of-plot recommendation.

These new builds are obliterating the intrinsic essence of modest chalet life with non-environmentally-friendly specifications. Buy to let businesses in many instances Gravel needs toxic applications to keep clean and white, this then poisons the soil, the wildlife and enters the food chain and our water courses. It is now a feature on the new builds.

The capacity alone (plus hot tubs) is putting enormous strain on resources. The sewage and drainage system has NOT been upgraded, contrary to what is stated by Tingdene. Backup, sewage in gardens is an increasingly familiar problem.

The alternative dwelling-packs are also unwelcome, although less impactful ecologically... NO MORE BUILD please.....the area is saturated and being destroyed.

GREED is replacing a century of unique authentic Plotland living; a colourful random collective mix of those that chose to live in an alternative simple way. Chalets and gardens that have been loved and cherished over generations of family living..under threat now in every which way.

It is a sad reflection on NElincs when they chose not to listen and support their tax paying constituents.

Over 40 chalets are for sale, with more on the way such is the Tingdene regime.

And we need more?

Thank you

Katie Teakle

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Mr R P M Taylor

Address: 86, Humberston Fitties Grimsby DN364EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Planning Inspectorate appeal decision on plot 80 rejected the application as it doesn't meet the NELC planning policy as there has not previously been a chalet on this plot during the past 20 years of my time here, and to approve another plot's development would be inconsistent, however many times a developer applies.

In addition the applicant has previously removed existent trees from this open area of the site without consent, and replacing the open area with development will inevitably generate greater rainwater runoff to properties opposite due to topography, which already suffer from fluvial flooding.

Also the attempts by some developers to downgrade the heritage aspects of the whole site by installing so-called caravans where they have failed to obtain approval for a new chalet has resulted in ugly tin containers that bear no resemblance to a chalet or a caravan, which does not meet the design guide at all. This is yet another inconsistency by the planning dept.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Mr Robin Taylor

Address: 86, Humberston Fitties Humberston DN36 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to previous comments of 4/4 and in July 2024, there's been nothing new to change my view that this development deserves not to proceed at all, for all the reasons given. Indeed there have been so many objections to this proposal that were the project to continue to be considered, the council's planning department will lose every little morsel of credibility that remains.

To continue with this farcical process belittles them, but it also shows Tingdene to be the polar opposite of their initial stated intentions to maintain the status quo if successful in their bid to purchase the head-lease.

They have shown their true colours amply over recent years by allowing what they call caravans (but most would call containers) to be permanently installed on these empty plots, at any cost.

They seek only to squeeze the maximum out of The Fitties, whoever it upsets in the process, by threatening the installation of "caravans" if the chalets fail to get approved.

This goes completely against everything the Fitties chalet park stands for.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Robin Taylor

Address: 86 Humberston Fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Building anything on an otherwise empty plot flies against all previous reasoning for previous objections from council planning officers, and smacks of double standards. One for individuals and another for big business. Where did the council's principals go? And why have they gone?

And why are caravan style tin lodges allowable all of a sudden, in contravention of design guides? Has the design guide been abandoned now?

The site was cleared of trees illegally, before permission was granted, but planning permission is still being considered.

The open spaces contribute to the Fitties' form and character, to say nothing of the affects on nature of further development.

The existing infrastructure is incapable of handling further development of any plots.

By allowing any development of an empty plot the council contravene previously rejected applications by the Environment Agency. This will enhance the flood risk to all of the Fitties site.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Miss Lauretta McKinnon

Address: 101 Humberston Fitties Grimsby DN36 4EZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As I have stated in my previous objection 20yrs ago my desire was to build a chalet on plot 105. The environment agency informed me that there would be no more new builds on the Fitties due to the risk of flooding and climate change. How right they were!! In the last 20 years sea levels have been rising due to thermal expansion of warming water and melting ice, threatening the coastal community of Humberston Fitties!! There has also been an increase of Extreme weather events like floods and storms witnessed by Humberston Fitties residents.

I am very worried about this latest report on the flood risk..not independent in my opinion, and says absolutely nothing to mitigate the climate threats which we face.

When my application to build in 105 was turned down I decided to buy 101.

The thought of having a 2 ton weight next to me fills me with dread! The water table will be better going the WRONG way!

This would be absolute stupidity to pass this application and the death knell for Humberston Fitties and my future well being. Please think of our community and turn it down!

From: Laretta Mckinnon
Sent: Monday, July 29, 2024 4:14 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Plot 105 Humberston Fitties

To whom it may concern.

I would like to strongly object to the planning application for plot 105 on Humberston Fitties.

I have lived at 101 for 18 yrs.

Before I bought my chalet I asked if it was possible to build one on plot 105. At that time Pauline Cook referred my request to the environment agency...their response was that there would be no more builds on the Fitties due to the flooding risk incorporated with climate change.

I accepted this decision and bought 101 1st Main Rd, Humberston, Grimsby DN36 4EZ, UK. At present there are roughly 48 properties for sale...so what has changed. Climate change and the flooding risk is worse than ever.

I am really concerned about my future safety... especially with another 2 ton edifice pushing the water table up.

You really have got to consider my safety when deliberating on this planning application.

Laretta Mckinnon (Neighbour)

I

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Miss Lauretta Mckinnon

Address: 101 First Main Road, Humberston Fitties, Humberston Fitties Humberston Fitties
Humberston, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am very concerned about the erection of a chalet on plot 105 will have on my chalet...for example the drainage infrastructure is out of date and blockages are frequently suffered.

Also, 20yrs ago my application to build on this plot was turned down by the environment agency who stated that there would be no more builds on The Fitties...the flood risk was too great. I accepted this decision and bought 101. The environment agency has been proved right. I do not accept that there is no threat to the Fitties from flooding.

Is it the case that money talks in various decisions made? For example a year ago on Saturday 25th February 4 thugs (I cannot refer them as men) turned up in a van at plot 105 and hacked a beautiful 10yr old Stone pine tree down... without planning permission...and guess what ...nothing happened...even after my continued protests...they were not expert tree surgeons...just thugs with a chain saw.

So you can imagine that I now feel that anyone with money and contacts can do exactly what they want, and in the process destroy this beautiful place.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Mr Sam Collett

Address: 103 Humberston Fitties Humberston DN36 4EZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as I have a few concerns.

There was a healthy tree on the plot, under a tree preservation order. Despite that, it was cut down, with no apparent consequences of doing so. This sets a precedent that it is OK to do so, even though it is a conservation area. This was done by workers in an unmarked van, with no identification and it was not clear if they were approved contractors or qualified to do the work and had planning permission to do so.

Will the additional pressure on the plot by a new structure and its foundations increase flood risk elsewhere? When it is vacant this acts as a natural defence. Does any additional planting on the plot sufficiently mitigate against this?

There is also a loss of privacy depending on the scale of work down on the hedge, removal of trees on the borders as well as the windows overlooking adjacent chalets.

It will also result in an increased demand on local infrastructure, electric and water/sewage. The power supply was routed via my plot (no meter was there previously, even after it was dug up to check for existing wiring), rather than from the road.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Mr Sam Collett

Address: 103 Humberston Fitties Humberston DN36 4EZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application for several reasons.

- This plot has been empty for many years, for as long as I have been here (over 15 years). I have often seen foxes there which make it their home. This will be a loss of habitat and they will likely go into other gardens to make their dens, potentially undermining foundations and digging under driveways as a desperate attempt to find shelter.
- Any development (chalet or static caravan) will lead to less protection from flooding. In the time I have been here, I have not had any major issues. Yet in places where there have been developments, the flooding situation has gotten worse, especially when there is a lot of ground works and nothing but gravel.
- There was an offence committed on this plot when cutting down the tree that had been there for many years. It is unclear that there have been any consequences to this.
- Trees are a natural defence against floods, the more that are cut down, the worse it will get. Surely more should be planted, not less in order to build something that isn't needed and many people don't want.
- Approving this development or allowing a caravan will set a precedence that cutting down trees and destroying habitats does not matter. The penalties (if any) don't seem to be a deterrent.
- It is adjacent to an SSSI site (which is also part of the King's Nature Reserve), any development could have a negative impact on it, some can probably be foreseen, others unintended.
- I am concerned that the scale and weight of the proposed work will impact on the water table, causing drains to overflow on rainy days? It already happens with drains overflowing and this can make it worse.
- People come here to see the wildlife, any more development like this will ruin what little we have left. Especially if the only interest in building is making money at the expense of everything else.

- Why is there a need to build more chalets, there are plenty already for sale. Those that are bought are sometimes then left to degrade and be knocked down and replaced with something much larger.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Miss Linda Hague

Address: 113 Humberston Fitties Grimsby DN36 4EZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my original objections they still stand for the amended details and are as follows:-

The plot that this proposed chalet is to be built is on an open space which was decreed at by the Full Council meeting in 1998 whereby it was stated that no further chalets should be built on the land as these open spaces would be part of the open aspects of the area and also a fire break in case of fire on the site.

Furthermore the area of the Fitties has two documented springs. The ground water level is already very high in the fact that three properties opposite this plot were flooded badly twice this year because of the continued rainfall. If more concrete is poured into the open land, where is the excess water going to run off to? There is no top water drainage on the site at all, only main sewage drains. The Council Planning Department should be aware of this already. Therefore more concrete poured into the land will increase the opportunity for flooding in which the site already sits in a flood risk area.

The caravan plot that was agreed previously was also flooded due to the amount of concrete that has been poured into the land on a low and boggy aspect of the site of the Fitties.

The land just cannot take any more concrete if there is to be a high spring tide and concrete poured into these empty spaces the springs on the site will not be able to deal with the increase water levels and there will be serious flooding risks to all parts of the Chalet park. Already the beck cannot cope with the excess water.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Miss Linda Hague

Address: 113 Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plot that this proposed chalet is to be built is on an open space which was decreed at by the Full Council meeting in 1998 whereby it was stated that no further chalets should be built on the land as these open spaces would be part of the open aspects of the area and also a fire break in case of fire on the site.

Furthermore the area of the Fitties has two documented springs. The ground water level is already very high in the fact that three properties opposite this plot were flooded badly twice this year because of the continued rainfall. If more concrete is poured into the open land, where is the excess water going to run off to? There is no top water drainage on the site at all, only main sewage drains. The Council Planning Department should be aware of this already. Therefore more concrete poured into the land will increase the opportunity for flooding in which the site already sits in a flood risk area.

The caravan plot that was agreed previously was also flooded due to the amount of concrete that has been poured into the land on a low and boggy aspect of the site of the Fitties.

The land just cannot take any more concrete if there is to be a high spring tide and concrete poured into these empty spaces the springs on the site will not be able to deal with the increase water levels and there will be serious flooding risks to all parts of the Chalet park. Already the becks cannot cope with the excess water.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Ms Julie Harris

Address: 153 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Just NO and NO again for all the reasons already and repeatedly mentioned. It's becoming boring now and you're probably bored reading all this !

Planning Committee, please do the right thing and put a stop to all development on the Fitties. Its detrimental, it's damaging and it's not necessary.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Stephen Genney

Address: 188 The fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I refer to the original Environment Agency assessment which recommends refusal. I don't see how flood risk could have decreased, it's obviously increased with climate change forecasts.As has been said many times the Fitties protected site is unique not just another bland holiday park, let's support nature for once

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Alison Clay

Address: 195 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly there are outstanding enforcements associated with this plot and its owners When removing trees and shrubs from the area without permission many, many months before submitting their plans for the plot.

Has any action been taken, are these enforcement considered prior to passing a planning request?

17/01/23 Ref EN0041/23

25/04/23 Ref EN0316/23 Land Adjacent to Plot 103

For many years this has been a green space, promoting wildlife habitat and a natural break in the chalets. There are many chalets for sale which require refurbishment, this would be preferable. It appears new additions to the site in recent months are being built taller, wider and deeper than their plans and also have enforcements against them. In addition they have not used the materials that their plans stated and those used are not in line with the design guide we all work by. This is likely to happen again, if enforcements are not acted upon.

The infrastructure of the site services are struggling to cope and if additional chalets are added to this it will only put more pressure on existing drainage and watersupply issues.

The historical and conservation status of this site is being slowly whittled away by new structures, including green metal boxes with no natural grass or shrubbery on site, just wood, concrete and gravel.

Flood risks are growing, service water on site is greater than ever before. These natural green breaks in the land serve us best as drainage and areas for wildlife not an additional structure.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would ask the planning committee to study the map contained under the "map" tab provided under this application.

It clearly shows the deep creek (in blue) which has existed in the same position for many, many years, and does not alter with tide sways as do the sidebanks further out.

Its nearest and closest position lies just to the rear of open space 105, and worryingly near to the continuing and already eroded coastline.

A site visit will confirm that the proposed development places itself in first danger of a flood event, particularly exacerbated by the proximity of the inward nearness of the deep creek.

Apart from the general flood risk which applies to the whole Fitties Chalet Conservation Area, this particular open space has a specific and extra ordinary flood risk, inherent in its position.

A new development build, in a flood risk area, as is accorded by every report/assessment would be counter to all common sense.

I hope sanity will reign, and the Planning Committee will see sense with a refusal decision.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It has been said so often, and with enough regularity in objections to new build development on the Fitties Conservation Area, that such development will give an increased physical intensification, and increased numbers of people, in what has repeatedly been stated in several flood risk reports as a "danger to all". When will planning decisions reflect the importance and gravity of this.

An aerial photo will reveal that the part of the Fitties coastline that has already been eroded the most, lies just at the rear of Plot 105, and will be the first to be inundated with flood water should a breach occur. Other parts of the coastline have chalets that are well further away from the coastline and do not hold the same immediate risk.

Plot 105 does not have the benefit of being behind the second line of flood defence (Anthony's Bank), and will be a first and prime target for any flood event, being so very close to the most severely eroded part of the coastline. If ever a planning permission decision should be considered on its "non merits", then it is this one.

Additionally, there is an enforcement notice on this plot. When is this going to be acted upon?

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Christopher Manning

Address: 222 Humberston Fitties, Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Open spaces form an integral part of the Fitties Conservation Area character and heritage, and the NELC (and previous authorities) both as Planning Permission Authority and Freeholder, have recognised this in the last 25 years plus by disallowing additional/further chalet builds in planning permission applications In the case of this particular open space, known as 105, in the late 90s and early noughties

2. In respect of the dire state of the first line of flood defences immediately, and either side, of the rear of this open space 105, would it be possible for Planning Committee members to update themselves by means of an actual site visit? They may surprise themselves. That part of the Fitties coastline, in respect of effective defences contrasts sharply with the Fitties coastline, both a small way north and south. The planned position of the chalet within the open space lies within a basin, which constitutes a large portion of the whole open space area. The consequences of an overtopping on a high tide, with unfavourable weather conditions, are obvious.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Mr Michael Mansfield

Address: 228b Twelfth avenue Humberston fitties Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Take note conservation site not amusement park. We already have metal chalets eg Main Road. I know this protest is a waste of time as powers of B have already made the decision.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Victoria Chapman

Address: 252 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to more chalets being built. The Fitties is a conservation area and needs to be protected and cherished in its current layout. The empty plots are green spaces and are part of the Fitties character, I believe they are defined as community assets. They also provide gaps between runs of chalets, so provide a break in case of a fire. The infrastructure has problems coping during high capacity times of year. More chalets would put added pressure on the sewerage and roads.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Deborah Hunt

Address: 253 Anthonys Bank Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This historic plot land site will not support more development.

This historically valuable and very important area is being denuded by bad planning decisions and greedy companies and individuals.

The infrastructure is very poor already and when we have heavy rain it backs up leaving the gardens covered with water and sewage overflow .

The unique character of the area is being lost and totally unrecognisable from only a few years ago.

It's very sad to see ugly newly built chalets not in keeping with the Fitties being allowed to be built.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Simon Armitage

Address: Plot 296 Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application and would like you to consider the following,

- 1) There has been no ecological assessment of protected species within this application.
- 2) A loss of green open space; currently this conservation area including this vacant plot supports an abundant variety of wildlife both mammals (badgers, deer, foxes, squirrels, moles etc) and a multitude of differing bird species. No consideration has been given to their loss of habitat.
- 3) The open spaces within the site provide a natural fire break between chalets.
- 4) Drainage on site is antiquated and not able to cope during rainy months, recent heavy rain caused a number of plots to become waterlogged for days, including the plot where a caravan/lodge has recently been installed, this plot was inaccessible for a number of days due to flooding. Adding further chalets to these green spaces will only exacerbate the current problem with drainage on site.
- 5) The height and scale of new builds are not in keeping with existing chalets and the conservation area. There are recent examples whereby plots have been developed and now contain no grassed areas on the plot, this is not in keeping with existing chalets and the conservation area.
- 6) Roads around the site are generally in a poor state, adding new builds will result in significant use by heavy vehicles adding further damage.
- 7) Previously NELC refused applications to buy & build on empty plots, why should this position now change for the commercial gain of a PLC?

8) Additional development would increase the number of people within a flood-risk area.

9) In 2014 NELC commissioned Black and Veatch Consultants to carry out a new flood risk assessment. this assessment supported that Fitties is a flood risk. The consensus of opinion on climate change is that adverse weather conditions are increasing and subsequently flooding is increasing as a consequence of this.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Paul England

Address: 303 main road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fitties has been a conservation status for many years. when the council sold the lease to the recent landlords all chalet owners were assured by the council it will be looked after. being a chalet owner for many years and abiding by all the planning application process as a chalet owner. i object to the 105 application as the chalet park already struggles with the underground water supply and also the roads and the extra pressure of another chalet will put more strain on an existing problem that is not getting the appropriate approach to solve. i remember many years ago as I was looking into buying a chalet I asked about purchasing an empty plot and was informed by council that they would never be built on ;and could not purchase one. the Humberston fitties is unique tranquil

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Mr PAUL GRAVES

Address: 308 main road fitties cleethorpes DN364ha

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i still hold the opinions stated in my last comments, and object to the updated planning application

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr PAUL GRAVES

Address: 308 main road humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:t:I object to this development due to the fact there are over 50 properties currently on the

market on the Fitties, therefore no further development is needed. There are obviously more than enough properties already available to fulfil demand.

This is a protected heritage site

Expansion of the number of dwellings is detrimental to the conservation area and the wildlife habitat.

The outdated drainage system cannot cope with more development. This is a flood risk area. More development impedes natural drainage.

When is over development of this beautiful unique environment going to stop? the council keeps saying one thing then bowing down at the last moment. why are they not protecting the site?

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Lianne Middleton

Address: 310a main road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this development due to the fact there are over 50 properties currently on the market on the Fitties, therefore no further development is needed. There are obviously more than enough properties already available to fulfil demand.

This is a protected heritage site

Expansion of the number of dwellings is detrimental to the conservation area and the wildlife habitat.

The outdated drainage system cannot cope with more development. This is a flood risk area. More development impedes natural drainage.

When is over development of this beautiful unique environment going to stop?

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Lesley Parry

Address: 311A Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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

The infrastructure on the Fitties is way beyond its useful life and cannot cope with the number of chalets and vehicular traffic that are currently in situ. To add to this will only make matters worse. The roads are crumbling and full of potholes. The drainage simply cannot cope with the increased level of rainfall and the removal of existing empty plots such as this, which act as a fire break, increase the risk for all.

One only has to walk along the beach adjacent to this plot to realise how much sand and dunes have been lost to nature in only the last few months. Therefore decreasing the sea defences.

Climate change is happening rapidly and any future new builds in this location will be at risk.

We seem to have lost sight of the fact that the Fitties is an historic asset and a conservation site. The aim to make as much money as possible by various parties has sadly become the overriding feature.

My concern is also that if this application is refused then a 'caravan' will simply be placed there instead. In a conservation area!

There are already 2 enforcement notices on this plot which seem to have had no action whatever taken on them. Would NELC like to comment on this?

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs patricia burton

Address: 313 fitties Humberstone

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i really believe that if any more chalets are erected on fitties there are going to be potential floods, the new chalet asking for planning permission is on stilts by the look of it obviously on concrete base therefore lessening the ability of water to soak away for other chalets, if this is approved i think it will be detrimental to other chalets not at the height of this one, i for one will be very very angry if this is allowed and my chalet floods, i would be asking why it has never flooded before and what was the cause of it, if it turns out after legal advice that new chalets or caravans was the obvious cause i would deem it my right to take legal action and as feelings are running very high on this subject i would think others would too

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Sally Johnson

Address: 317a Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application in the strongest possible terms: The issues that concern me the most as an owner on the Fitties are fire, flooding & ecology. Further development on empty plots will undoubtedly increase risk. Climate change is real, extreme weather episodes are increasing year on year. During the summer it would only have taken 1 unattended & unauthorised barbecue to set the dunes alight & potentially the entire site. Thankfully the empty plots act as a natural fire break & the Fitties beach is patrolled by volunteer residents who work tirelessly to keep us all safe. Development of empty plots would put many more people in harms way of flooding. The flood risk assessments speak for themselves, indeed NELC have previously promised not to develop the site further for exactly that reason. Many of our roads are in a dreadful state of repair - increased traffic would only worsen this issue. The drainage system struggles to cope in some areas as it is, further development would only worsen this issue. We share this unique conservation site with rare birds, insects, a wide range of creatures & plants that you don't see in town. Clearing & pegging out of these empty plots has already begun with no regard for their well being, indeed a tree was removed from this plot without permission & there is an enforcement notice in place. At the time of writing there are more than 40 chalets for sale, why do people want to build on green spaces rather than renovating existing chalets? This is perhaps not the correct channel to raise the issue of how these plots 'sold' without even going up 'for sale' but I believe it needs to be investigated. I think there is something highly irregular & unethical about the way that 10 out of 11 plots were suddenly sold by the same estate agent who is linked to one of the most immoral local developers in town! Some owners had their names down for many years to potentially 'buy' neighbouring plots to extend their gardens. These plots were never offered to owners, never appeared on Rightmove. I believe the integrity & history of this magical place is at risk now more than ever, we cannot allow ourselves to be railroaded by ruthless landlords who are only interested in making as much money as possible.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Ms Linda Rowe

Address: 320a main rd Humberston fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The fitties is having too many out of character buildings not in keeping with the heritage and also been built on valuable wildlife habitats and using up flood land

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: David Hallows

Address: 321A Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the aforementioned application on the following grounds, I do believe that people had their names on a waiting list for empty plots on the Humberston Fitties Site. Due to the council's flood analyst reports no more plots were to be sold or new buildings be allowed. A Report commissioned by NELC in 2007 by Weetwood Consultants called Humberston Fitties Analysis Risk clearly states in section 6.4 the impact on leases and councils actions Section 6.4

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that: No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty

No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight

A further Independent flood risk assessment in 2014 by Black and Veatch reconfirmed the flood risks. Expert opinions on climate change is that the risk of flooding is increasing year on year. The infrastructure on the Fitties site is in a poor state. Increasing the number of buildings will increase the traffic. Causing additional damage to roads. Some of the drains are already suffering from over usage as they back up on a regular basis. The addition of more properties will only increase this problem.

The Fitties site is a conservation area that would be losing the open green spaces that are an

asset to the community. An ecological report would be essential to do an assessment on the possibility of protected species

It is important to keep large open spaces between chalets to act as fire breaks.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to restrictions in the amount of characters that may be used I need to present my objection in 3 parts

(Please read parts 1 & 3 also)

Continued from Part 1

These are all recent additions that contribute nothing to the stated aims of preserving or enhancing the character and appearance of the Conservation Area. This approach would appear to conflict with Section 16 of the National Planning Policy Framework (NPPF 2023). "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (para 206)".

Since the disposal of the site by The Council large numbers of Chalet owners have decided, they can no longer afford the spiralling costs and have placed their Chalets on the market. Rightmove currently list over 30 for sale which equates to around 10%. If there are people wanting to own a Fitties Chalet then surely this represents a great opportunity to contribute to the future Conservation and Heritage of the site thus completely dispelling any "clear and convincing justification (para 206)" for any new build development.

Heritage Officer Miss Louise Jennings states that retaining the character of the Fitties means "maintaining the original open plotland layout and feel". Humberston Village Council "wishes to see this application refused and that the current space be left as green space for environmental

and ecological benefit to this area" and "feels that any further building on the site would prove to be over-intensification of this sensitive area".

I would agree that this, previous and future applications constitute over intensification and alongside an increased flood risk also increase substantially the risk of a catastrophic fire. These plots should remain empty to act as a fire break during periods of long hot summers.

To quote local historian Alan Dowling in his Humberston Fitties book, "The Fitties is an important part of the area's historical heritage. In addition, it has regional and national significance as a rare example of the many plotlands which were once a feature of our coast. The Fitties is important socially, economically, historically, educationally and is of local, regional and national significance. These facts provide an overwhelming case for the continued existence of the Fitties and its individualistic character."

Wayne Hemingway who was commissioned by NELC to deliver the Cleethorpes masterplan, said of the Fitties. "I just hope that it gets protected and never gets spoilt, and is loved for what it is, something totally unique. Something that can be part of the identity of Cleethorpes. How can Cleethorpes be seen as being individual and different, well this is one thing. Where else do you know a Fitties?"

"I can't think of anywhere else in the UK that has something quite as complete as the Fitties. They've got to be loved, I know they're loved by the people that live there, they've got to be loved by the town and protected" Strong and passionate words that are echoed by the Chalet owners.

Inexplicably on 5th. June 2023 a Caravan Site licence was granted by Carolina Bergstrom (Equans) based on a spurious 1992 consent despite the 1998 Article 4 direction, very strong opposition and genuine concerns from Chalet owners. This has been quoted and used as veiled threats (some may conclude Blackmail) during planning discussions to imply that should approval be not forthcoming caravans would be imposed on the site.

In January 2024 J Downs BA(Hons) MRTPI the Inspector appointed by the Secretary of State for the Plot 80 appeal stated "I am mindful that the wider site has an extant permission for holiday use. As such camping could take place or a caravan sited on Plot 80 without the need for further planning permission. I also acknowledge caravan licences have been granted. The fallback position can weigh in support of a proposed development in the face of conflict with the development plan. However, I have not been made aware of any provision for a fallback position to be a reason for a proposed development to not comply with local and national requirements with respect to the evidence necessary to support an application for planning permission".

A sign just inside the park also states "In 1996 the area was declared a conservation area following requests from tenants. This was followed by an Article 4 direction in 1998 which allows the Authority greater control over development in the area hence allowing it to preserve the

character of the area to everyone's benefit".

End of Part 2 of my objection. Please also read parts 1 & 3

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Due to restrictions in the amount of characters that may be used I need to present my objection in 3 parts

(Please read parts 1 & 2 also)

Continued from Part 2

In October 2017 Councillor Matthew Patrick stated that "In terms of the site's character, the Humberston Fitties Chalet Park has been a conservation area since 1996. This means there are strict rules over development to help preserve its unique character for everyone's benefit".

It seems clear that something has gone seriously wrong since the Council took the decision to sell the lease. Please look at the positive comments on various social media groups about the town, look at the amount of people who pour into the Fitties and enjoy this unique space during the summer months. Talk to the hundreds of people who love the place and don't want to see it gentrified and sterilized. Please help preserve this wonderfully diverse place. Every seaside town in the land has a caravan and/or a lodge park but not one has a Fitties.

I respectfully urge The Council to reject this and any future plans to use any open spaces within the confines of the Fitties for any new habitation units of any description. Please make it clear and legally binding that all such applications will be rejected so that we can stop this back-and-forth waste of everyone's time and get on with the ongoing process of maintaining and preserving the Heritage and Conservation of one of NELC's most loved, living historic assets.

End of Part 3 of my objection. Please also read parts 1 & 2

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes DN35 0PH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I have posted this statement as "Neutral" due to the veiled threat contained within the Ross Davy application at point 4.4.

First, I see nothing new in these "amended" plans (standard Ross Davy practice) and continue to stand by my original thoughts dated 04 April 2024.

I note that at 2.7 of the Ross Davy report they state "Due to the differing impacts of flooding throughout Humberston Fitties depending upon where a breach of the defences occurs, all 320 existing and 11 vacant plots will be at risk". A reason not to develop any more vacant plots surely? Humberston Village Council believes that in 1998, NELC minuted a policy not to allow any further development on the Fitties site and the Village Council would draw attention to this previous policy.

The 2012 Weetwood Report stated "unoccupied plots should not be developed, but the Council may consider offering them to neighbouring plots to extend as garden / recreational areas". Many Chalet owners at the time applied to purchase these in line with the report but The Council took the decision not to follow the recommendation.

At point 4.3 Ross Davy state "All plots are being actively developed and are awaiting the outcome of the Planning Application (DM/0173/24/FUL) for Plot 105 Humberston Fitties" which is of grave concern.

This is followed up at point 4.4 with "All plots have a fallback scenario given that the siting of static caravans which conform to specific requirements are deemed as being acceptable as part of a Prior Approval provision. Plots 33 and 75 already have caravans sited". Please be assured that this threat is not "deemed acceptable" by anyone who has any interest in the Fitties Chalet Park as an Article 4 Conservation Area.

A further observation of 4.4. of the Ross Davy statement "All plots have a fallback scenario given that the siting of static caravans which conform to specific requirements are deemed as being

acceptable". To me, and I suspect many others this is a clear and unacceptable threat (defined by the Cambridge dictionary as "expressing the possibility that something unwanted or unpleasant will happen") and should never be a basis upon which to make any form of decision.

On 6 OCT 2017 Councillor Matthew Patrick stated that "In terms of the site's character, the Humberston Fitties Chalet Park has been a conservation area since 1996. This means there are strict rules over development to help preserve its unique character for everyone's benefit". I believe the inappropriate structures currently blighting Plots 33 and 75 are in direct conflict with Councillor Patricks vision of the future of the Fitties Chalet Park and detrimental to its conservation area status.

One final point; I feel the granting of permission for this and the subsequent avalanche of proposals that follow is a foregone conclusion. This being the case may I plead with The Council to support their own planning and conservation officers and ensure that what is granted is strictly controlled and adhered to so we do not have another Plot 124 situation to contend with.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reference: DM/0173/24/FUL

Address : Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Due to restrictions in the amount of characters that may be used I need to present my objection in 2 parts (please read part 2 also)

So here we are again, another controversial planning application for an empty piece of land on the Fitties Chalet Park. The 2012 Weetwood Report stated "unoccupied plots should not be developed, but the Council may consider offering them to neighbouring plots to extend as garden / recreational areas". Many Chalet owners at the time applied to purchase these in line with the report but The Council took the decision not to follow the recommendation. If these plots were not seriously considered at risk of flooding and The Council had decided to ignore The Report the 11 plots, valued at around £50,000 each, could have netted a substantial sum of money. In 2019 these plots were among areas granted to the Fitties CIC as an ACV (Asset of Community Value).

In January this year an application to build a chalet on Plot 80 was rejected on appeal with the Inspector stating "The absence of the application of the sequential test leads me to find that the proposal would be contrary to NELLP Policy 33 and the advice in the Framework and PPG on flood risk. This in itself is sufficient for the appeal to fail".

Humberston Fitties is located within Flood Zone 3a and the purpose of the Sequential test is to guide development to areas at lowest risk of flooding, by requiring applicants to demonstrate that there are no alternative lower risk sites available where the development could take place.

I note that in a very long-winded document the current landlord's solicitors have quoted a 1992

Permission (32-year-old) to attempt to tell The Council how to conduct its business and to justify ignoring current Environment Agency advice regarding current flood risk. The solicitors also suggest The Council disregards the EA condition that any new built chalet shall not be occupied between 1 November and 14 March in the succeeding year.

The EA made these comments "To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy 33 of the North East Lincolnshire Local Plan 2018". This was further confirmed in 2014 when an independent report into flood risk was carried out by Black & Veatch. I note also that the EA disputes some of the findings of the report compiled by Evans Rivers and Coastal Ltd on behalf of the landlords.

So, of the more than 20 objections so far recorded local informed opinion, including that expressed by Humberston Village Council, is that the ever-increasing threat posed by Climate Change will inevitably result in the area being flooded. These genuine concerns are ultimately verified by commissioned reports by Weetwood, Black & Veatch and the Environment Agency and by previous flooding incidents most notably the ones in 1953, 2007 and the very near miss in December 2013 as a result of tidal surge.

On close inspection of the plans, I note that the proposed surface water drainage strategy for the new chalet suggests that rainwater is disposed of via two rainwater butts and a herringbone soakaway to the rear of the property. This can't be a serious proposal after all the recent prolonged spells of rain that caused such flooding on the site surely?

Heritage Officer Miss Louise Jennings quotes Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) the Act required the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. The setting of heritage assets is defined in the Glossary of the NPPF which advises that the setting is the surroundings in which an asset is experienced.

In this context I feel that every new construction dilutes the long Heritage of the Fitties. For example, in the case of plot 124, the applicant contrived to leave the existing chalet in such a state that it had to be demolished. The applicant has then been granted permission to rebuild a like for like chalet. However, the conditions of the permission have been completely ignored and the construction footprint has been greatly increased along with the building's height. The building is now entirely clad in composite plastic directly opposite to Heritage Officer statement that "Maintenance of the originality and limiting the use of the modern materials is essential to retaining the character".

At Plot 75 there is the recent addition of a hideous structure known on site as the green shipping container which sits on its concrete base completely surrounded in flood water. The new build on 176 Main Road takes up nearly the whole of the plot and its deck overpowers and overlooks plot 213 to its rear, the new construction at Plot 178 is completely surrounded by gravel.

End of Part 1 of my objection. Please continue to read Part 2.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Neil Salmon

Address: 17 Lambert Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an owner, the issues that concern me & the reasons I want to OBJECT to this application are as follows: Increased risk of damage to our fragile ecology around the Fitties conservation site & neighbouring SSSI. Increased number of residents increases the number of people at risk of flooding in such a high risk area. Less empty spaces increases the risk of fire spreading across a site that is mostly built of timber & surrounded by dry, grassy dunes. These plans are not in keeping with the Chalet Design Guide. The roads are currently in a shocking state of repair. We regularly receive information from our landlords about 'how to avoid drainage issues', additional chalets would mean additional drainage issues. The only people who stand to gain from this are our cash driven landlords & their estate agents. There is already an enforcement listed on this plot, when will that be addressed? The risk of extreme weather events are higher than ever, I have never seen so much flooding on the Fitties as I have this past year. The shipping container that was plonked onto a concrete base on the end of 2nd Avenue looked more like a floating barge before it was even furnished because the plot flooded almost immediately.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Derick Evans

Address: 2 Low Road Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This location is a heritage conservation site and part of a SSSI and no place for such a large NEW BUILD such as is proposed on plot 105.

Fitties Heritage Conservation site must be maintained as such, as such new builds proposed for plot 105 seriously risks the areas historical conservation status. Which once lost will be gone forever. So such large new builds must be turned down by the council.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Miss Simone Swift

Address: 49 Marriott ave Mane

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a conservation site and it should be kept as one there's too many new buildings going up and spoiling the area it is disgusting that this has been allowed

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mrs Lynda Tappin

Address: 49 Robert Pearson Mews Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to another chalet being put on the green space on Humberston Fitties. It was stated by the Environmental Agency that no new buildings were permitted due to flooding. This was confirmed in 2014 when an independent report was carried out by Black & Veatch. It was obvious then at it is now that the Fitties is even more at risk of flooding now than it has ever been. The recent addition of the green shipping container confirms this as soon as it was put on there was nowhere for the water to go as it is put straight onto concrete. At the next planning meeting can someone from the Council please explain why there is no longer any risk of flooding also why we no longer need any fire break points between the chalets.

We continue to have these planning applications being put in when the green spaces should never have been sold. I suggest the Councillors visit the Fitties, and see how their approvals have already impacted this once beautiful place. There is a chalet which is nearly on the Main Road it is that large. The new build on 176 Main Road takes up nearly the whole of the space. Where the wildlife which once enjoyed this area will find any grass will be a miracle.

The infrastructure cannot cope now with the properties that are on there with toilets backing up. Humberston Fitties is a conservation area but this is continuing to be eroded away, and its natural beauty is being lost. The wildlife that we would see regular has vanished. There was absolutely no reason for more chalets to be built as there are always chalets available to buy which could be refurbished. At the present time a tour of the Fitties will show the extreme amount and choice of properties available to buy.

Just because it is owned by someone else doesn't change the facts. This is a conservation area, given an SSSI status. The risk of flooding is as real today as it was years ago even more so. I ask that you refuse permission.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Mrs Lynda Tappin

Address: 49 Robert Pearson Mews Grimsby DN32 9SJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have already put one objection in and yet little tweaks here and there and we have an 'Amended Plan'. Just stop allowing the heritage, pure beauty of the Fitties continue to be eroded away. This green space 105 once had a beautiful tree in the centre again a haven for birds and wildlife that was immediately got rid of. This is the essence of the Fitties, not how big your chalet or veranda are. Taking in nature and preserving what is already beautiful on there is what its about. Not more builds which there is not the infrastructure for and we know there are risks of flooding.

Look on there, this once much sort after area needs to go back to what it was about, the sheer number of properties for sale speaks volumes. Please stop the continued destruction of a once simple haven that ALL people were able to afford to enjoy.

I hope the Council will continue to listen object and keep Humberston Fitties. I think for a lot of people the shipping containers was the last straw.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Tom Cannon

Address: 9 Spall Close Scartho Top Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that my comments have had to be presented in 2 parts, due to character limits. As such this is 2 of 2 parts.

Noted that a number of planning policy references have been made in support of this planning application. What does stand out, is a complete lack of reference to a very recent interpretation (Jan 2024) of Planning Policy that was made by appeal inspector J Downs BA(Hons) MRTPI :-

" Absence in the application of the sequential test leads me to find that the proposal would be contrary to NELLP during his report that ultimately recommended the Dismissal of the Appeal against the refusal of Planning Permission to construct a new chalet on Humberston Fitties Plot 80."

This planning application for Plot 105 is accompanied by the same flawed sequential and exception test statement that accompanied the failed plot 80 Planning Application for new build. The applicant has not even bothered to rethink this previously failed logic, to try and resolve these previously identified shortcomings.

This alone, should surely provide an absolute definitive clear direction as to not only this but all future development on the Fitties that brings about increased occupancy.

As such I express my objections in the strongest possible terms, and for all the above reasons respectfully suggest that NELC should not be in a position to consider granting Planning Permission.

(2 of 2 - continued)

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Mr Tom Cannon

Address: 9 Spall Close Scartho Top Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note that my comments have had to be presented in 2 parts, due to character limits. As such this is 1 of 2 parts.

Having reviewed the proposals for the redevelopment of Plot 105 as described above, I would like to raise a number of important points that I hope you will take into consideration during your own scrutiny process.

I understand that this Plot has a live enforcement case on it, EN/0316/23, relating to the unauthorised felling of a substantial stone pine that occurred in April 2023. There are many trees on the Fitties but this one was prominent and had a high amenity value, providing a positive contribution to the street scene and indeed the Fitties Conservation Area. As a result, loss of this tree has caused significant detriment, and NELC's legal obligation to ensure that all of its Conservation Areas are being preserved and enhanced by development has not been met. This is a severe short falling, and as such no further development should even be considered until this situation has been resolved. The felling of a tree, willy-nilly, without authorisation in the heart of one of Grimsby's more prominent CA's (Park Drive, in the Wellow conservation area, for example), and this might have been a very different matter. The fact that no action has been taken by the LA is quite staggering. As such - why is this planning application for a new build chalet even been accepted by NELC, let alone validated ?

On the subject of 'validation', the information submitted with this planning application is lacking, in as much as no vertical setting out information is provided. The drawn information should provide levels to FFL, eaves, and roof apex at very least, but does not. Should NELC be minded to approve this application, the applicant would in effect be handed carte blanche to build as high as they liked. Does the design of the proposed chalet comply with the guidance of the Fitties Chalet

Design Guide ? Who knows ?

This lack of definition is critical. Why ? Look at what is happening a short distance from the application site at Plot 124 (and yes, I am aware that development outside of this planning application is so not a material consideration) . Despite fairly concise information being submitted and approved, the applicant is building a chalet that is deeper, wider, higher, clad in the wrong (plastic) material, and that has 4 external condenser units fixed to the South (LH side as viewed from Main Road) elevation that were not shown on the planning drawings. NELC are more than aware of this situation, and so moving forward they should be tightening up their scrutiny on all future development on the Fitties. The fact that they are not doing so opens up a whole host of questions.

The application site, as is widely known, is part of the Fitties land that falls under an Asset of Community Value designation. This designation acknowledges the value of this open space to the wider public, regardless of whether or not they own a chalet. Consuming and filling in ACV-designated land to enable the gain of private individuals completely contradicts the very spirit of the Localism Act. Why does NELC want to be associated with this type of action ?

As has been mentioned previously and with regard in particular to Plot 80, development on CA's should be proven to 'preserve and enhance', but in the case of the Fitties the filling in of open space between existing chalets cannot do this as this is one of the key characteristics that the CA designation seeks to preserve.

Regarding Flood Risk - yet again the applicant 'hangs their hat' on the 2022 Evans FRA, but this dated piece of work has already been proven to be flawed by concluding that the redevelopment of Plot 105 and the other vacant chalet plots will be suitably risk-mitigated by the implementation of an ill-defined warning and evacuation strategy. It has never really come to terms with the idea that the most obvious and direct access route for rescuers, and escape route for trapped occupiers - ie directly inland 180 degrees away from the direction of the surging floodwaters - is simply not viable due to issues of multiple land ownerships and real world obstacles such as unmanned, permanently locked gates.

Why then, is it acceptable to continuously increase the theoretical occupancy of the Fitties, when there is no real viable plan for 'getting people out' when the most severe flood scenario eventually materialises ?

(1 of 2 - continued)

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby DN41 7QJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:..In the conclusion.there is an assumption that all the vacant blocks are going to be developed and I am aware that some development has occurred on this plot without planning permission and nothing has been done to stop or reverse this.

4.1. The flood risk assessment is about the whole site not individual plots of land as already argued in my previous objection.

The argument is used there is no sequential preferable order. I would expect preferable order being for essential building and not the over development of a flood risk in SSRI area and again makes the assumption that building or habitation will go ahead.;

4.3 states that all plots are being active disease developed while awaiting the outcome of planning application . Surely the planning application should be granted before any active development .

4.4 States that all plots have a fallback scenario for the siting of static Caravans.

I see this is as a passive-aggressive threat to the neighbours of these plots and the Fitties community. Legal bullying.

I have reattached my previous objection below:

Regarding Plot 105

As an addendum to my comments in April I have seen that there has been the submission of a

flood risk assessment/ building plans and a comment from the environmental officer.

I am sure you will be applying your own flood risk assessment, and not an opinion purchased by the interested party.

Flood mitigation and risk was one of the reasons for avoiding any further development of the common areas and the 10 month occupancy period which I believe it is 8 months for new builds. In line with Black and Veatch 2014 Flood Risk Assessment.

Since that report, the understanding of global warming and flood risk for land margins has only intensified.

I have noted the extensive plans for development on the site, and trust that the plans have not reached this level of sophistication on the presumption of planning permission.

Historic Mapping shows this space as fallow, as with all the vacant plots. No dwelling has ever been on this plot and my understanding is that this was one of the reasons planning has already been turned down for 'plot' 80; if so, this should be applied to 105 and the other common plots. These areas were empty for a purpose. The site had reached infrastructure and site capacity, which was the NELincs stance in past communications.

This is an area of environmentally protected estuarine sand dunes that has been incrementally, but frugally enjoyed by many for over a century. It is now being commercially exploited for gain, destroying the very fundament that locals preserved.

I hope for consistency please. Plot 80 was rejected by yourselves and at appeal. An 'expert' opinion commissioned by the developer should be seen for exactly for what it is.

Already on this site, no planning permission was given for the erection of the electric hub on the plot and no action has been taken after the Pine Tree with a preservation order was cut down on this plot.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Flood Risk Assessment and Sequential and Exceptions Test 4.06)

Case Officer: Owen Toop

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby DN41 7QJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Comment:

I must apologise for my previous objection entry, when I chose an unchecked draft, submitted in haste to meet the deadline.

Objection to the resubmitted flood risk assessment, for Plot 105.

In the flood risk assessment conclusion, there is an assumption that all the vacant plots are going to be developed. I am aware that some development has occurred on this plot already without planning permission, the instillation of new services and the chopping down of a TPO Pine and nothing has been done to stop or reverse this.

4.1. The flood risk assessment submitted focuses on Plot 105 and not the Fitties as a whole. The submission argues there is no sequential preferable order to develop these sites [the vacant plots]. I disagree. We had been directly assured by the council that there was to be no further development in this area. The risk of flood was cited as paramount and the risk of flooding has only increased with time.

4.3 States that all plots are being actively developed while awaiting the outcome of planning application.

Surely the planning application should be granted before any active development, adjacent to an SSSI location.

4.4 States that all plots have a fallback scenario for the siting of static Caravans.

I see this is as a passive-aggressive threat to the neighbours of these plots and the Fitties community as a whole.

I have reattached my previous objection below:

Regarding Plot 105 As an addendum to my comments in April I have seen that there has been the submission of a flood risk assessment/ building plans and a comment from the environmental officer. I am sure you will be applying your own flood risk assessment, and not an opinion purchased by the interested party. Flood mitigation and risk was one of the reasons for avoiding any further development of the common areas and the 10 month occupancy period which I believe it is 8 months for new builds. In line with Black and Veatch 2014 Flood Risk Assessment. Since that report, the understanding of global warming and flood risk for land margins has only intensified. I have noted the extensive plans for development on the site, and trust that the plans have not reached this level of sophistication on the presumption of planning permission. Historic Mapping shows this space as fallow, as with all the vacant plots. No dwelling has ever been on this plot and my understanding is that this was one of the reasons planning has already been turned down for 'plot' 80; if so, this should be applied to 105 and the other common plots. These areas were empty for a purpose The site had reached infrastructure and site capacity, which was the NELincs stance in past communications. This is an area of environmentally protected estuarine sand dunes that has been incrementally, but frugally enjoyed by many for over a century. It is now being commercially exploited for gain, destroying the very fundament that locals preserved. I hope for consistency please. Plot 80 was rejected by yourselves and at appeal. An 'expert' opinion commissioned by the developer should be seen for exactly for what it is. Already on this site, no planning permission was given for the erection of the electric hub on the plot and no action has been taken after the Pine Tree with a preservation order was cut down on

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Dr Keith Collet

Address: 6 Wells Road Healing Grimsby DN41 7QJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding Plot 105

As an addendum to my comments in April I have seen that there has been the submission of a flood risk assessment/ building plans and a comment from the environmental officer.

I am sure you will be applying your own flood risk assessment, and not an opinion purchased by the interested party.

Flood mitigation and risk was one of the reasons for avoiding any further development of the common areas and the 10 month occupancy period which I believe it is 8 months for new builds. In line with Black and Veatch 2014 Flood Risk Assessment.

Since that report, the understanding of global warming and flood risk for land margins has only intensified.

I have noted the extensive plans for development on the site, and trust that the plans have not reached this level of sophistication on the presumption of planning permission.

Historic Mapping shows this space as fallow, as with all the vacant plots. No dwelling has ever been on this plot and my understanding is that this was one of the reasons planning has already been turned down for 'plot' 80; if so, this should be applied to 105 and the other common plots. These areas were empty for a purpose. The site had reached infrastructure and site capacity, which was the NELincs stance in past communications.

This is an area of environmentally protected estuarine sand dunes that has been incrementally, but frugally enjoyed by many for over a century. It is now being commercially exploited for gain,

destroying the very fundament that locals preserved.

I hope for consistency please. Plot 80 was rejected by yourselves and at appeal. An 'expert' opinion commissioned by the developer should be seen for exactly for what it is.

Already on this site, no planning permission was given for the erection of the electric hub on the plot and no action has been taken after the Pine Tree with a preservation order was cut down on this plot.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My son Sam, has the adjacent property to the west of 'plot' 105. We were assured by NELincs council that this plot would never be built on as it was one of many community areas within the Fitties.

We were told that there would be no further developments sanctioned due to the flood risk associated with the area and further habitat loss in next to an SSSI (Special Scientific Interest). I would argue it is should be considered part of the SSSI due to its proximity,

The community areas improved the biodiversity of the Fitties and the flora growing also mitigates flooding, whilst ensuring wildlife corridors essential in inhabited locations.

This area had been planted up by the community and hosted breeding migrant birds along with resident fauna, insects, amphibians and mammals,

I made an objection when Tingdene installed an electric point on plot 105, as they had demanded access to my son's property in a manner I considered intimidating, as their 'right' under his tenancy agreement. I could not see how they could carry out this work or make such demand without planning permission.

Nevertheless, this electric point was installed, something I found extremely concerning as it suggested that development on the site was proceeding without planning permission. This belief was cemented when the Pine Tree on the plot, with a protection order, was cut down during the closed season by men employed, according to Tingdene, by the new leaseholder.

No further action was taken by either Tingdene or the NELincs council to remedy this illegal action. What are we led to believe other than collusion and that rules apply to some and not others, when

they should be applied fairly so as to support the individual against corporate bodies and businesses.

Now is the time for NELincs to apply the philosophies they have long championed, or was this tokenism to be ignored if the money is right?

No more builds on the Fitties for the reasons they have given on many occasions in the past, those reasons remain and are valid.

Preservation of the green spaces for ecological and environmental reasons.

Keith Collett

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot

Case Officer: Owen Toop

Customer Details

Name: Sarah Wood

Address: 263 Antonys bank Humberston

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I would like to pass comment regarding this application. The Fitties site is already struggling with road issues and existing services. The beck's water levels are rising. More pressure on these services with the erection of more dwellings is surely a concern, increasing occupancy naturally creates more waste and water. More building is preventing surface water from draining away naturally. In terms of health & safety fire risk is also intensified, with no breakage points in the building line. A lot of the empty plots, some that have remained empty for 30 plus years, have vegetation that is helping with natural land drainage. Whilst I don't wish to object, surely common sense should be of paramount importance.

Comments for Planning Application DM/0173/24/FUL

Application Summary

Application Number: DM/0173/24/FUL

Address: Plot 105 Humberston Fitties Humberston North East Lincolnshire DN36 4EZ

Proposal: Erection of chalet on existing vacant plot (Amended Plans received 9th May 2024 and Flood Risk Assessment and Sequential and Exceptions Test received 19th June 2024)

Case Officer: Owen Toop

Customer Details

Name: Mr David Stoker

Address: 176 First Main Road Humberston Fitties Grimsby DN36 4HE

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to support this application. The plans are good, everything in line with the chalet design. I think people who say these new chalets are too big don't understand, the design can be no bigger than a third of the size of the plot.

Item 2 - Bull Rush Lakes
Tetney Road
Humberston -
DM/0077/25/FUL

North East Lincolnshire Planning
New Oxford House
George Street
Grimsby
North East Lincolnshire
DN31 1HB

Tel: 01472 326289 Option 1



Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0077/25/FUL – Proposed fishing holiday lodge DM/0317/25/FUL – Proposed containers for angler facilities and retention of anglers wc.	These applications are in process and it is believed that the environment agency has reservations about flood plain. Whilst these are understood, all ward councillors attended the site and are satisfied that the levels of the proposed development are significantly above both the adjoining ditch/dyke and the fishing lakes on site. We would ask that these applications come to full committee, preferably on the same date, for resolution, unless approved on delegated powers. This statement may be read at committee.

/030

Contact Details: -

10 May 2025

Signature **Date**

Name Cllr Stan Shreeve

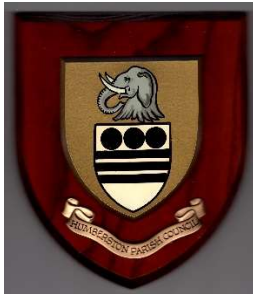
.....

Address:

North East Lincolnshire Planning
New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
(01472) 313131 W www.nelincs.gov.uk



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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

24th March 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 18th March 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0077/25/FUL

Proposal: Erection of a fishing holiday lodge on an established commercial fishing pond site.

Location: Bull Rush Lakes Tetney Road Humberston

No objections.

Yours faithfully,

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

Item 3 - Bull Rush Lakes
Tetney Road Humberston
- DM/0317/25/FUL

North East Lincolnshire Planning
New Oxford House
George Street
Grimsby
North East Lincolnshire
DN31 1HB

Tel: 01472 326289 Option 1



Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0317/25/FUL – Proposed containers for angler facilities and retention of anglers wc.	<p>These applications are in process and it is believed that the environment agency has reservations about flood plain. Whilst these are understood, all ward councillors attended the site and are satisfied that the levels of the proposed development are significantly above both the adjoining ditch/dyke and the fishing lakes on site. We would ask that these applications come to full committee, preferably on the same date, for resolution, unless approved on delegated powers.</p> <p>This statement may be read at committee.</p>

/030

Contact Details: -

10 May 2025

Signature **Date**

Name Cllr Stan Shreeve

Address:

North East Lincolnshire Planning
New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
(01472) 313131 W www.nelincs.gov.uk



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Registered in England No 598379

Item 5 - 51 Taylors Avenue
Cleethorpes -
DM/0981/24/FULA

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

Tel: 01472 326289 Option 1



Working in partnership

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0981/24/FUL	I feel this application would benefit from a discussion by the planning committee

Contact Details: -

Signature ...B PARKINSON..... Date ...15th JULY 2025.....

NameCLLR BILL PARKINSON.....

**Address: 122 Middlethorpe...Rd
Cleethorpes.....**

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

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



Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Freeman

Address: 109 Chichester Road Cleethorpes DN35 0JA

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The new wall looks very smart on entrance to Chichester Road and is much better than the original wall. Will give much needed privacy to the homeowners to enjoy their private space without causing any problems to passers by and will not cause any obstruction to views for traffic management in my opinion.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr Steve Cooper

Address: 116 Chichester Road Cleethorpes Dn350jj

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall looks great. In character with other properties close by. The brick choice matches well with the house and it is an aesthetic piece of construction.

No issues for me or my family and we pass it multiple times per day

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr Joel Baumber

Address: 182 Chichester Road Cleethorpes DN35 0JW

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I give my full support for the planning application to rebuild the boundary wall. The previous structure had significantly deteriorated and was no longer structurally sound, posing both safety and maintenance concerns. The new wall represents a thoughtful and much-needed improvement that will not only address these issues but also enhance the overall aesthetic of the property and surrounding area. It is a sympathetic and well-considered design that I believe will contribute positively to the local streetscape and above all, the residents privacy.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Elizabeth Davies

Address: 213 Chichester Road Cleethorpes DN35 0JP

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Clearly the owner of this open corner plot would like to obtain some privacy for his garden. We have no objection to this wish, or to the wall and fencing proposed to achieve it. It will be pleasing to the eye and in keeping with the neighbourhood, which has homes in a variety of sizes and styles.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Sophie Harrison

Address: 11 The Glade New Waltham Grimsby DN36 4FS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall looks so much better than before really improved the look of the property and made more private .

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr Adam Wraitham

Address: 13 Quinton Road Grimsby DN32 0BD

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Firstly very saddened that people are objecting to an aesthetically pleasing wall that has clearly been built well and improves the landscape of the area, certainly a positive and not a negative . For a family living there this wall also safeguards against the children being able to leave the property unsafely.

I fully back the minor improvement

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Emma Clayton

Address: 13 Quinton Road Grimsby DN32 0BD

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I love the wall, it looks great and have no objection at all. It remains privacy for both public and the family living at number 51.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Haleigh Renardson

Address: 144 Grimsby Road Humberston Grimsby DN36 4AQ

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It is absolutely essential this is approved to maintain the privacy of the family home, the wall and fence is in keeping with the area and is in no way out of the ordinary of what is already installed within the area

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Ellis Fisher

Address: 2 Wesley Crescent Cleethorpes DN35 0JR

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the works for the boundary wall. I think it looks really good and tidy and not blocking any views of the junction.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lisa Germaney

Address: 27 alvingham avenue Cleethorpes Dn35 0tg

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I often pass this property on my daily walks- and thought how nice the wall was looking and much improvement on the previous wall, it is in keeping with the property and the area - i would think the homeowners are just trying to protect their young family so they can play safely- whilst also improving the look of the property.

No complaints from me at all looks lovely

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Mollie Germaney

Address: 27 alvingham avenue Cleethorpes Dn35 0tg

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have absolutely no objections to this wall being built, it would be great

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jane Farr

Address: 3 chandlers close New waltham DN36 4WH

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Looks lovely not hurting anyone very classy worked hard to pay for such a lovely addition to the house

House is on a corner and not affecting anyone needs to be safe for children and dogs

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Amber Rawlinson

Address: 31 hart street Cleethorpes DN35 7RQ

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Wall is pleasant to the eye, in fitting with other local architecture and appropriate in size.
Makes the community safer and protects the safety and privacy of local family in an appropriate manner

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Emma Crook

Address: 31 nicholson street Cleethorpes Dn35 8rw

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I walk past this house most days whilst walking my dog and I think they have really enhanced the property by updating the exterior. The wall that has been put up looks so much more neater and tidier.

With the house being in the location that it is being on the corner, it actually looks so much more pleasant than how it was previously and sets a standard for the houses within the area.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr Jay Lockwood

Address: 33 oak way Cleethorpes DN350RA

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a local resident I would like to share my support for the wall that has recently been erected. After living here for many years, the previous wall with large bushes/trees was unsightly on such an open area. The trees were often overgrown and especially in the winter times it caused great hassle with the fallen leaves. Now, the new wall looks much more appealing and tidy giving a more open and sleek feel. The new wall not only looks better but provides an unrestricted view.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Ferrand

Address: 4 Lindsey Road Cleethorpes DN35 8TW

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What was there before was a bit of an eyesore and actually dangerous as the wall was very structurally unsafe.

The bushes and especially the ivy was very messy.

What has been built is now very neat and tidy and enhances the look of the building and the section of the street.

It also gives the house a private garden where the owners can enjoy time with their family and two dogs.

A much improved look and not out of character with other properties in the area.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Eleanor Hardy

Address: 5 Clixby close Cleethorpes Dn350hs

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I do not have any objections to this wall being built. It looks really nice and I think the family living in the house have the right to privacy given they are on a corner of two busy roads

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Sophia Hargreaves

Address: 5 Grainsby Avenue Cleethorpes Dn359pa

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Wall makes the street look a lot nicer and compliments the neighbourhood. No objections at all.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Daisy Laird

Address: 54 Middlethorpe Road Cleethorpes DN35 9QF

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In total support for this wall, looks in keeping with the area and a great addition to the house.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sophie Darwood

Address: 49 Pearson Road Cleethorpes DN35 0DR

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We love the look of the wall and fence. Very modern!

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Rebecca Brumby

Address: 57 Pearson Road Cleethorpes Dn35 0dr

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Me and my partner think this wall looks fabulous! A real good job has been done with it, it's so neat and tidy really looks smart!

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sophie Todd

Address: 64 Queens Parade Cleethorpes DN35 0DG

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the wall looks lovely and will give the home owners the privacy they deserve in their own back garden.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Rebecca Sawden

Address: 75 Ashby Road Cleethorpes DN35 9PH

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall looks great! It has created privacy for the occupants has no negative effect to anybody else. I absolutely approve!

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Emma Halliday

Address: 78 Daggett Road Cleethorpes DN35 0EN

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall Looks amazing, so much cleaner.

It creates a secure garden space for young growing family.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Phillippa Townley

Address: 8 Cordeaux Drive Grimsby DN33 1BS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the wall looks great, I have no objections at all. It remains both private for public and the family living at number 51.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Yasmin Young

Address: 86 Woodhall Drive Cleethorpes DN37 0UT

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall is neat and fits in well with the look and feel of Cleethorpes. It sits in front of a house and helps give a bit of privacy while keeping the area looking tidy. It doesn't cause any issues or block access for anyone.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lucy Secker

Address: 1 Clarence Avenue Grimsby DN32 8QX

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of this wall which is providing the family with much needed privacy and security. The wall has been tastefully chosen, matching the bricks of the house and elevating the look of the street.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Holli Traill

Address: 31 Meadowsweet Way Grimsby Dn417al

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The wall looks attractive, it offers privacy and extra safeguarding to the current occupants who I believe have a small child, plus adds extra security to the property. The wall has clearly been built to a high standard and I can't see how this would affect any other persons other than the occupants of the address.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Sam Thomson

Address: 11 Wellington Avenue New Waltham Grimsby DN36 4AR

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Excellent wall and fence which has now enabled privacy in their own garden.

Looks great within the neighbourhood

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Miss Emily Andrews

Address: 2B Manly Gardens Cleethorpes DN35 0JG

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the wall will be excellent for the family. No issue for the public apart from peeping toms - get it up!

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Vanessa Newcomb

Address: 45 Taylors avenue Cleethorpes DN35 0LQ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have no issue with this wall. It looks really nice and allows the occupants privacy and safety for there young family.

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mr John Ferrand

Address: 118 Taylors Avenue Cleethorpes DN35 0LN

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The new wall/fence looks absolutely fantastic. It blends in extremely well with the surrounding area and the type of brick used is very similar to the house brick and compliments it extremely well. The wall is not oversized or overbearing and has replaced an existing wall that needed repair and replacing. The 20' high foliage has been removed which now allows for unhindered walking along the path, and also gives clear views of the private road and main Chichester/Taylors Ave junction for all drivers.

Wouldn't like to estimate how much this wall has cost the owners however it has improved the whole corner with the changes they have made. Well done them !

Comments for Planning Application DM/0981/24/FULA

Application Summary

Application Number: DM/0981/24/FULA

Address: 51 Taylors Avenue Cleethorpes North East Lincolnshire DN35 0LH

Proposal: Erect 2m boundary wall to front and side

Case Officer: Emily Davidson

Customer Details

Name: Mrs Karin Hopcroft

Address: 20 Gayton Road Cleethorpes Dn350LH DN350LH

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is my daughter's and son in-law's house and I feel a lot better now it is secure. They have a young child and x2 dogs, so their garden needs to be safe. As it stood previously it was not only dangerous as the wall was damaged but their garden was open. They have also had x2 lots of unwanted visitors in their garden trying their garage & back doors due to it being unsecure. Plus their conservatory had no privacy and was visible to anyone to look straight into from the road side. The bricks the wall is made from are modern and fit the local area well enhancing the overall look of the property. Everyone has the right to have privacy in their back garden and feel safe and happy to let their child and pets play freely and safely.

Item 6 - Springfield
Waltham Road Briggsley -
DM/0356/25/FUL

Tel: 01472 326289 Option 1



Working in partnership

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

Application Number	Reason for Referring to Planning Committee
DM/0356/25/FUL - Springfield, Waltham Road, Briggsley	To discuss the application further

Contact Details: -

SignatureNP..... Date 05/07/25.....

NameNick Pettigrew.....

Address:Chestnut Farm DN370QN.....



SMARTER
PLANNING
CHAMPION



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

From: clerk@brigsleyparishcouncil.com <clerk@brigsleyparishcouncil.com>

Sent: 16 June 2025 14:42

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

Subject: RE: Planning Consultation Ref: DM/0356/25/FUL

Good afternoon,

DM/0356/25/FUL

Address: Springfield Waltham Road Brigsley North East Lincolnshire DN37 0RQ

Proposal: Raise roof height to include installation of new roof, convert existing loft to provide first-floor living space, erect single storey side and rear extensions with various associated internal and external alterations

I can confirm that Brigsley Parish Council have no objection to this development.

Sam Martin

Clerk to Brigsley Parish Council

Contact via email: clerk@brigsleyparishcouncil.com