

Item 1 - 240 Station Road
New Waltham -
DM/0435/25/FUL

From: Office - NWPC <office@newwalthamparishcouncil.gov.uk>
Sent: 04 July 2025 11:50
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Cc: Chair - Cllr Smith
Subject: NWPC Planning comments

Good morning,

Please find below comments from NWPC;

Planning:

1. DM/0435/25/FUL

Station Road, New Waltham

Change of use of property to children's home.

Objections were noted – The majority of the Council expressed concerns due to the lack of detailed information regarding the full proposed use of the property, as well as the involvement of a private company initiating the application.

(Please note that two Councillors abstained from the vote.)

Many thanks

Anneka – On behalf of NWPC



Anneka Ottewell-Barrett
Clerk & RFO to NWPC

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Comments for Planning Application DM/0435/25/FUL

Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mr RICHARD APPLETON

Address: 161 WALTHAM ROAD SCARTHOS GRIMSBY DN33 2NG

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to give notice of my objection to this proposal for the following reasons...

This is a 'family' neighbourhood... NOT a Business Area.

The Company involved has many other such operations in the area ... Countywide and further, in fact ...not all with 'whiter-than-white' reputations, I might add... so just 2 young people could easily be 'absorbed' in other facilities owned by the Group, without disturbing this particular neighbourhood's residents.

Having been through the same trauma as the local residents involved in this application, I can assure you that the whole thing impacts greatly (both physically AND mentally) on the Health of the residents whose lives have the prospect of being 'turned upside down'.

I can state from personal experience of involvement with Keys Group (I live within the area of 184 Waltham Road - another Keys Group facility that was initially refused and then allowed on appeal) that the area WILL be subjected disruption ... especially from the Traffic/Parking/

Deliveries/Meetings/Transportation of 'service Users' and Noisy Staff Shift Changeovers etc...

point of view - not to mention the attitude of Staff members who 'pay road tax and can park anywhere I like, no matter what YOU say', regardless of the inconvenience suffered by local residents.

For these reasons , amongst many others, I would like to object to the application and recommend that it is refused.

Thank you.

R.Appleton, esq.

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Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mrs Alison Horne

Address: 229 Station Road New Waltham Grimsby DN36 4PF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object at the application to use this property as a residential home. Firstly this is a residential area and am concerned that no one can say what sort of issues these children will have. I am concerned that if they have a criminal record are they safe to be in the community. At the moment this is for two children but I am sure this will grow. It is a large plot and if there is already a residential home I am sure planning permission will be given for more residents. I know there are two carers for two children but I am sure they cannot be supervised all the time. If these children misbehave it will be the lives of local residents that will be affected. There are lots of older residents in the area that also concerns me. I hope this is not allowed but I know that local residents' wishes are rarely taken into account.

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Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Ms Deborah Cochrane

Address: 238 Station Road, New Waltham Grimsby DN36 4PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an immediate neighbour, I hereby lodge my formal objection to the proposed development on the following grounds:

Potential for Regular Disturbance Professionals in this sector confirm that police call-outs-often at unsociable hours-can be commonplace, whether responding to altercations or to residents absconding from the premises.

Uncertainty over Long-Term Capacity Although the current application specifies accommodation for two children, the substantial footprint of the property suggests scope for future expansion. I seek assurance that the stated limit is binding and will not be relaxed without further consultation.

Road-Safety Concerns The site adjoins Station Road, a busy thoroughfare serviced by a bus stop immediately outside the property. This location raises serious safety considerations for vulnerable children, particularly those at risk of running away.

Impact on Elderly Residents Many neighbours along this stretch are elderly and may experience heightened anxiety or stress if the development proceeds, given the increased noise, traffic and potential disturbances.

Incorrect Tree and Hedge Information The application asserts there are no adjoining trees or hedges, yet mature planting exists along the northern and western boundaries. These features have not been acknowledged-and may be vulnerable to removal or present climbing/safety hazards-and the thin hedgerow currently in place does not provide a secure boundary.

Local Anti-Social Behaviour Recent incidents of youth-related anti-social behaviour at nearby shops and the local BMX track raise questions about whether this environment is suitable for children who may exhibit challenging behaviours.

In light of these concerns, I respectfully urge the planning committee to refuse the application or, at minimum, require revised plans and conditions that fully address the matters outlined above.

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Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mr Richard Wilde

Address: 242 Station Road New Waltham Grimsby DN36 4PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The following information was received today (24/06/25) which is why it wasn't included in my 'neighbour comment' dated 23/06/25.

I would like this information to be considered in relation to anti social behaviour from local children's care homes.

A Freedom of Information request was submitted 05/06/25 to see how many times Humberside Police have been called to an incident involving a children's care home in North East Lincolnshire, over the last 2 years. The response is 121 (ref 01/FOI/25/006428/P).

This figure does not include anti social incidents where the police was not called out to.

In my opinion, that is a lot of anti social behaviour which is a concern for me as a neighbour.

From: Richard Wilde
Sent: 07 August 2025 11:17
To: Becca Soulsby (NELC) <becca.soulsby@nelincs.gov.uk>
Subject: DM/0435/25/FUL - 240 Station Road

Good morning Becca

Further to our telephone conversation, I am pleased to attach additional comments that I would ask to be considered for this application.

Regards

Richard Wilde
242 Station Rd
New Waltham

Grimsby
DN36 4PE

Application DM/0435/25/FUL - 240 Station Road, New Waltham

This isn't an application from NELC for facilitating children in their role as corporate parents. This is an application from a private company called Keys Group Ltd, who are owned by a private equity firm. With a turnover of £288m, and since incorporation, not a penny paid in corporation tax, this is a company that is taking a fortune from local councils and the NHS and not giving anything back to the system. It is noted from a Freedom of Information Request (NELC/33777/2526) that Keys Group Ltd charge NELC £5,235.74 per child per week, at the 5 child care home at 184 Waltham Rd, Scartho.

I understand that Keys Group Ltd have not yet purchased the property, 240 Station Road.

If this application is approved, it will be the 4th children's care home between 240 Station Road and Tollbar roundabout. The other 3 properties are all bungalows and appear to be accommodating young people with disabilities so properties without stairs are more appropriate. I understand and accept the need for this type of care home and if this application was for a similar set up, and with parking/safety issues overcome, then I wouldn't be objecting.

Station Road is a very busy road and I believe having more vehicles, and especially vehicles reversing onto the road, will add to the dangers. I believe the applicant has been very crafty with the site location plan that they added to the planning portal. This is A4 rather than A3 (as NELC provided with their recent application for 3 Buddleia Close) and the property is not central in the map, resulting in the closeness of the Cardiff Avenue roundabout not being in view. This roundabout has had numerous collisions and many near misses. The vendor of the subject property is fully aware of the dangers on this busy road as I have noticed he objected to a planning application for neighbouring 238a Station Road (DM/0466/21/FUL) citing pollution, crashes, safety and increase in risk to children and others. I do not believe it is right that the vendor can raise objections on someone else's application and then have these issues ignored for his own application (the vendor is linked to this application as I understand the sale will not complete unless approval is granted). I do believe if Keys Group Ltd had been made aware of the vendors previous comments, highlighting the increased dangers, then they wouldn't have submitted this application.

I have lived next door to the subject property for 26 years and in all that time, the maximum number of cars from residents of the property has been 2. It is not correct when people say these care homes are no different to a family residence with the comings and goings of people and vehicles. Councillor Bright made a comment at the planning committee meeting in July that care homes have more traffic than a normal household. I agree that it is possible for a family at this property to have more than 2 cars but due to the size of the drive, they would probably move. The current owners have 2 cars, when a 3rd car is at the property, this has to be reversed out onto the road as there isn't the room to turn around. If the property becomes a care home then there will be cars reversing onto the main road daily. It could be said that staff/visitors to the property will park on nearby streets, however, in reality this rarely happens as people by nature park where they are working/visiting. Also, Station Road is not a safe place to park on the street and neighbouring streets have only limited spaces. There will be an increase in noise and nuisance from the increase in comings and goings at this property.

Keys Group Ltd have not consulted with any of nearby residents regarding this application. This is not going to be a home for children similar to the other care homes on Station Road due to this property having stairs. It is very rare for a care home to be for only 2 children so I am presuming the intention is to be having children with the most complex needs staying there.

Looking at the Keys Group Ltd website, there are details of 3 children, showing the reasons why they have been accommodated. These web pages are attached below and include details of children with links to county lines, gangs, criminals, aggressive and violence and showing aggressive behaviour. Out of the 6 neighbouring properties, 5 are bungalows with pensioners and vulnerable people resident. Hopefully you will appreciate the concern when children with these backgrounds/history could be living next door. Consideration should be made towards their safety and wellbeing.

In my opinion, there are much better locations for this type of care home. Properties where road safety and parking is better and properties that are not surrounded by pensioners/vulnerable people in bungalows. A few examples are the roads off Weelsby Road/Welhome Road, off Hainton Avenue or Healing (such as properties similar to Buddleia Close).

Although approved on appeal, Keys Group Ltd submitted an application for change of use to a children's care home at 184 Waltham Rd, Scartho (DM/0650/21/FUL) which was refused by the planning committee. In my opinion, the property 240 Station Rd has more reasons to be refused as the road is busier and less safe, parking and turnaround points are worse and less safe and there are more neighbouring bungalows with elderly/vulnerable residents.

Regards

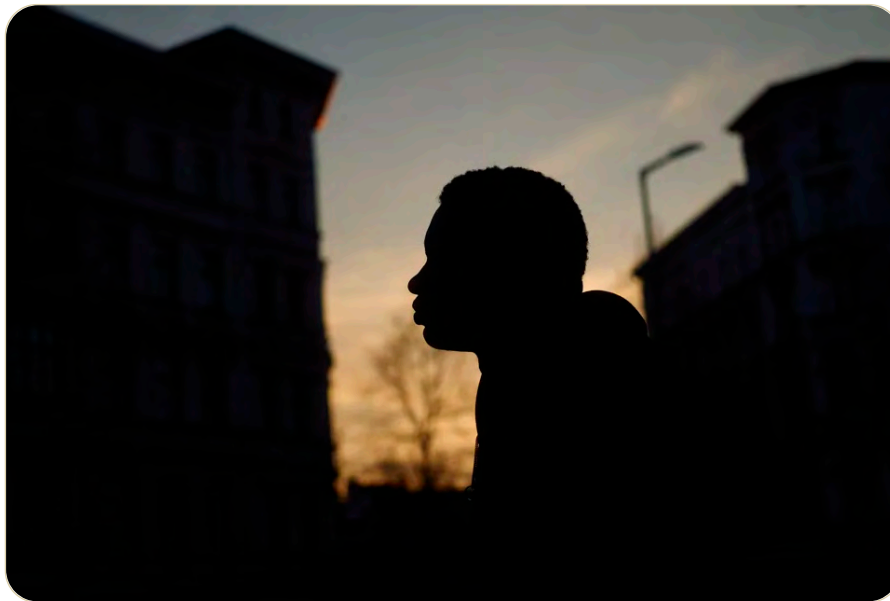
Richard Wilde
242 Station Road



About

Keys to Success

C's Journey: Breaking Free from Exploitation

[↓ Discover more](#)

When C came to us, he was facing multiple criminal charges linked to county lines and gang activity. He arrived straight from the custody suite, exhausted and wearing the same clothes he had been in for days. C had been a victim of the gang he was associated with, exploited and placed at significant risk of harm. Going home wasn't an option—it simply wasn't safe.

C arrived with a curfew tag and strict bail conditions, with a court date just days away. Our team acted quickly, sharing his National Referral Mechanism (NRM) information with the court, highlighting that he was a victim of modern slavery. This was crucial in helping professionals understand that his involvement in criminal activity stemmed from exploitation. Given the risks he faced, multi-agency meetings were held urgently, and it was agreed that he would attend court via video link rather than in person, as professionals feared for his safety. The gang believed he owed them thousands of pounds, putting him at extreme risk.

Despite everything he had been through, C settled quickly into our service. For the first time in a long time, he felt safe. He threw himself into activities, engaging positively with the team. He missed his phone, but he understood that having it could put him at further risk, as it could be used to track him down. Over time, we worked with C to help him understand that the debt he believed he owed was part of the grooming process. At the same time, we developed a community safety plan to protect him.

To support his recovery, we introduced C to a mentor with lived experience who could guide him towards a positive future. We worked closely with his Youth Offending Team, incorporating our programme into his order as a preventative measure. The information we provided helped the court recognise C's exploitation, shifting the focus from punishment to protection. Instead of being remanded to a Young Offender Institution, C was placed in a therapeutically informed setting where his risks were understood, giving him a real chance to rebuild his life. The judge acknowledged that this approach would lead to better long-term outcomes rather than simply pressing pause on his situation.

By working together, we helped break the cycle of exploitation for C. Initially, he couldn't see a way out—he truly believed he had no choice but to remain in danger. The people he thought were his friends had, in reality, put him at risk. His family had been deeply worried, and with the local authority's support, plans were made to move them to a safer place where they could be reunited.

"A child involved in gang-related crime or serious youth violence can be both a victim and a perpetrator. This requires professionals to assess and support their welfare needs while also responding in a criminal justice capacity."

C's story is one of resilience, support, and second chances. With the right interventions, he was able to take back control of his life, breaking free from exploitation and moving towards a safer, more hopeful future.



About

Keys to Success

Supporting Young People at Keys: LB's Journey

[↓ Discover more](#)

At Keys, we are committed to providing care and support tailored to the unique needs of every young person in our homes. One such success story is that of LB, a young person with a global learning delay, who joined us in August 2023.

A Challenging Transition

Before coming to Keys Group, LB had been in his previous placement for over four years. Unfortunately, the home could no longer accommodate him once he turned 16, as they required all residents to attend education on-site, which was no longer available. This transition was understandably difficult for LB, compounded by the fact that Pippins, his new home, was newly opened with an entirely new staffing team.

During the initial six months, LB faced challenges in adapting to his new environment. He often displayed aggressive behaviours, including verbal abusive language, which required a thoughtful and compassionate approach from our team.

Overcoming Fears and Building Confidence

LB expressed a love for fireworks but had never attended a display due to his fear of the loud noise. Our dedicated staff worked closely with LB to help him overcome this fear. They began by watching displays from the car while he wore ear defenders, gradually reducing his dependence on them. Eventually, LB was able to attend firework displays without any support aids, and he discovered a genuine enjoyment for these events. This year, he has attended multiple displays, enhancing his social interactions and confidence.

LB also shared his dream of visiting London, though he felt overwhelmed by crowds and the busy environment. Leveraging the strong, positive relationships they had built with him, our staff supported LB in overcoming his anxieties. Step by step, LB successfully took a train to London, navigated the underground, and even visited a museum. Over the past year, LB has been on several trips to London, each time growing more confident and independent.

Empowering Staff to Provide Better Care

The staff at Pippins have received ongoing support from our Positive Behaviour Support (PBS) coach, along with additional e-learning and face-to-face training. These initiatives have deepened their understanding of learning difficulties and equipped them with strategies to provide the best possible care. This comprehensive training has been instrumental in fostering a supportive environment for LB and other young people in our care.

Positive Outcomes

Over the past 18 months, LB has formed incredible relationships with the staff at Pippins. This strong rapport has contributed significantly to a reduction in the number of challenging incidents, allowing LB to thrive in his new environment. His journey is a testament to the power of personalised care, patience, and the dedication of our team.

At Keys Group, we celebrate LB's achievements and remain committed to supporting all young people to overcome challenges, grow, and reach their full potential.



About

Keys to Success

Supporting R to Safety and Stability

[↓ Discover more](#)

Background

R was referred to a short-term interrupter placement following a disclosure that he was being sexually abused by gangs in the community.

During the Multi-Agency Child Exploitation (MACE) triage process, intelligence was shared that R was also being criminally exploited by the same gang. He was presenting as a substance misuser, a situation he deeply resented. R disclosed that the gang would test out new drugs on him, reinforcing his feelings of worthlessness and despair.

Risk and Intervention

The risk to R was severe, and remaining in the community was not an option due to the frequent assaults he was experiencing. It was crucial to place him in a secure location that could not be easily compromised.

To ensure his safety, the team around R implemented pre-admission processes, including secure transport arrangements, agreements around some restrictive practices, and proactive missing-from-home protocols in collaboration with local police teams in the area he was being moved to. His placement team worked closely with his youth justice workers to set up an electronic monitoring device, ensuring flexibility between two accommodations should the need arise to relocate him if the gang discovered his whereabouts.

Recovery and Progress

Over the course of a 12-week programme, R began to feel safe. His placement was in a remote location, and phone access was restricted to prevent unwanted contact from abusive individuals and to maintain the confidentiality of his location.

Outcomes

After moving on from the placement, R shared with his support worker that this had been the safest he had ever felt. This experience allowed R and his support team to begin scaffolding long-term plans for safer community engagement, helping him to work towards a more stable and secure future.

Comments for Planning Application DM/0435/25/FUL

Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mr Richard Wilde

Address: 242 Station Road New Waltham Grimsby DN36 4PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application states there is parking space for 5 vehicles and there will be 2 members of staff. Highways department have provided no objections 'on the basis of information provided'. 3 days after Highways commented, the applicant submitted a planning statement. There is a linked application DM/0165/25/CEA (refused) which also has a planning statement. The applicant states there will be 2 carers in the evening, 2-3 carers during the day and a manager so potentially 5-6 vehicles on the site during a shift changeover. There will also be visits from others such as social services, health visitors, family etc as confirmed in the applicants planning statement. It will be a challenge for 3 vehicles to be able to access and leave the site in a forward direction and not possible for more than 3 due to insufficient turning space. The planning statement submitted by the applicant states approximately 3 or 4 cars during the day. Station Road is extremely busy and the property is very close to a roundabout making this very dangerous if vehicles need to reverse in or out. The applicant makes reference to 184 Waltham Road, Grimsby where planning permission for change of use was accepted on appeal. This property has plenty of room for the vehicles as it benefits from 2 drives either side of the property along with 2 double garages (confirmed in the planning statement for that application).

If this application were to be successful, the care home will cause nuisance and noise to the surrounding properties. Nearly all of the neighbours are elderly and are anxious of who will be resident if the property becomes a care home. Anti-social behaviour is evident from another children's care home further down the road, and in our opinion, this will increase to the detriment of not just the neighbouring properties, but with the whole village.

There is no form of management plan or safeguarding information to demonstrate how the facility will address incidents and nuisance or disturbance caused to existing neighbours and residents of

New Waltham and how this will be policed. We have enjoyed the quiet village life of New Waltham for the last 26 years in the same property. We believe this quiet village life will be damaged if the planning application is successful.

The title register for the property shows a covenant as follows: 'Nothing shall be done upon the land which shall be a nuisance annoyance damage or disturbance to the Vendors or the owners or occupiers of adjoining land'. Although it could be challenging to enforce a breach of this covenant, it was placed on the title to protect neighbour's interests. We will have nuisance, annoyance and disturbance if the property is changed to a children's care home.

Comments for Planning Application DM/0435/25/FUL

Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mr Michael Parkinson

Address: 244 Station Road New Waltham Grimsby DN36 4PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Council Members,

We wish to object and raise concerns for the proposed class 2 residential care home for children up to the age of 17 years old.

We reside in an area of elderly residents. We are over 65 years old and neighbours are 65 + years old.

The traffic on Station Road is already heavy and the possibility of numerous vehicles entering and leaving the proposed property on a daily basis would only add to this.

Whilst we appreciate there is a need for this type of development we feel this would impact the atmosphere and safety of our neighbourhood. We feel this would have a negative effect on our community with the risk of noise, disruption and potential crime.

Also this could potentially decrease property values.

Comments for Planning Application DM/0435/25/FUL

Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mrs Dianne Robinson

Address: 5 Crofters Grove New Waltham Grimsby DN36 4WL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Council members,

We wish to raise our concerns and strongly object to the proposed Class 2 residential care home for young children.

We reside in a very quiet enclosed grove which has 5 bungalows, housing 8 people, 6 of whom are elderly (65 yrs +).

This backs onto the rear of the proposed dwelling.

This development could potentially affect the peaceful community atmosphere and overall safety of the neighbourhood.

Whilst we fully appreciate young vulnerable people require housing and appropriate care, we strongly urge you to reconsider this proposal.

This development could potentially decrease property values and overall have a negative impact on the community with noise, disruption and increased crime.

Yours sincerely

Di & Ian Robinson

Comments for Planning Application DM/0435/25/FUL

Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

Customer Details

Name: Mr Martin Holloway

Address: 6 ings lane Grimsby Dn37 0jg

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is proposed by a property company and not by anyone associated with the NELC or social services, property companies who are making profit from children in vulnerable situations, who will have no inspections of the way the home is run, no rules or regulations, if this was a NELC run operation for the children then maybe it could be considered but if this management is the same as there google reviews I very much doubt that staff will be supervising properly, more likely be overworked staff who don't really want to be there, and sure the first 2 children might be lovely but what happens when they move on and go elsewhere and the dynamic of 2 troubled children changes over and over and over again who is policing that, if the carer for example refuses to let a 17 year old leave after a row for example what's to stop them jumping the garden fence and disturbing neighbours? I hate to be prejudice but the little cul de sac near is full of elderly residents who will get frightened easy is it really worth upsetting the apple cart? Right next to where the new cemetery will be as well I just hope they don't cause havoc there and would be respectful. Again a further 4/5 cars on an already over packed road, with the 120 houses in for planning already next door to tolbar that is awaiting a decision.. you only have to sit in that traffic at the roundabouts on the way home from a long day at work once to understand that there is no need for added vechiles on this road

Item 2 - Land South Side
Of Humberston Avenue
Humberston -
DM/0175/25/OUT



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

7th May 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th May 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0175/25/OUT

Proposal: Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM - AMENDED ENDING TO CASE REFERENCE

Location: Land South Side Of Humberston Avenue Humberston

Objections – the Village Council would support concerns raised by residents and would expect the build to be as per the original planning permission. To change the house types from over 55 bungalows to family homes will without doubt dramatically impact on traffic movements. Residents currently on this site live there because of the nature of the site – many older residents have chosen to live in this area simply because it is designated specifically for this section of the village community and any change to this would have a detrimental impact both in terms of traffic movements and the overall nature of the area. More family homes would also dramatically impact upon the infrastructure within the village setting – infrastructure which is already lacking. The Village Council expect that when this is considered by the Planning Committee, it is firmly refused.

Yours faithfully,

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

Comments for Planning Application DM/0175/25/OUT

Application Summary

Application Number: DM/0175/25/OUT

Address: Land South Side Of Humberston Avenue Humberston North East Lincolnshire

Proposal: Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM

Case Officer: Richard Limmer

Customer Details

Name: Mr James Hudson

Address: 3 Blackthorne Ave Apartment 2 Humberston DN36 4ZB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live 100 yards from the proposed development. When I bought my property the company "ensured" me and other buyers that the planned developments would be 'luxury living' for the over 55 year olds, and strictly bungalows. Since then a care home has been built. Now the proposal is for family homes. I bought what I thought would be in a quiet area with very little traffic, securely set up for older people. The road into this development will now be very high traffic, with families owning cars for the parents and children. The road is not wide and already problematic with the care home. Plus the density of people of all ages will impact the security and standard of living. Amplus/Longhurst have gone back on their initial promises time and again for profit. Also, their data on selling of houses is deliberately misleading. The selling times they quote are lengthy because of COVID shut down restrictions. Their proposal to allow selling to families after 8 weeks is also ridiculous - far too short. They do not act in good faith to their customers. Therefore I strongly object.

From: Dianne Sleight
Sent: 08 June 2025 11:55
To: Richard Limmer (EQUANS) <Richard.Limmer@nelincs.gov.uk>
Subject: Planning Application DM/0175/25/DUL.

Dear Mr Limmer

My wife Dianne and I object to the proposal., we have lived here for almost 5 years, during that time it has become apparent that this is not what we were sold. We bought into an over 55s development. A 70 bed care home now occupies the site where further bungalows were to be built. The developers now seek to change the criteria by which those under 55 years of age may live on the site. The reason given is that these dwellings are not, in the developers eyes, selling quickly enough. In my view there are many reasons for this, the Covid pandemic had an impact. The dwellings are poorly built, the aftercare is also poor, in particular the upkeep of the gardens, window cleaning is inconsistent. All this and more we pay for by means of the service charge. It is reasonable to believe that word has got around that the current residents are dissatisfied, prospective buyers are therefore put off particularly when they hear of the level of service charge.

Given that Amplius and their predecessors are supposed experts in the field they should surely have been able to judge the market better than they did. Furthermore the assumption that we would be able to go into the adjacent care home is condescending and disrespectful.

To repeat we object most strongly to the proposed change. This site should remain for the over 55s.

Walter and Dianne Sleight
31 Blackthorn Avenue
Carrington Gardens
Humberston
DN36 4ZB

From: Elaine Carter

Sent: 10 May 2025 16:28

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

Subject: Planning Application Ref: DM/0175/25/OUTof

Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM
Land South Side of Humberston Avenue, Humberston,
North East Lincolnshire

Dear Mr. Limmer,

I wish to strongly object to the above removal and variation of Condition 15 above.

When I purchased my property, I was led to believe I would be buying a bungalow for the over 55s in a bungalow area only, and in a quiet and prestigious area. I knew nothing of the care home which has since been built, along with the traffic problems, in particular, and the parking by waiting parents for their children leaving the local school in Humberston Avenue. Numerous residents now feel they were totally misled by Longhurst, the developer.

All the residents of Carrington House may now have to contend with the totally inadequate road layout for the proposed new development at Planning Application DM/0175/25/OUT and DC/107/12/HUM. If allowed to continue as per their "Removal/Variation of Condition 15", life will become intolerable and positively even more dangerous for the current elderly residents, and irrespective of the very large number of proposed over 55s and families.

To allow families to buy those unsold bungalows after only 8 weeks is wholly unacceptable. I cannot believe this is legitimate under the planning process.

The amount of increased traffic from the family homes which could amount to a minimum of two cars per household, never mind the vehicles which the newly purchased properties by the over 55s can only add to the volume of cars, motor cycles, scooters, etc.. When the children of those households mature in age, there will be yet more vehicles per household. How this development was ever given planning permission to build as is proposed is beyond my understanding, with almost only one existing road accommodating all the new traffic. The Council should fulfil their responsibility and insist upon adequate roads for all the proposed traffic and not allow the developer to squeeze every inch of land he can for yet more profit, at the expense of the quality of life of the existing residents at Carrington House.

Yours sincerely,

Ms. E. Wallis

32 Hawthorne Road,
Humberston,
Grimsby,
DN36 4ZA.

Comments for Planning Application DM/0175/25/OUT

Application Summary

Application Number: DM/0175/25/OUT

Address: Land South Side Of Humberston Avenue Humberston North East Lincolnshire

Proposal: Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM

Case Officer: Richard Limmer

Customer Details

Name: Mr Jonathan Cole

Address: 35 HAWTHORNE ROAD HUMBERSTON DN36 ZA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

NE Lincs. Planning Dept.

Grimsby.

DN31 1HU

Fao Mr Richard Limmer

Ref Planning Application DM/0175/25/OUT, Proposal for removal/variation of condition 15 attached to DC/107/12/HUM.

I wish to object fully and totally to this planning application put forward.

Once again we are seeing the developers changing the rules half way through the match, the rule book torn up and then wanting to move to a different game with a certain winner.

Looking at the Application/Proposal report by ddp on behalf of Countryside Partnership

The developer wants to reduce the number of Over 55 properties agreed at the Outline Planning permission November 2013 stating that to reduce the number will speed up the sale process.

During October '24 a site plan was posted on the Planning Portal. Until then there had been no indication of dwellings intended for over 55s on the Plan4035-42-AWSM-XX-XX-DRA-A-105 P6 other than the 30 Dwellings (22 Bungalows and 8 apartments) necessary to fulfil financial shortfalls existing to date towards maintenance and completion of the Carrington Gardens development---as I have always been informed by Longhurst/Amplius would be 86.

In the ddp document it mentions the 72 beds in the residential home---I must admit that this seems to be a case of smoke and mirrors to use those numbers when the care home was built on behalf of Tanglewood after the land I believe was sold to them by Longhurst. The residential home does NOT form part of the development---phases 8/9/10.

In fact, the area should have been bungalows and was phase 7 ----that should now be deleted from any discussions that impact on this planning application.

Both parties have seemed to have turned a blind eye to the effects of the Pandemic when everything and everybody including the Housing Market closed completely from 23rd March 2020 until it opened only partially on May 13th 2020 with a string of safeguarding procedures for both buyers, sellers and Estate agents to contend with. This situation was a definite deterrent to any sellers or prospective buyers. HSBC quoted that there was a 70-80% reduction in sale completions during the covid effect. So once again numbers, this time being used by Amplius ---let us say comparing Apples with Oranges and not fully equating the facts on sales of Carrington Gardens and Humberston Meadows

Condition 15 Wording dpp pg3 para 3

It is interesting to note that Amplius (previously Longhurst) has informed, the Applicant, (Countryside Partnerships) that they only require a further 30 dwellings specifically for over 55s. (total therefore 87 properties counting in Carrington Gardens)

Yes that's right because Carrington Gardens is a Development with its own specific conditions and modus operandi. The remaining properties would be outside Carrington Gardens' remit.

According to Amplius the overall level of over 55s accommodation to be provided is ample and sufficient to create a sustainable older persons community by including the 72 bed Humberston House in the equation (making a total of 159)----one again the Humberston House situation should not be considered in any way, what next are ddp going to consider every residential home in Humberston to try and make the figures work!

The elderly want comfortable easily maintained affordable homes, safe and secure with services that are value for money If they get the last item right then the elderly will be flocking to live here. That's why they perceive slow sales because the site maintenance schedule is not up to scratch and the public, potential buyers know that only too well, not via data/tables , smoke and mirrors, but by using their eyes to see and to listen to opinions of a significant number of disappointed residents - the site now looks nothing like the pristine Development we viewed in 2019, the future which we all bought into.

We must keep Condition 15 and build 123 adapted family houses on Humberston Meadows, which, with the 57 existing 'over 55 bungalows and the 30 over 55 dwellings about to be built on Phase 8 will ensure compliance with Condition 15 Doing this will provide a much-needed purpose-built facility for the elderly.

In addition, having the scheme as is ----most importantly, elderly residents are likely to make fewer daily vehicle excursions than families with, say, 3 cars, so the likelihood is that the highways, including Blackthorn Ave will be safer for all concerned. If not what are we looking at 1000+ extra car journeys per day at a minimum. The road is not wide enough and is very problematic with the exit/entrance to the care home causing many incidents.

Finally, the proposal to allow selling to families after 8 weeks is short sighted and far too short, I think a visit back to the drawing board and a dose of reality is needed in this situation.

For the attention of Richard Limmer

Major Projects Manager

North East Lincolnshire Council.

Dear Mr Limmer,

Please find as an attachment to this letter our objection to the application to remove condition 15 from the original planning consent reference DC/107/12/HUM.

Please note that we would like to attend any meetings which may take place before the planning committee to which the public has access. We would like the opportunity to address the planning committee.

Please let me know if there is any meeting so that I can attend.

Yours sincerely,

Roy Foreman and Petrina Burgess-Foreman.

Planning Application Reference-DM/0175/25/OUT.

Proposal: Removal/Variation of condition 15 (retirement homes) attached to DC/107/12/HUM

Location: land south side of Humberston Avenue.

For the attention of Richard Limmer esq Major Projects Planner.

OBJECTION.

The initial planning application was refused but on appeal to the Secretary of State the application was granted with numerous conditions. Although those conditions are not strictly speaking the subject of this application nevertheless if the application were to be granted in the form in which it has been submitted there may well be significant problems arising in the applicant meeting the originally imposed conditions.

Condition 15.

No fewer than 50% of the approved dwellings shall be restricted to occupation only by

persons aged 55 years and over

persons who are living as part of a single household with a person aged 55 years or over and persons who were previously living in the dwelling as part of a single household with a person aged 55 years or over who has since died.

The consequences of removing condition 15.

The Applicant has submitted a proposed block plan. I assume that this is the plan upon which the applicant relies for the future development of the site.

1. The original application was for 400 dwellings. The proposal evidenced by the block plan is for the construction of 477 dwellings. If these dwellings were built then there would be an increase of almost 20% over the initial outline planning.
2. The block plan shows approval granted for plots 1-135 and 259-284 ordinary dwellings making a total of 160 with the provision for what I calculate to be 57 retirement homes.
3. When the approval was granted for those 217 dwellings the applicant must have known that it would only be possible on the available land to erect a further 183 units.
4. Given that condition 15 requires more than 50% of the units to be retirement homes in order to reach that figure on the site as granted 143 retirement homes must be built. The remainder of the site can only accommodate 183 units (217 + 183 = 400) and in order to meet the 50% requirement 143 of those units must be retirement homes leaving a total of 40 plots available for normal dwellings

5. The removal of condition 15 and the utilisation of the remaining site in accordance with the submitted plan would lead to the construction of 240 dwellings on an area of land which they knew (according to the permission granted) could only support 183 dwellings.
6. Looking at the figures if the application is granted even if the 57 units shown with the red dots are sold as retirement homes instead of building more than 50% of retirement homes the percentage would be 12% (57 retirement homes as a percentage of 477 units). But of course if the application to remove condition 15 is approved then there will be no necessity to build any retirement homes.
7. It is clear from the letter accompanying the application that the developers have been driven by purely financial considerations. If which is not clear they do still propose to build 57 retirement homes that would still be only 12% of total build.
8. According to their plan they also propose to increase the density of the site by 12% overall but if the condition is removed then no doubt a further application can be made to amend the site layout since there will no longer be any necessity to build any retirement homes
9. The application site fronts on to Humberston Avenue which is one of the most prestigious avenues in the area. The plan itself gives significantly larger area to the plots which are nearest to Humberston Avenue and have already received permission leaving a much smaller area to accommodate 240 dwellings at a significantly greater density.
10. The removal of condition 15 would release the area which has been approved for retirement dwellings. Essentially therefore the prime areas adjacent to Humberston Avenue would be released for the construction of more expensive housing whilst the smaller units would be relocated in the less favoured parts of the site.
11. Removal of condition 15 would permit the developer to renegotiate the layout of the favoured areas since there would no longer be any requirement to utilise any of the site for the provision of retirement homes.
12. There is no indication on the plan which has been submitted that there will be any increase in the public spaces despite the fact that it would appear from the drawings that the 240 dwellings which they propose are aimed at a younger market.
13. The area to the north and south of Humberston Avenue has been the subject of much development since 2013. The traffic using Humberston Avenue as a direct route into Grimsby has increased significantly. The Ballantine fitness spa complex has increased in size and thus increased traffic flow and the school almost adjacent to it also gives rise to much increased traffic when the schools open and close.

ISSUES TAKEN INTO ACCOUNT WHEN THE INSPECTOR ALLOWED THE APPLICANT'S APPEAL AGAINST REFUSAL OF THE INITIAL APPLICATION.

The decision of the Inspector when allowing the applicant's appeal against refusal of outline planning permission is explained in his letter of 28 November, 2013. Although that letter is of some age the observations and conditions are I believe pertinent to the situation in 2025 and in fact are even more relevant given the significant increase in development and population growth in the immediate area since 2013.

Has already begun on the infrastructure for the planned 240 dwellings. A visit to the site shows that footings are already in in that some of the proposed dwellings. The developer appears to believe that the condition has been removed since when I visited I was told that all the paperwork had been done.

The objection is that by removing condition 15 the development of the site takes on a totally different character. In essence the removal of condition 15 is the equivalent of the grant of an entirely different outline planning consent. Most of the concerns raised by the Inspector need to be re-evaluated in the light of the situation in the 2025 particularly in view of the significant development which has taken place on both the north and south sides of Humberston Avenue leading to significant increase in traffic along that road. The whole infrastructure around the site is substantially different from the position when the appeal was allowed in 2013.

Additionally many of the homes which have been purchased as retirement homes will now be intermingled with homes which are not so designated. The development of the proposed 240 new dwellings to the south of the site are clearly aimed at a younger market the likelihood therefore is that there will be significantly increased traffic movements and an obvious need for more public spaces as I believe it is likely that these homes will be occupied by young families.

The whole development (if this condition is to be removed) will bear no relationship to the permission which was granted.

Although I have not been party to any of the decisions made by the developer I cannot help but think that this was all part of a long-term plan. At 1st the application was refused and as a sweetener the developer proposed to construct more than 50% of the site as retirement homes with a view to making later applications to remove this condition in order to increase profits.

This objection therefore should be read in conjunction with the Inspector's letter setting out his reasons for allowing the appeal and should take into account the development which has taken place in the area since that appeal and the consequent need for a review of the use of the site as a whole.

Although I have not seen the original application the Inspector gave weight to the fact that the proposal would increase the housing stock within a five-year period. It is

now 12 years since the appeal was allowed and the developer it appears has only erected very few retirement homes.

CONCLUSION.

On the face of it this is simply an application to remove a condition but in fact the consequences of the removal of condition 15 go to the very heart of the whole planning consent originally granted and would allow the developer to alter the whole complexion of the development. This is such a radical departure from the terms of the original Grant and is driven by purely financial considerations that the new proposal should be put to the Council as a new application so that all of the circumstances which have altered since 2013 can be properly evaluated.

Roy Foreman and Petrina Burgess-Foreman

Please add to our earlier objection

Roy Foreman & Petrina Burgess-Foreman-24 Walk Lane DN36 4JH

Application reference: DM/0175/25/OUT

Addendum to our objection to the removal of the condition to provide retirement homes

Planning Reference DC/107/12/HUM-land to the south of Humberston Avenue

Since submitting our objection to the application to remove condition 15 of the outline planning permission I have had an opportunity of examining the original application. It is I believe important to review the basis of the application in the light of the subsequent application to remove the retirement homes condition.

When the application was originally submitted there were a great number of objections from local residents. Subsequently there have been numerous applications to vary conditions and it is my belief that given that this application is of a phrased in similar vein local residents have not realised the far reaching consequences of the grant of the application.

The original application was accompanied by a proposed layout plan. That plan was the result of what I believe were lengthy discussions with the planning authority. The plans show around 11.4 ha of the 18 ha site will be the net developed area for the 400 dwellings. These will be developed in 4 quadrants interconnected by the internal road layout and surrounded by public open space. The housing in the approximately half of the site will be reserved for retirement or older person's housing. 25% of the planned housing would be retained as affordable housing. On the basis of 400 dwellings this will equate to 100 affordable dwellings. However this figure will be considerably higher if the proposed layout plan submitted with this current application were to be approved.

Initially there was an area around 184 Humberston Avenue which was not included within the application but it appears that this has subsequently been developed as an old people's home thus increasing the number of persons residing within the whole site.

At the time of the application the Council had a considerable and significant shortfall it had to meet its five-year housing land supply and greenfield sites were required to make up the shortfall. The initial application was carefully presented to answer part of the shortfall and appeared to promise that the site would be developed within that five-year period. We know of course that has not happened.

Additionally the proposal was put on the basis that they would be a mix of housing types including 25% affordable housing and up to 50% as older persons housing.

The housing need of the Council was addressed by the applicant by the promise of the development of the site starting in spring 2013 and anticipated a build rate of 50 dwellings per annum over an eight-year period. The development would therefore have contributed a significant number of dwellings towards the required five-year supply (250). The developer has fallen woefully short of that target. The remaining 150 units contributing towards the 6-10 year supply target.

The developer noted that there was a requirement of local authorities to plan for a mix of housing to meet local needs and provide for different groups in the community. It was estimated at the time that there was a local need for housing to be provided for older households and that the older local population was predicted to grow ahead of all other age groups. North East Lincolnshire had a slightly higher than the national average of over 65's.

The developer proposed to construct 25% of the development as affordable housing distributed across both the older persons and the family housing a 5% increase over the Council policy. When considering the application of the Council considered that this would make a significant contribution towards meeting local affordable housing need and this should be attached weight.

The initial application was put forward following I must presume careful consideration of the overall development. It seems that the only consideration now is purely financial. There is no indication from the application to remove the condition that there is any less need for retirement homes and affordable housing. A cynical view of the present application might well be that given the construction that has already taken place and that the area yet to be developed is a relatively small portion of the site it was never intended to build all 200 retirement homes and it has always been the plan to seek the removal of this condition at an opportune moment.

At the time of the application there was a comprehensive transport assessment that however was conducted at least 12 years ago and circumstances have changed considerably since then and this is apparent when driving in the area that the traffic flow and its attendant problems has significantly increased. If this application is granted the site will be predominantly family accommodation and this will inevitably increase traffic movements on an already busy Humberston Avenue and that the surrounding area

The removal of the retirement homes condition will increase the number of young families living on the site. In 2013 local primary schools did not then have capacity to accommodate the development. Surely we need to know for the benefit of our children the current position. I cannot believe that the situation is better than it was in 2013 given the significant developments in the area since the original application was made At the time it was calculated that the developer should pay a sum in

excess of £11,000 per 4 dwellings (excluding retirement homes and one bedroom homes) to the education authority. Since 2013 the rate of inflation up to and including 2025 is approximately 46%. If the family homes as shown on the latest plan will be required to contribute to the education authority. At the current value of the sum proposed in 2013 the amount required would be (based on let us say 200 qualifying homes) and £16,000 per 4 homes an additional sum of £800,000. As the developer paid any sums so far. If the application is granted will the developer be expected to pay at the current value of the original sum of £11,000 plus.

It appears that the developer has already begun to carry out significant work on the site. On visiting I was told that all the paperwork was complete. It was clear that footings had been put in for some houses. The footpath alongside the site has been left in a terrible state and it appears that some of the hedges have already been damaged. I wonder if this is indicative of the attitude of the developer.

The abolition of the requirement to build at least 200 retirement homes flies in the face of the promises which were made when this consent was granted. At that time there were a significant number of objectors who voiced their concern.

The issues which we raise are as follows:

The housing mix and the increased number of dwellings which are proposed. Has the need to changed since 2013 and if so by how much and is not then why should the developer simply be able to abandon the high minded application which was made in 2013 for purely financial considerations

The effect this will have upon people who were sold properties on the promise of this being an area of retirement homes. How can they be compensated or indeed can they be compensated. Promises were made at the point of sale which the developer now feels it can resile upon with impunity.

The traffic generated from the site as a result of the increased number of dwellings and the fact that the family homes are likely to generate more traffic movements. Add to that traffic from the care home together with the general increase in traffic in the area then there is clearly a need for the situation to be reviewed in 2025 and not simply for reliance to be placed upon a survey that was carried out in 2013.

The need for an appraisal to be carried out into whether or not there are sufficient primary and secondary school places available within the area.

Examination of whether or not there will be adequate parking available for visitors to the dwellings.

In my respectful submission the proposal has such far reaching consequences and it is so far removed from the original application which was submitted that this application should be refused. If the developer still wishes to develop this site as a

development of pure family homes then a completely new application should be required.

Roy Foreman and Petrina Burgess-Foreman

24 Walk Lane Humberston DN36 4JH



11 Sycamore Way

Carrington Gdns

DN36 4ZU

NE Lincs. Planning Dept.

Date 9th May '25

Grimsby.

DN31 1HU

Fao Mr Richard Limmer

Ref Planning Application DM/0175/25/OUT, Proposal for removal/variation of condition 15 attached to DC/107/12/HUM.

We must protest most vigorously to the proposal above with regard to Retirement homes/over 55s dwellings

1 Background As you are aware, In October '24. – our proposal was to initiate 2 designated traffic routes, one along Blackthorn Ave and the other along Alder Ave to reduce the likelihood of a dangerously high volume of traffic, some speeding, travelling through any one residential area. This proposal failed.

Our main concern then, and still is now, is that once the Development is complete, the highways will be open to all. Vehicles from any part of the estate will be able to choose to use Blackthorn Ave instead of the available route via Alder Ave or vice versa

There is then, an obvious concern for elderly residents negotiating a highway designed with blind spots, bends, irregular footpath provision and vehicles passing at speed from not only the new build residential properties to the rear of the site but also, potentially, from all corners of the Development.

It seemed an obvious solution, to limit potential traffic flow by segregation,, a suggestion from a Carrington Gardens resident, which also ensures compliance with NELC Regs regarding number of access routes ie. 1 per 200 approx dwellings. Instead of allowing vehicles to choose their route, install carefully located keyed barriers (or similar) to ensure that the volume of traffic using either route is minimal Cost also minimal, but needs input of the appropriate Council Dept to review numbering and addresses, eg No.*, Alder Ave, Humberston Meadows West or No ** Blackthorne Ave Humberston Meadows East

Our proposal wasn't carried forward because Highways were not permitted to change anything different from decisions already made quoting Nov 2013 Recovered Appeal APP/B2002/A/13 219657 Ref SP04900001. and the development must be recognised at all times as a 400 Dwelling Site. Even 12 years later, we asked, even when safety is an issue? Yes!

Now we have the Developer asking for conditions to be changed stating slow sales, reduced viability. Will different rules now apply for decision making?

2 Looking at the Application/Proposal report produced by ddp on behalf of Countryside Partnership

The developer wants to reduce the number of Over 55 properties agreed at the Outline Planning permission November 2013 stating that to reduce the number will speed up the sale process.

During October '24 a site plan was posted on the Planning Portal. Until then there had been no indication of dwellings intended for over 55s on the Plan4035-42-AWSM-XX-XX-DRA-A-105 P6 other than the 30 Dwellings (22 Bungalows and 8 apartments) necessary to fulfil financial shortfalls existing to date towards maintenance of the Carrington Gardens Club House

30 Dwellings in all plus existing 57 Carrington Drive bungalows already occupied = 87 somewhat short of 50%

On this plan above, hand - drawn crosses highlighted in red on 'family housing' appeared to indicate approximately x 98 'over 55' retirement homes according to the key. **We were pleased with what we thought was a sensible change with regard to our existing fears of family vehicles (3 car families?) travelling up and down Blackthorn Ave at all times of day and night.**

From the fact that this particular plan seems to have 'disappeared' – we suspected that it was likely that the developer had initially 'missed' the stipulation contained in the Appeal documentation that 'no less than 50% of dwellings must be allocated for over 55 owners and had hastily needed to alter the details with a pen and highlighter!

I spoke at the Planning Meeting on October 30th '24 and remember voicing concerns then, stressing that existing family houses cannot be made suitable for over 55s simply by name.

It was reassuring therefore to note that under Part M of the Building Regs (DPP planning Doc Last paragraph Pg 5) that Countryside intend to make interiors suitable for older residents internally whether this application is successful or not!!!! However that only one dwelling will be designed to be compliant with Part M4(3) Standards use of a wheelchair is both disappointing and of concern.

3 We particularly object to the theme throughout the ddp application and the letter from Amplius that somehow we, over 55s, are responsible for resisting moving house, slow sales and vacant new build properties with tables supposedly confirming their calculations

From our point of view, as residents of Carrington Gardens since September 2020 those illustrations are totally irrelevant.

Both parties have overlooked the effects of the Pandemic when everything and everybody including the Housing Market closed down completely from 23rd March 2020 until it opened only partially on May 13th 2020 with a string of safeguarding procedures for both buyers, sellers and Estate agents to contend with. This situation was a definite deterrent to any sellers or prospective buyers

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- 9 MAY 2025

We attended a Longhurst Marketing Function on Carrington Gardens during November 2019, put down a deposit and had our own house on the Market before Christmas'19. It sold by early March but the buyer's chain broke down, then Lock Down on 23rd March so we were 'in limbo'. When the market opened partially nothing was the same – think working at home, shortages, PPE, hand sanitisers, food deliveries ordered online etc etc. Nobody's thinking 'Oh ! Let's move house!

On September 5th 2020 we moved in to Plot 231 phase 5A where properties were filling up quickly around that time,. Phase 5B was released just after the Marketing Event in Nov' 2019 and was fully occupied around the time we moved in. The mix offered was Freehold, Part Ownership and Rental Properties.

Since then some vacancies have occurred. Three to our knowledge were through bereavement. One was reserved almost as soon as it was put on sale by a close friend of ours with 'no own' sale necessary. Furniture was purchased, excitement high! Eight months later she withdrew! Slow progress through Probate was the rumour. Even so unresponsive conveyancing was most likely reason – fed up with excuses from the Estate agent. We have spoken to a couple today who moved into a Carrington Property only 2 weeks ago and they are highly delighted with their new home – no stairs, or excessive chores to undertake after leaving a 4 bedroom family house.

Re Humberston Meadows. Properties were flooded for a significant period of time. We understand that major drainage modifications were necessary which is hardly a good sales image – Have a look round! Be sure to bring your wellies!

4 Condition 15 Wording dpp pg3 para 3

It is interesting to note that Amplius (previously Longhurst) has informed, the Applicant, (Countryside Partnerships) that they only require a further 30 dwellings specifically for over 55s. (total therefore 87 properties counting in Carrington Gardens)

Yes that's right because Carrington Gardens is a Development in its own right with it's own specific conditions and modus operandi. The remaining properties would be outside Carrington Gardens' remit.

According to Amplius the overall level of over 55s accommodation to be provided is ample and sufficient to create a sustainable older persons community by including the 72 bed Humberston House in the equation (making a total of 159)

Do they not recognise that we do not wish to be shunted off to a Care Home when we reach a certain age. That is the attraction of maintaining our independence in our own homes like those in Carrington Gardens.

If there is a perceived reluctance on the part of the elderly to move from their existing home then that's most likely because they have many family memories there and some will try to continue to manage all the chores and maintenance they have been used to undertaking. To move home takes a lot of thinking about!! **To be confronted by the '8 week Marketing Period' Decision will be a major discouragement to take even the first steps. Or even**

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- 9 MAY 2025

the 'Wouldn't you prefer to live in a Care Home alternative? as suggested This attitude just shows how little the company knows and understands their elderly clients' needs.

We want comfortable easily maintained affordable homes, safe and secure with services that are value for money If they get the last item right then the elderly will be flocking to live here. That's why they perceive slow sales because the site maintenance schedule is not up to scratch and the public, potential buyers know that only too well, not via data/tables , smoke and mirrors, but by using their eyes to see and to listen to opinions of a significant number of disappointed residents – the site now looks nothing like the pristine Development we viewed in 2019, the future which which we all bought into.

5 We must keep Condition 15 and build 123 family houses adapted internally for elderly residents on Humberston Meadows, which, with the 57 existing 'over 55 bungalows and the 30 over 55 dwellings about to be built on Phase 8 will ensure compliance with Condition 15 Doing this will provide a much needed purpose built facility for the elderly. There should then be no need to adopt an 8 week Marketing Period

In addition, most importantly elderly residents are likely to make fewer daily vehicle excursions than families with, say, 3 cars, so the likelihood is that the highways, including Blackthorn Ave will be safer for all concerned.

Yours sincerely,

Mr J and Mrs S Sparling

elw/25.



Comments for Planning Application DM/0175/25/OUT

Application Summary

Application Number: DM/0175/25/OUT

Address: Land South Side Of Humberston Avenue Humberston North East Lincolnshire

Proposal: Removal/Variation of Condition 15 (Retirement Homes) attached to DC/107/12/HUM

Case Officer: Richard Limmer

Customer Details

Name: Mrs Carol Young

Address: 4 Richardson Close Humberston DN36 4HY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Since the last appeal my comments remain. Church Lane has become even busier. The Lane has become a permanent car park every day plus traffic using the assigned car park opposite the church.

Wendover Halls are used even more but parking not improved. A resident since 2001, getting to and from home is a problem and even worse at school times. The volume of traffic leaving Church Lane to Church Avenue has become a further problem.

Safety is even more of a problem. The school children are walking on the road as a single path and parking can be a serious worry.

Would mention the field is still visited by wildlife, deer and foxes plus many seabirds.

Please acknowledge main access is Church LANE.

Item 3 - Grimsby Golf
Club, Little Coates Road
Grimsby - DM/0599/25/
FUL

Comments for Planning Application DM/0599/25/FUL

Application Summary

Application Number: DM/0599/25/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Henderson

Address: 9 Great Coates Rd Grimsby DN34 4NA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The redacted application form does not relate to this amendment.

Please can the correct one be shown and can the deadline for comments be extended, so that we can consider all the information needed.

On the basis of the information supplied, moving the property closer to the bunker appears to be a risk to subsidence. Moving the house closer to the line of golf balls appears to be a risk.

I am bound to note that the heritage excavation has still not taken place, and the assurances that the developers would get on with the project (given to the planning inspector) have not been adhered to. The current plot is overgrown, a security problem and the temporary fencing has been breaching our boundary.

The purpose of moving this house further back is to provide for access from this plot to the adjacent plot, which is currently a hole on Grimsby Golf Club, should it become available for sale. No doubt that if this happens, then any new planning application would seek to leverage the availability of the access road, facilitated by this amendment to the plans.

I note that the developer is seeking to remove TPOs and this is a further concern. Not only for the trees impacted but also for the precedent it sets that TPOs can be amended at will just to facilitate development. I am bound to point out that the tree canopy in NELC is below the recommended level and council strategy is to increase, not decrease, canopy.

Comments for Planning Application DM/0599/25/FUL

Application Summary

Application Number: DM/0599/25/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)

Case Officer: Richard Limmer

Customer Details

Name: Mr Guy Piggott

Address: 34 Great Coates Road Grimsby DN344NE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection to Application DM/0599/25/FUL

I am writing to express concerns regarding the application for Variation of Condition 1 (Plans) following DM/0315/24/FUL, which seeks to alter the site plan by moving Plot 5 back by 3 meters.

It is important to note that there is an existing Tree Preservation Order (TPO) in place for this area. Granting permission for this alteration would remove the TPO, which would allow for future development that may not align with the community's interests or the preservation of local environmental assets. Furthermore I am unable to ascertain the reason for this change and the need to alter the plans, however this change would facilitate the future extension of the access road to allow development of nearby area and possibly lead to the loss of the local golf club,a valuable sporting facility and green space.

Given these concerns, I believe it is in the best interest of the community to keep the existing plans unchanged and deny permission for this variation.

Comments for Planning Application DM/0599/25/FUL

Application Summary

Application Number: DM/0599/25/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)

Case Officer: Richard Limmer

Customer Details

Name: Mr Andy Ryles

Address: 62 Great Coates Road Grimsby North East Lincolnshire DN34 4ND

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reason for the application to move the house (plot 5) a further 3mtrs back from the road, is to accommodate the potential extension to the access for future development applications. There is no reason to move the house for this development. It serves no purpose other than for future developments. The existing application was approved despite all of objections and this application should not be used to accommodate future developments.

Comments for Planning Application DM/0599/25/FUL

Application Summary

Application Number: DM/0599/25/FUL

Address: Grimsby Golf Club Little Coates Road Grimsby North East Lincolnshire DN34 4LU

Proposal: Variation of Condition 1 (Plans) following DM/0315/24/FUL to alter site plan (move plot 5 3m back in the plot)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Kerrie Skelton

Address: Humber Royal Hotel Littlecoates Road Grimsby DN34 4LX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to formally object to the proposed planning application. As the operator of a business located near by, I would like to express serious concern about the negative impact this development could have, A key feature to our premises, and something that consistently draws positive feedback from our clients, is the uninterrupted view of the golf course. This natural outlook contributes significantly to the ambiance and appeal of our business, and any obstruction or alternation to this view would likely diminish customer satisfaction and affect our trade.

In addition to the aesthetic concerns, I am also worried about the potential for increased noise pollution arising from the proposed development. Construction activity and increased traffic may disturb the peaceful environment that our business and customers value. Long-term noise from new residential or commercial use could further disrupt our operations and deter clientele.

I respectfully ask that these factors be seriously considered during the decision making process. The proposed development would have a direct and detrimental impact on my business, and I urge the planning committee to take this into consideration before making a final decision.

Thank you for your attention to this matter.

Yours Faithfully

Kerrie Skelton

Item 4 - Grimsby
Islamic Cultural
Centre, 79A Weelsby
Road Grimsby -
DM/0357/25/ADV

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr J Wright

Address: 27A Parker Street Cleethorpes Cleethorpes DN35 8TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

It would be advisable if the proposed spelling of 'center' in the sign could be amended to 'centre' as in the application.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Victoria Fletcher

Address: 113 Legsby Avenue Grimsby DN32 0LA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application for the sign at our local cultural centre. The sign serves an important function by clearly identifying the building to visitors, delivery drivers, and emergency services, while also promoting inclusion and accessibility within our diverse community. It enhances the visibility of a valued local institution that plays a key role in bringing people together, offering not only a place of worship but also a hub for educational, charitable, and cultural activities. I believe the design is tasteful and respectful of the surrounding area, and I encourage the approval of this application.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Jackie Weavill

Address: 132 Legsby Avenue Grimsby DN32 0LA

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no objections to the request, the members of the mosque have always worked to integrate with the community.

I do object to some of there attendees parking on double yellow lines and the bus stop!

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Guy Salmon

Address: 90 Weelsby Road Grimsby DN32 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The signs facing the roads are totally inappropriate in a residential setting. They are too large and out of character with the surrounding area.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Margaret O'Hara

Address: 92 Weelsby Road Grimsby Grimsby DN320PS

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the immense size of sign B. I feel this will devalue the area and houses and it's an intrusion to be faced with this every time I leave the house. It's bad enough having to put up with wall to wall parking on a Friday due to inadequate parking facilities. I sincerely hope that this will be taken into account as a long time resident predating the mosque by 30 years and a resident of 60 years here.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr John Regan

Address: 94 Weelsby Road Grimsby DN320PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Stance: Customer objects to the Planning Application

Comment Reasons:

Erected without permission or local consultation and fit for an industrial estate not a residential area. Don't understand the need for it to be as large as it is or why it needs to be lit all night.

Totally out of character for the area.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Dean Willetts

Address: 98 Weelsby Road Grimsby DN32 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to raise our objection to the sign recently installed at Grimsby Islamic Cultural Centre 79A Weelsby Road.

Our objection is based upon the following;

The sign is disproportionally and unnecessarily large compared to the size of the building.

It is not in keeping with a residential area.

It is illuminated at night. Having discussed the illumination with the installer at the time of the installation, I was assured that it did not contravene any light pollution guidelines. It does however cause a visual intrusion in to our home which is opposite the building. This means now that we are now forced to close the blinds in our lounge and master bedroom as soon as it gets dark to avoid this visual disturbance. Ordinarily we would have sat and sometimes slept with the blinds open, whereas now we are no longer afforded that choice.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Chris Black

Address: 100 Weelsby Road Grimsby DN32 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Signs Have been put up and switched on before Planning Permission was applied for. The illuminated sign facing Weelsby rd shines in to our lounge and to our front bedrooms and is keeping our grandchildren awake when they stay. In the winter it will mean curtains will have to be shut by 4pm. Does it need to be illuminated 24 hours a day? Last prayers to night is 10.25pm, first tomorrow is 05.00

From: Amy thorpe

Sent: 04 June 2025 17:12

To: Jonathan Cadd (EQUANS) <Jonathan.Cadd@nelincs.gov.uk>

Subject: Mosque Concerns - Weelsby Road

Good evening Jonathan

I am writing on behalf of a number of local residents to raise concerns regarding the signage recently installed at the mosque.

The primary issue relates to the illuminated sign, which we feel is disproportionate to the scale of the building and excessively bright. This signage beams directly into nearby homes, causing a significant disturbance to residents—particularly during the evening and night. Additionally, there are three signs positioned around the mosque, which we believe to be excessive and not in keeping with the residential character of our neighbourhood. This level of signage feels more appropriate for a commercial or industrial setting, not a residential area.

I have been told that the applicant is indicating a willingness to reduce concerns by the local residents, particularly with the parking and now signage/lighting. Despite this, I can inform you that there is a lack of engagement and responsiveness from the mosque leadership. Despite local residents approaching them on multiple occasions to raise various issues, we have received no meaningful response or evidence that our concerns are being considered. While we have continued to be respectful in our approach, this has unfortunately not been reciprocated in action.

We understand that the mosque has been asked to turn off the illuminated sign until a decision can be made regarding its appropriateness. Regrettably, this request has not been complied with, further adding to local frustration and undermining confidence in the mosque's willingness to cooperate with the community.

To be clear, our concerns are not rooted in opposition to the mosque itself, but rather in the way these recent decisions—particularly around signage—are affecting the residential environment and relationships within the community.

This sign should have never been erected without planning and still to date unsure how this is still being able to be in place. We would appreciate this matter being reviewed as a priority and for action to be taken to ensure that the mosque aligns more closely with the expectations and well-being of its surrounding residents.

Thank-you

Amy Wood

102 Weelsby Road

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Amy Wood

Address: 102 Weelsby Road 102 Weelsby Road Grimsby DN32 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The illuminated sign currently in use is exceptionally large and bright and remains on all night. It creates a constant glow that penetrates nearby homes, disrupting residents' rest and privacy. As the sign is placed directly in the view of my bedroom window and living room it has created a significant impact on my living space, particularly affecting the visual environment of my home.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Graham Hicks

Address: White Lodge 104 Weelsby Road Grimsby DN32 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This illuminated sign is totally unfit for purpose - both in its size & illumination - why it needs to be both so large and bright is beyond me - furthermore it was erected without permission/consultation (possibly on the basis - that once erected it would be deemed 'insensitive' to then take down/remove). With that said it is totally out of character with the rest of Weelsby Road/area - which is a tree lined residential area and not an industrial estate. Worse still living directly opposite my home - it is impacting on both my living space and visual environment of my home as well as causing my family sleep deprivation with what is effectively light pollution - which also lends to 'raised voices' when anyone is using this centre (spelt correctly - unlike the sign itself) in the dead of night!

I value my privacy and I believe that this is yet another concern/issue alongside the illegal parking (which is only getting worse - with a growing congregation) and also the inappropriate noise levels whenever the centre is being used.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs mary houghton

Address: 106 Weelsby Road Grimsby DN32 0PT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These signs and illuminations have been erected without local consultation or permission. They are far too invasive, (being lit all night long,) and should not be used until such permission is granted.

This is a residential area, not an Industrial Estate.

I am not against signs per se, but these overstep the mark of decency in both size and brightness, totally out of keeping on Weelsby Road.

Neighbour's privacy is paramount, if required, we do not need floodlighting thank you.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jason Davis

Address: 189 legsby Avenue Grimsby DN32 0LB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to any further signage, the illuminated sign is not in keeping with the area and houses nearby, a lot of the houses are Victorian, I think signage like this will effect how the area looks and as seen by others

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Tim Bray

Address: Tim Bray 191 Legsby Avenue DN32 0LB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst the application for the illuminated signage does not adversely affect my property I fully understand the objections of the wider community and feel that the illumination of the signage is unnecessary and adds further light pollution to the neighbourhood.

My main objection is around the bank of floodlights to the rear/side of the building that is on throughout the night that shines directly into my bedroom windows and lights up the room affecting our ability to sleep.

I have emailed the Imam regarding this & had no response, they were turned off for a couple of nights recently & the difference was very marked...I see no reason why these lights cannot be dimmed or pointed in a less intrusive direction.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Emma Greenacre

Address: 8 Lansdowne Avenue Grimsby DN32 0BY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I live close by and object to this application because it is totally out of character with the surrounding area, local residents were not consulted and the sign is also far too large for the surrounding area.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Robert Greenacre

Address: 8 Brunel Close Grimsby Dn32 9fe

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel for the people in the immediate area as we live 300 yards away and drive passed most days. This giant sign is an eyesore in my view with total disregard for the neighbours, just as there is no regard or respect for neighbours when visitors to the mosque park over drives, back to back and on corners. It is also mayhem when visitors leave as cars pull out and drive off as they choose with no care to other road users. I now try to avoid that area at those times, I plan to visit my grandchildren at different times now to avoid this problem.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Miss Sarah Stannard

Address: 103 Columbia Road Cleethorpes Dn35 7nt

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is not in keeping with the surrounding area. This is a quiet, family filled residential area where I have many friends and family. They are already suffering as a direct result of these lights being lit up all through the night. They and their children are being kept awake. They should not be allowed to light up the street at all hours.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire
DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Deborah Tomlinson

Address: 17 Parker Road Humberston dn36 4tt

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This sign is far too large and overlooks local residents.

Comments for Planning Application DM/0357/25/ADV

Application Summary

Application Number: DM/0357/25/ADV

Address: Grimsby Islamic Cultural Centre 79A Weelsby Road Grimsby North East Lincolnshire DN32 0PY

Proposal: Display 2 non illuminated tray signs and 1 externally illuminated fascia sign

Case Officer: Jonathan Cadd

Customer Details

Name: Mrs Laura Mcdermott

Address: 14 torrington street Grimsby Dn32 9qh

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The lighting is a harsh bright light and the signs look out of keeping with the surrounding area as it currently has the appearance of a modern shop front nestled between older houses although the building is of a more modern era. Could a lower level light be considered and switched off on an evening after final prayers. Could a sign be looked at that isn't of a glossy metallic appearance so it looks more permanent and in keeping with the area.