

Item 2 - 16 Dudley Street
Grimsby - DM/0074/25/FUL

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr Jeff Tomlinson

Address: THE FRIARY 3 PRINCE'S AVENUE Grimsby DN312AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Pelham Building Objections / Observations

1) Car parking (18 double bedrooms, presumably some tenants would have guests and some will be dual occupancy) and only 6 car parking spaces. There is no consideration for motorbikes, for tenants with work vans in addition to their own private vehicles, nor for any contractors vehicles required to undertake repairs at the property. Suggesting not everyone will have a car will probably be true, but considering that six car parking spaces is adequate for 18 tenants and their guests, if not plain stupidity, is naïve at best. On-street parking for current residents is already almost non-existent with people parking directly in front of our garage doors being a frequent occurrence.

2) Vehicle access to Prince's Avenue though Pelham Road is difficult in a car, and nigh on impossible for deliveries, refuse collections or emergency vehicles, due to the manner in which cars are parked and the tight turning radius required, especially when turning east into Prince's Avenue, whenever cars are parked on Pelham Road. This will only get worse for the number of vehicles that this dwelling would create. Note that existing Prohibition of Waiting (yellow line) restrictions, where markings are visible, are not enforced, and parking too close to the corners already occurs on a frequent basis. The width of Pelham Road means you cannot turn into it if another vehicle is trying to exit the road, which will cause traffic delays on Dudley Street at peak times, almost certainly impacting on the traffic lights at both Littlefield Lane and Bargate / Deansgate junctions.

3) Lack of communal space - how would 18 flats all be able to use such small kitchen areas at mealtimes; even assuming only half want to cook simultaneously could 5 people all cook individual meals in one kitchen? The plans submitted show no tables for them to eat from (downstairs communal area only shows two seats with no space for anything else) and there is no space in the bedrooms to eat meals. Will people have to sit on the stairs to eat?

- 4) The room sizes appear very small, with no consideration of adequate furniture. None of the rooms include a desk so if aimed at people trying to get into work or do courses with the aim of improving their employment prospects how would they be able to undertake such tasks?
- 5) How can bedrooms be considered to have an en-suite when it is only accessible through a public corridor?
- 6) The fire exit at the rear overlooks multiple gardens for the family homes on Prince's Avenue. This area would unquestionably be used as the 'smoke room'. Cigarettes and vapes are bad enough, but looking at the plans for the property the expectation is that some of the tenants would partake in the less well regulated substances which are not in keeping with the family homes and gardens opposite.
- 7) Too many existing HMOs already in the immediate area, and the supply is already increasing (former doctor's surgery on Chantry Lane for example) - note that Spareroom.com (as a simple check) already suggests there is excessive supply of such properties in the area judging by the number of rooms advertised. There are already four such properties on this side of Dudley Street, although they don't all appear on the council's register, and many more houses advertise rooms for let.
- 8) Adjacent homes are family homes, and the tenants this property appears to be aiming for would suggest an increase in unsocial behaviour.
- 9) We appreciate that changing the property into a residential property would be the most likely outcome but would suggest reconfiguring as multiple bedroom flats (4 × 2 bedroom?) would be much more beneficial for the needs of the community, for providing suitable living space for tenants and to counter the parking / access issues that would undoubtedly otherwise result.
- 10) Pelham Road, being unadopted, is subject to ongoing maintenance from the neighbouring properties, this being one of them. Will the owners of this property recognise this and keep the road in good condition for all users and not allow it to degenerate without having to be compelled to undertake remedial action when necessary?
- 11) The front part of the building contains many original features, and feel they should be retained as much as possible. Will this be the case?
- 12) We anticipate that such a development, as it currently stands, will lead to a devaluation of our property.
- 13) The property is situated in the Wellow conservation area, and believe that a HMO of this size and such low quality is not in keeping with such an area.
- 14) We experience low water pressure at times, and this development combined with all the other HMOs that have been created in recent times will undoubtedly increase these problems. How can this be alleviated?

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Case Officer: Owen Toop

Customer Details

Name: Mr Jeff Tomlinson

Address: THE FRIARY 3 PRINCE'S AVENUE Grimsby DN312AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Continued from previous.

15) It is concerning that the person submitting this proposal is not based locally. They will not recognise the needs of the area and the tenants, and we feel they are simply in it to extract as much money as they can which will then never be reinvested into the local area. This is supported by the potential rental income from cramming as many low quality rooms in without providing sufficient communal areas, sufficient access, or considering their neighbours' needs.

16) The area needs good quality housing for young families, and as mentioned previously we feel that the property would be much more suitable for 4 × 2 bedroom flats rather than the current proposal, and we wouldn't have a significant issue with this in principle.

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Case Officer: Owen Toop

Customer Details

Name: Mrs Nina Baeten-Dade

Address: 4 Princes Avenue Grimsby DN31 2AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already an oversupply of HMOs in the area. With 11 of them being within 0.2 miles of the property in question. Why should this area become HMO central instead of an area for families and close relationships with neighbours? People living in HMOs often don't stay for long periods of times meaning you don't have that chance to create strong bonds with your neighbours.

Our street is a safe, quiet area and I worry that this change of use will cause an increase in noise and disturbances. As well as the concern of rubbish not being properly disposed of and kept tidy because of the pure number of people expected to be living in that building.

It is written that only 6 parking spaces will be created, which will be enough for the HMO. However this is highly unlikely. You can't guarantee that only 6 residents will have a car and the area is already lacking in on street parking. We already have an issue with garages being blocked and double yellow lines being parked on, this will only exasperate the situation and make traveling in and out of our homes far more difficult.

Bedroom 16 will have their bedroom window facing into our whole garden and into one of our bedrooms. Having it as an office where it is only used for limited hours we can accept. But having a bedroom, that we never accepted when moving into the property makes me uncomfortable. Not to mention the bedroom windows that would be looking onto our neighbours property.

I also have a concern with the possibility of the fire escape being used as an area for the residence to smoke, as I doubt those living upstairs and far from the stairs will be willing to go down to go outside, away from our homes.

Having an HMO built in this area will just drag it down. Especially one of such ridiculous size. The council should be concerned with keeping areas safe, clean and happy for residents. While this would be doing the opposite.

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Case Officer: Owen Toop

Customer Details

Name: Mrs Nicola Baeten-Dade

Address: 4 Princes ave Grimsby Dn312aa

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having received your letter today and also having read through the plans, I strongly object to your proposal of an 18-bed HMO.

The area is in a conservation area and I feel like as you have stated yourselves, there is already a large amount of HMOs in the area which takes away the value of this.

You have stated in your plan this is for 18 individuals, this does not prevent guests or visitors. You have allocated only six car parking spaces with the naive view that as worded by yourself, 'not all residents are expected to drive', this cannot be guaranteed and again does not account for guests or visitors. There is no street parking on Dudley st, with a small area available on Pelham road for the residents of princes ave or the visitors to the businesses. Being already limited and a struggle for the residents of Princes Avenue, suggests the proposal to add 18 individuals is ludicrous.

Although no objection to solar panels, the dismissal that the solar panels will not detract from the area is unfair. Our property is on princes avenue and therefore we will have a full view of the solar panels which was dismissed in your plan as Dudley street itself will not notice the change.

Our property is directly behind the proposal and having looked at your plan, bedroom 16 which is currently is a office faces directly into our teenage sons bedroom, with a distance of approx 15 meters. On the plan this is the only window to that room, and therefore concerned regarding it's immediate view is either our window or our entire garden which will feel completely overlooked. This again is not acceptable or desired, especially when we only bought the property in 2024 for it's central position, while remaining secluded and private. This privacy will be completely removed.

This is a quiet area with a mixture of residential and commercial properties, concerns must be addressed regarding the inevitable increase in noise, traffic, rubbish, disturbances and potential crime.

It is noted from the documentation that the owner of the property is not from the area. Therefore, it is questionable how much he realizes the impact it will have on the area and its residents. For such a beautiful and historical building it is disappointing that this planning application has even been suggested. I agree that the property should not continue to be vacant, but changing its entire dynamics, layout and purpose seems wrong when the aim of a conservation area is to conserve.

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Case Officer: Owen Toop

Customer Details

Name: Richard & Jennifer Lowen

Address: 6 Princes Avenue Grimsby DN31 2AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good afternoon,

We are concerned about overcrowding, strain on local infrastructure, noise and disturbance, and traffic and parking issues.

The change from an office used only during working hours on weekdays to an 18 bedroom house could potentially make the neighbourhood unlivable and would certainly put further strain on local infrastructure like roads, schools and healthcare facilities.

Creating a large number of residents in a single property where previously there were none would lead to increased noise levels making it difficult for neighbours to enjoy their homes peacefully.

Additional residents close by would inevitable lead to increased traffic and parking problems in the area, especially as the local streets are not designed to handle the increased traffic volume.

Kind regards, Richard & Jennifer Lowen

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Case Officer: Owen Toop

Customer Details

Name: Mrs Camilla Rhodes

Address: 11 Princes Avenue Grimsby DN31 2AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many flats with insufficient amount of parking space. No doubt resorting to on street parking which we simply do not have given how small the street is.

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Case Officer: Owen Toop

Customer Details

Name: Mrs Hannah Hooper

Address: 12 Princes Avenue Grimsby DN31 2AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am writing to object to the above planning application due to concerns around litter, parking and the impact on our area and current residencies

Our area already struggles with littering, and introducing an 18-bedroom HMO would likely worsen this. High occupancy properties often mean more waste, but without effective management, this can spill over into our streets, creating an unsightly environment for residents.

Parking is already a challenge in our neighbourhood, with limited spaces for existing residents. An 18-bed HMO will only add to this, leading to more vehicles on already crowded streets, blocking access, and creating safety issues for pedestrians, especially children.

Harm to property values and livability While property values are not a direct planning consideration, the impact of increased noise and parking pressure will affect the appeal of the area for families. For those of us with young children these changes threaten the sense of safety, comfort and long term enjoyment of our homes.

This development seems unsuitable for the area and risks reducing the quality of life for existing residents.

I urge you to carefully consider these impacts and refuse this application.

Yours sincerely,
Hannah Hooper

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Case Officer: Owen Toop

Customer Details

Name: Mr Rubin Hooper

Address: 12 Princes Avenue Grimsby DN312AA

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Officer,

I am writing to object to the above planning application on the following grounds:

1. Overconcentration of HMOs in the Area

There is already a significant number of HMOs in the immediate area. The cumulative effect of this saturation is altering the character and balance of the neighbourhood, replacing long-term family residences and business premisses with transient, high-occupancy dwellings. This concentration undermines social cohesion, erodes community engagement, and diminishes the area's appeal for families and owner-occupiers.

2. Impact on Residential Amenity and Community Safety

We have already observed an increase in disruptive behaviour along our rear access road, which appears linked to the presence of existing HMOs nearby. Introducing a high-density 18-bedroom HMO into this environment would likely exacerbate these issues. A development of this scale-potentially housing up to 18 unrelated individuals-risks placing further strain on community relations and local services.

While not all shared housing leads to anti-social behaviour, large-scale HMOs can present

challenges in terms of noise, late-night disturbance, and poor waste management, especially when occupancy is transient and oversight is minimal. As a family with young children, we are especially concerned about the implications for safety, noise, and overall quality of life in what is otherwise a quiet, residential setting.

3. Overdevelopment and Substandard Living Conditions

An 18-bedroom HMO within a former office building raises serious concerns about overdevelopment. Such density may compromise the quality of internal and external living conditions for occupants, particularly in terms of adequate communal space, light, ventilation, and privacy.

High occupancy rates often lead to increased pressure on shared facilities, refuse storage, and external amenity space, potentially causing negative effects on the immediate environment and neighbouring properties.

4. Inadequate Parking Provision and Traffic Impact

Parking in the area is already under pressure, and this proposal makes insufficient provision for the number of additional occupants it seeks to introduce. Even allowing for some car-free living, it is unrealistic to expect that an 18-bed HMO would not generate increased demand for on-street parking, delivery access, and visitor vehicles.

This will contribute to congestion, blockages, and safety concerns for pedestrians-particularly children-on roads and pavements that are already heavily used.

5. Harm to Property Values and Family Livability

While we understand that property values are not in themselves a material planning consideration, the overall negative impacts of this proposal-including noise, parking pressure, and increased foot traffic-would undoubtedly affect the desirability and usability of family homes in the immediate vicinity. For those of us with young children, these changes present serious concerns for long-term quality of life.

6. Conflict with Local Planning Policy and Guidelines

This application appears to conflict with several core planning policies and objectives that guide development in our area:

Local HMO Policy (where applicable): Many councils apply a maximum threshold of HMOs within a defined area, often capped at around 10% of properties within a 100m radius. If such a policy exists locally, this application would likely breach that threshold.

Core Strategy and Development Management Policies: These generally seek to protect residential amenity, avoid overdevelopment, and promote sustainable, balanced communities. This proposal is inconsistent with those goals.

National Planning Policy Framework (NPPF) Paragraph 130: This states that developments should "create places that are safe, inclusive and with a high standard of amenity for existing and future users." An 18-bed HMO in this setting would fall short of this objective.

The proposal does not demonstrate how it meets these requirements or mitigates the clear negative impacts it would cause to the local community.

7. Lack of Meaningful Community Engagement

There is no indication that the applicant has engaged with local residents or considered the cumulative impact of this development on the neighbourhood. Proposals of this scale should be subject to robust public scrutiny and community input, especially where there are clear signs of concern and opposition.

Conclusion

This application represents an over-intensive use of the site that will erode residential character, increase pressure on local infrastructure, and undermine the wellbeing of existing residents. It is inconsistent with both local and national planning aims and should be refused on grounds of overconcentration, amenity harm, overdevelopment, parking impact, and policy conflict.

I respectfully urge the Planning Authority to reject this application.

Yours sincerely,
Rubin Hooper

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Case Officer: Owen Toop

Customer Details

Name: Mr David Baeten

Address: 12 Princes Road Cleethorpes DN35 8AW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi, We are in the area quite often visiting our daughter and her family, who live in Princes Avenue. We know the area quite well and there are several reasons that we object to this development. Firstly, parking is already very limited in the area and so additional demand due to 18 additional units will significantly worsen the situation.

Secondly, there are already a fair number of HMOs in the area. Increasing the number of HMOs, increases the issues surrounding this type of houses. This is not fair to the families that live in the area.

Finally, the area is a bit run down and a regeneration would be welcome. However, this is certainly not the sort of regeneration that would improve the area, on the contrary it will only make it worse. For these reasons we strongly object to this proposal being approved.

Kind regards, David & Angelina.

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Case Officer: Owen Toop

Customer Details

Name: Mr Neil Ramsay

Address: 24 Dudley Street Grimsby DN31 2AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to yet another HMO in an area saturated with HMO's

I did a quick count : 28 HMO's with 149 rooms in the immediate area of this application

As with the out of control vape shops in the area, it makes no sense as the demand just isn't there. So another HMO just isn't needed

I know this as an existing HMO landlord.

Where is the control for long term existing local businesses?

It makes sense to have some protection from over provision. Isn't licensing meant to provide some common sense control?

As a local landlord I know there is a residential feel to Dudley Street that feeds into a very real community spirit

This helps house values that in turn makes investment and maintenance cost effective

This giant experimental HMO will overwhelm our community and have a negative impact on house values in the area

Here again is another out of area, so called landlord will not be affected by this negative impact or even care about it. Otherwise why such creat such a concentrated living environment. This isn't about providing quality accommodation, it's just maximising profit and minimising living quality. That's the last thing Grimsby needs - please protect what integrity we have left in attracting working people to this beautiful area

Parking in the immediate vicinity is already at a premium as my tenants and their visiting friends are finding. It's already difficult to find parking on Pelham Road on evenings and weekends so this proposal will definitely impact on the quality of life for existing and any new resident drivers

I'm an actual local, real and present landlord who makes sure waste management is controlled for my 9 roomed HMO

This takes consistent, constant presence and communication with tenants

I really do not believe this will happen with the huge size of this proposed HMO

The resulting accumulation of rubbish, mess and overflowing bins will not only be incredibly unpleasant but also a health risk

The application also states that two existing windows will be bricked up. How is this possible in a conservation area where I wasn't even permitted replica PVC sash windows let alone remove them and replace with bricks

This is another compromise to the housing quality in this proposal

Please reject this application

I would suggest a 6 apartment renovation instead which would be much more appropriate in this actual location, environment and community and meet a known demand

Regards

Neil Ramsay

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Case Officer: Owen Toop

Customer Details

Name: Mr Damien Jones

Address: 2 browns orchard Grimsby DN32 0QF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are now multiple HMO properties in a very small area around this specific part of town, each of them bringing more and more problems with litter, traffic and antisocial behaviour. There are no shortage of properties in Grimsby, with many remaining empty. This should absolutely not be approved and I will be writing to our local MP to request that this is looked at further.

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Case Officer: Owen Toop

Customer Details

Name: Mr Robert Pyke

Address: 14, Dudley Street, The Flat, Grimsby DN31 2AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objections to HMO proposal for 16, Dudley Street, Grimsby.

A). Lack of adequate parking, on site & in the immediate vicinity.

The proposal is economical with the truth re on site parking, as the guesstimate of parking (six spaces) just happens to coincide with the inadequate number of available spaces on site, as of now. Having spoken to the landlord of a nine room HMO, the truth is very different - although it actual number varies (due to the high turnover of tenants), the truth is an average of nearer eighty percent vehicle ownership, on occasion rising to a hundred percent: so fifteen to eighteen vehicles will require parking spaces. Plus tenants may have need to park their work's vehicles, in addition to their own cars, & there'll a need for parking for sundry other visitors.

The overspill will severely compromise the existing barely functional car parking in the immediate surroundings i.e. Princess Ave.(we suffer inconvenience from cars parking across our garages - on a frequent basis, even now).

An application for a care home at no.3 Princess Avenue was turned down, partially due to fears of parking problems, I believe.

B). Access for the emergency services (ambulances, fire, & police) would be severely restricted, by the overspill/inconsiderate parking plus refuse collection in the immediate vicinity would be compromised due to increased feral parking. Re-introduction of double yellow lines & adequate surveillance by wardens, should be a given, but that would be of no use whatsoever during evenings & night times, of course, when emergencies tend to occur.

C). The security of both the Optometrist's & our apartment will be severely compromised - witness the security measures we have had to take, at the advice of the police **, after numerous burglaries, vandalism & hooliganism.

**We've even had two incidents of youngsters climbing on to our flat roof to throw missiles at passing traffic on Dudley Street, prior to installation of all the observable police advised deterrents, now in situ.

D). It's a very large HMO - at the very least, twice the average size. There is already local HMO saturation, with at least three large & medium sized such dwellings, in the environs of Dudley St. Apparently, a high proportion of the immediate area's HMOs are never fully let: plus, there are "Rooms to let" terrace houses on nearby Cromwell Road/Littlefield Lane also.

E). Refuse generation from up to eighteen tenants would be enormous, with no one being responsible for keeping the bins in good order, the chances of vermin & other scavengers making the area insanitary would increase, greatly.

In the same vain, the planners saying the existing drainage system will be sufficient for eighteen tenants is cloud-cuckoo land, on steroids, aimed at cutting the development costs.

F). Internal tenant conflicts & anti-social behaviour are highly likely when you have predominantly single males** in such close restricted proximity, which increases the possibility of conflict & noise pollution. Witness the 1960's building boom of high-rise social housing, which, while intended to engender community engagement & cohesion, actually caused discord & mental anguish for residents when at such close quarters.

As the owner/developer is an absentee landlord, using a local agent, the ability to contact them if there are incidents is nil. Any problems, or issues over a weekend will remain unresolved for tenants & suffering neighbours.

** I can't imagine any females would wish to reside there, given a majority demographic of so many single male residents.

G). Lastly, conversion of the building to perhaps SIX self-contained apartments (from which the landlord could extract a higher monthly premium per unit) would be a better option, meaning less upfront development costs.

That would give prospective tenants privacy, more space, & a far better living experience, attracting a different demographic of tenant (even couples), & increase the likelihood to be resident for longer periods, hence cutting the landlord's administrative costs. That could, at a stroke, mitigate most of the objections being put forward, including the vexing problems of feral & overspill parking, anti-social behaviour, conflict, & emergency response team's access to the Princess Avenue service road.

RECEIVED

27 FEB 2025

Robert & Jennifer Pyke
The Flat,
14 Dudley Street,
Grimsby.
DN31 2AB.

26th February 2025

Planning Application Reference: DM/0074/25/FUL

Additional Personal Objections

We have outlined our very great fears for the proposed change of use at 16 Dudley Street, in our online submission, but we feel the need to make further representations to make clear the severe impacts to our privacy & quality of life.

We will be directly overlooked by FIVE windows, while a further THREE look into the garden, all bed sitting rooms: the closest FOUR a mere 100 centimetres from our property's boundary; the furthest away are approximately 340 centimetres distant. If the planning request was for a new build, I'm sure the proximity of large windows of that type & use would not pass building regulations, as they stand.

As the plans are drawn, the communal areas (i.e. kitchen & shared living areas) appear woefully inadequate for eighteen tenants. Therefore, tenants will probably spend more time in their rooms, using personal TVs, gaming devices etc. That will produce more noise pollution: amplified by the number of rooms, the effect would be intolerable for us, trying to sleep, only six metres away. In addition, the noise pollution will be amplified in anything other than the coldest weather, by tenants opening windows for ventilation. Extraneous noise from doors slamming & shouting from narrow corridors will further degrade our quality of life. We are both in our late seventies & need more rest & quiet, than when younger, therefore the personal impact will affect us to a much greater extent.

Views from the THREE upper windows look directly into our property's windows, giving us absolutely no privacy at all, that compounds the loss of garden privacy. When the offices were occupied on a 9 to 5 basis, we enjoyed a tolerable amount of privacy, at the very least.

It is utterly bizarre that this proposal, with its massive community disturbance affecting so many disparate individuals, should be contemplated, whilst those affected cannot alter: eg. a window frame design, without planning consent - almost invariably denied, as we are in a conservation area

To add insult to injury, objectors will not be allowed an appeal of the proposal: the developers will,

Yours,

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Case Officer: Owen Toop

Customer Details

Name: Mr Ashley S Gibson-Hill

Address: 14 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 18 dwellings with a car park that will hold 8 cars maximum will not work, there will be people with more than one car AND visitors to the property and unless you can guarantee somehow that this will NOT be the case then this is going to seriously effect parking in the area (In an area where parking is already a free-for-all), this will also severely effect our business as we were rejected for a drop curb to extend our drive due to how busy the road is meaning our patients can only park one at a time and I am afraid that having to drive around to find parking for elderly/disabled patients will cause delays and cancellations.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr James Hyams

Address: 26 Pelham Road Grimsby DN31 2AU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposed 18 bed HMO for 16 Dudley Street.

It is too large, there are already surplus HMOs in the area, over 12 I believe.

My work takes me all around Grimsby and I have seen first hand what cramming lots of people into small spaces does to a community and this is not something that I want for my children and for the home I have built for my family over the last 30 years of living in our house. We feel safe, have great neighbours - families - we are an established community. Having an 18 bed HMO will not add positively to this. There will be more noise, litter and probably anti social behaviour - including damage to cars and properties.

The car parking is a problem in our area. There will be more than 6 cars, and there are no parking spaces on the rood outside, which is already narrow and congested day and night. Extra bikes (if residents have those) will also bring extra crime to the area. Bike theft is prevalent in the town centre.

Currently, my family feel safe going out at night, where we currently are, my family - and the neighbour's have no choice but to walk past this property and we will not know who is living in there. We presume single people who are likely to move around? Surely family accommodation would be better for the town centre and our community.

This is a conservation area and this renovation would not be in keeping with regulations.

Pelham Road, Princes Avenue end, is un-adopted. has this been considered by the developers?

Bedroom 16 will also face right onto my child's bedroom window, and this concerns me in terms of safeguarding.

I also strongly oppose the proposed 18 bed HMO and ask that it is considered for luxury/family apartments instead.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mrs Zoe Hyams

Address: 26 Pelham Road Grimsby DN31 2AU

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already too many HMOs in this area, at least 11 I believe, with two new ones being created very closely on Chantry Lane.

We have lived here for 30 years and we are proud of our community and we take a pride in our area. It is a quiet area and we feel safe here. We have very little disturbance and we all look out for each other.

A HMO to house 18 people at least, would not benefit our community. I ask would an HMO be considered if this were a Humberston address for example? The HMO on Littlefield Lane is not somewhere I feel safe walking past in the daytime, let alone the evening.

This is a conservation area. The garage opposite the Friary (Princes Ave) had to have its garage door in keeping with the period of the property, and so I fail to see how this renovation can fall in line with conservation area regulations.

Parking is also an issue. Suggesting that 6/18 residents on the proposed HMO will have a car is ludicrous. Who do you actually expect will leave here that they won't have a car? Damage to cars in the area has already been reported to the police in the past due to vandalism and by other drivers. Pelham Road, Princes Avenue end, is un-adopted. Who then will keep the road in good repair with the extra traffic creating even more holes? Previously, this was repaired by the businesses on this road.

The lack of parking spaces currently is a problem and an 18 bed HMO is not going to solve this problem, it will only cause more congestion and obstructive parking. Neighbours already get their

cars blocked in and garage doors obstructed.

Bedroom 16 will also face right onto my child's bedroom window, and they will have full view of our private garden. With an unknown potentially transient population, this is a perfect opportunity for crime as most residents are out at work all day.

An HMO is essentially another name for a bedsit. Quite frankly, one of this size is more like a hotel. It is far too big and it will be owned by proprietors who have no interest in Grimsby, our community. I want to know that all the children in my area, including mine, are safe. We take pride in where we live and we want families in this area, not an 18 bed HMO.

I strongly oppose the 18 bed HMO.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mrs Karen Dade

Address: 115 Spring Bank Grimsby DN34 4DA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Well strongly that this building and it's position within the town is not suitable, 18 bedrooms but only 6 parking spots , what planet are you people on ?? You cannot assume that only 6 of these will have a car and they will park where, surely nothing Dudley street, blocking paths and surrounding areas. Its a good idea to utilise premises , but this areas is totally unacceptable

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr Robson Augusta

Address: Grimsby Town Hall Town Hall Street GRIMSBY DN31 1HU

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development plans indicate a significant lack of communal areas to accommodate 18 residents adequately. Sufficient shared spaces are essential in HMOs to promote social interaction, ensure mental well-being, and provide necessary amenities such as kitchens, living rooms, and dining areas. The absence of adequate communal facilities may lead to overcrowding within individual rooms, adversely affecting residents' quality of life and potentially leading to increased stress and health issues.

The application proposes a reduction in available parking spaces from seven to six, despite increasing the occupancy to 18 individuals. This reduction is concerning, as it does not align with the anticipated increase in vehicle ownership among residents. Insufficient parking provisions can lead to unauthorized parking in surrounding areas, exacerbating traffic congestion and causing inconvenience to existing residents. Moreover, the strain on local parking infrastructure may lead to safety hazards, including obstructed emergency vehicle access.

Such a development may lead to increased noise levels, heightened foot traffic, and additional pressure on local services and amenities. The existing infrastructure is not equipped to handle the demands of an 18-resident HMO with already busy road at its front and a unadopted street to its rear, this may result in a decline in the quality of life for both new and existing residents.

In light of these concerns, A thorough assessment of the communal space provisions, parking facilities, and overall impact on the locality is essential before making a decision.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr John White

Address: 65 Tetney Road Humberston Grimsby DN36 4JQ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:A lot of the objections to the planning focus on the potential parking and traffic problems it might cause in the area..

My comments are based on my experience of working for the previous occupants of 16 Dudley Street, Pelham Accountants, for the last 28 years.

Pelham employed 30 people who all had cars

Pelham's policy was to keep free as many spaces as possible for our 600 clients to use- more than 90% of them had cars which they used to visit the office for meetings on a regular basis day in day out.

Only about 6 car parking spaces were used by the staff leaving 24 people finding car parking in the surrounding streets.

We also managed to squeeze another 4 or 5 cars on the car park when it was full even though they were double parked. So, I'm sure this could also be done with the HMO especially for brief visits

Therefore, there will be a lot less traffic with the occupants of the HMO and a lot less demand for daytime parking than when it was an office.

Also, I think it's doubtful if many of the occupants of the HMO would own a car due to the property being in a sustainable and accessible location with everything within easy walking distance and very good and convenient public transport links. Also, less likely to own a car due to the high cost of running a car where public transport is readily available.

I would think the problem of tenants being noisy and displaying anti social behaviour is less likely in an HMO. If an occupant of the HMO displayed anti social or noisy behaviour I'm sure they would risk being booted out. I understand the letting agent, Caden Homes, that looks after similar HMO's

to this one run a very tight ship and don't put up with anti social behaviour and noisy occupants. The occupants of the Isaac's Hill and Grimsby Road HMO's speak very highly of the HMO arrangements and Caden Homes keep a very clean, orderly and well maintained properties. This is the same company that is planning to run the HMO on this site.

The highways department don't have any objections to anything to do with traffic or parking in the area.

I would think that there is a big demand for low cost and affordable housing in the area being so close to the town centre.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr Sam Allen

Address: 4 Isaacs Hill Cleethorpes dn35 8jr

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I have been a resident at 4 Isaacs Hill for a couple of years, managed by Caden Property Services Ltd and my personal experience of living in one of these properties has been very positive.

The landlords are responsive and are on top of any issues we may have, and they only welcome in tennants that are in work and are responsible in terms of how they live within the property.

They also provide us with cleaning services which means things like waste are not much of an issue. Noise has not generally been an issue in the property I have lived in and the landlords are happy to take on complaints whenever it has become a problem.

The bins are collected regularly at the property which prevents any issue of overflowing waste.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr Costa Chrysostomou

Address: 8 Isaacs Hill Cleethorpes DN35 8JS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I live at one of the co-living properties managed by Caden Property Services Ltd.

The property is very well maintained, breakdowns are resolved quickly and efficiently. The communal areas are regularly cleaned on a weekly basis, meaning the property is in a lovely condition. Unusually the soap, fairy liquid, bin bags and dishwasher items are all provided as part of the service.

Weekly bin collections from the back garden mean the bins are never overflowing and the garden is a nice place to spend time in the warmer weather.

The property is lovely and quiet, due to all the insulation, sound proofing that was installed and the careful selection of tenants to fit in to the property.

In my opinion this is the best place I have lived in the area, and I don't understand why people complain about beautiful accommodation, which is much needed in the area.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

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Case Officer: Owen Toop

Customer Details

Name: Mr Carl Thompson

Address: 8 Isaacs Hill Cleethorpes DN35 8JS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a tenant of Caden Property Services for almost a year now, I cannot speak highly enough of the service they provide. As a tenant of one of their Cleethorpes HMOs I cannot understate how happy I am to live in one of their properties. The location in which I live is convenient (within 5 minutes of all local travel routes). As someone who doesn't drive this is perfect for my needs as while my work is based locally, I do sometimes need public transport for work purposes. The property itself is of the highest quality, no expense is spared to provide a quality, comfortable and pleasant living experience. Everything from super fast broadband to a cleaner cleaning all communal areas on a weeklybasis. Caden properties provide everything you need for the communal areas - bin bags, washing up liquid etc (not many landlords provide this). The waste bins are emptied by a private company weekly, leaving no issues with overfilling etc. Safety is paramount to them as caring, proffesional landlords. The property is covered by CCTV, leaving all the tenants feeling safe and secure at all times. Regular maintenance is carried out throughout the year (for example fire alarms are tested on a weekly basis) and any property issues are dealt with promptly and with the highest quality.

In summary I cannot recommend Caden Property Services highly enough.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Mr Lewis Hewitt

Address: 14 Isaacs Hill Cleethorpes DN358JS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I think HMO house's are brilliant now there needs to be more around like this they are affordable with all bills included so you cant go wrong.

All issues that are brought up to landlord are sorted straight away, there is no issues inside the houses in terms of noise and bins are collected once a week which space still left inside of them for more waste so its not like its a issue.

Parking isnt an issue as there is always somewhere to park around the area within short walking distance.

Overall i think there a good option for people who are looking for good accomadation thats cheap and affordable.

Comments for Planning Application DM/0074/25/FUL

Application Summary

Application Number: DM/0074/25/FUL

Address: 16 Dudley Street Grimsby North East Lincolnshire DN31 2AB

Proposal: Change of use from an office to an eighteen bedroom house in multiple occupation with removal and bricking up of two windows, formation of an external fire exit, provision of PV panels to the East elevation roof and provision of two number cycle stores|cr||cr|

Case Officer: Owen Toop

Customer Details

Name: Miss Molly Marsden

Address: 265 Flat 1 Grimsby Road Cleethorpes DN35 7HE

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I was a tenant living in a House of Multiple Occupancy(HMO) owned by Caden Property Services for two years. I was hesitant at first moving into a HMO due to preconceptions, however it was an amazing experience, especially because it was filled with only professional working tenants. This created a respectful and safe environment where everyone valued cleanliness and shared the same standards for maintaining the living space. We made it a priority to keep the house tidy, and the arrangements by Caden property services included regular rubbish collection, with bins emptied weekly and cctv in shared areas. Additionally, the soundproofing in the property was excellent, which allowed for privacy and minimized disturbances. Maintenance inquiries were also quickly resolved effectively, ensuring that any issues were addressed promptly, which contributed to a comfortable living environment. This commitment to cleanliness, comfort, and efficient maintenance not only made the living space more pleasant but also fostered a sense of pride in our home. Sharing the space with others not only fostered friendships but also allowed for the sharing of responsibilities and resources, making everyday life more enjoyable and manageable. The communal living setup encouraged social interactions, whether through shared meals or group activities, enhancing the overall living experience, during my time living at the HMO I made life long friends. Caden Property Services understands the importance of these aspects, ensuring that HMOs provide a harmonious living experience where professionalism and community thrive. I now continue happily renting my home from Caden Property Services.



HOUSE OF COMMONS
LONDON SW1A 0AA

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

6 March 2025
Our Ref: MO03396

FTAO: Planning Department

Re: 16 Dudley Street, Grimsby, North East Lincolnshire, DN31 2AB

I am writing to you to raise concerns regarding the recent planning application for an 18-bed House in Multiple Occupation (HMO) on Dudley Street, Grimsby.

Firstly, the proposed development, which includes 18 bedrooms and only 2 living areas, does not appear to support long-term tenancy. This raises significant concerns about the temporary nature of the occupancy and the potential impact on the community.

Furthermore, the local infrastructure is likely to be adversely affected by such a high-density development. The surrounding roads are already subject to traffic regulation orders, and the additional strain on parking facilities could exacerbate already existing issues, leading to inconvenience and potential safety hazards for current residents.

Given these concerns, I urge the planning department to carefully consider the implications of this application on the local community and infrastructure. It is essential that any development in our area supports sustainable living conditions and does not negatively impact the quality of life for existing residents.

Thank you for your attention to this matter. I look forward to your response.

Yours sincerely,

Melanie Onn
MP for Great Grimsby and Cleethorpes

Item 3 - Astle Bmw
Grimsby Road Laceby -
DM/1029/24/FUL

Laceby Village Council

Planning Department,
Municipal Offices,
Town Hall Square,
Grimsby,
DN31 1NS

10th January 2025

Dear Sir/Madam

DM/1029/24/FUL – Demolish existing stores, internal reconfiguration and external alterations to main showroom, erect detached valet and wash bay to rear, erect overnight delivery storage building to front and installation of substation with associated works; BMW, Grimsby Road, Laceby

The above planning application was discussed again at the Village Council Meeting on the 7th January 2025. The plans and details of the application were scrutinised by Councillors attending the meeting and Councillors requested the following **objections** recorded:

- Concerns were raised by all Councillors, and public in attendance, in relation to the disregard to the previous planning applications by BMW, and the continued use of the road to offload vehicles; this is done on a blind bend and is dangerous to both road users and pedestrians using Grimsby Road. This has been raised with both Highways and Planning consistently over the last 3 years, and is despite the restrictions in place. BMW, and delivery vehicles have consistently and blatantly ignored the law of the road and those who have spoken to BMW have been met with dismissive and aggressive responses from BMW employees and its delivery vehicles they have said they do not care about the restrictions on the highway.
- Deliveries continue to be made on the highway despite the no waiting restrictions in place. In the last week alone. there was a transporter and a delivery vehicle parked outside the garage for more than an hour. The delivery bay is always full of cars and this prevents deliveries being made in the delivery bay. Instead, they off load on the road.
- The statements and intentions of BMW are clearly of their own agenda, they do not comply with any requirements or conditions in place currently, and this will not change.
- There is a regular motorbike delivery to the garage, that is offloaded by a forklift truck across the main road into Laceby from the opposite side of the highway. This again is dangerous and the motorcycles should be off loaded on the BMW premises.
- Parking along Grimsby Road remains a problem; BMW could work with residents and provide parking on site for employees or at the least require employees to use the park and ride from The Oaklands that was in place. Grimsby Road is congested and dangerous because of the vehicles parked from the BMW garage.
- Concerns were raised by residents about the disruption, deliveries and parking of contractors during the works detailed in the application and the impact of that on road safety and residents.
- It was noted that the plans submitted to planning for this application are not accurate or correct, and implies that BMW are trying to claim part of the public highway as their land. This has been an issue in the past with BMW parking cars that are for sale along the A46 slip

road, and on grass verges, and has previously been clarified that the verges are part of the highways and not BMW estate:

- Sheet 1 – location plan appears to claim the grass verge adjacent to the garage, but this is part of the public highway.
- Sheet 2 – existing plan appears to show correctly the site.
- Sheet 3 – proposed site plan again appears to claim the highway grass verge as land owned by BMW. Again, this is part of the highway.

As such these plans need to be corrected and reflective of the land boundary of BMW and resubmitted to planning.

- Laceby Parish Council request that before any further plans are approved for this site, that there are conditions placed on any future planning operations and that these are rigidly enforced.

Yours faithfully,

Mrs N Ashton
Clerk to Laceby Village Council

Comments for Planning Application DM/1029/24/FUL

Application Summary

Application Number: DM/1029/24/FUL

Address: Astle Bmw Grimsby Road Laceby North East Lincolnshire DN37 7DP

Proposal: Demolish existing stores, internal reconfiguration and external alterations to main showroom, erect detached valet and wash bay to rear, erect overnight delivery storage building to front and installation of substation with associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr R Cross

Address: 2 Altoft Close Laceby DN377EW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application on behalf of Marshall Motor Group Ref DM/1029/24/ful

Sheet Existing Site Plan appears to correctly identify there site

Sheet Location Plan then appears to claim the highways grass verge as belonging to Marshall Motor Group

Sheet Proposed site Plan again appears to claim the highways grass verge as land owned by Marshall Motor Group

As can be clearly seen on the site location plan Marshall Motor Group are once again trying to claim ownership of the grass verge area of land around there premises' at Laceby the Site Location plan is marked with a blue line and claimed to be land owned by Marshall Motor Group i believe this is incorrect i also understand the planning have already been through this with the garage previously mainly as regards to parking vehicles on the grass verge abutting the A46 Laceby By-Pass

Also they should be made to adhere to the DELIVERY PROTOCOL PLANNING STATEMENT as this forms part of the planning application plus previous applications. the unloading bay exit is frequently full of vehicles resulting in the lorry having to reverse out onto the old 46 grimsby Rd Laceby

Vehicle transporter's are also loading unloading whilst parked on the old 46 grimsby Rd Laceby
There DELIVERY PROTOCOL PLANNING STATEMENT makes it quiet clear that should not
happen but yet is still happening

Comments for Planning Application DM/1029/24/FUL

Application Summary

Application Number: DM/1029/24/FUL

Address: Astle Bmw Grimsby Road Laceby North East Lincolnshire DN37 7DP

Proposal: Demolish existing stores, internal reconfiguration and external alterations to main showroom, erect detached valet and wash bay to rear, erect overnight delivery storage building to front and installation of substation with associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Ros Horsley

Address: 62 Haverby Road Laceby Grimsby DN37 7BE

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the application & supporting documents, in particular the recently submitted 19-Feb-2025, VEHICLE DELIVERY PROCESS DOCUMENT, which states Large Vehicle transporters are prohibited at site as of 24th November 2024. This is not being followed by the company as loading/unloading of vehicles continue to be made on the highway despite the no waiting restrictions for any sized vehicle whether it be large or small.

The Village Council clearly highlights the dangers from loading/unloading which take place on the highway.

As a member of the village (& former resident of Grimsby Road) and a driver of a car for many years. Whether driving in and out of the village or using the path on Grimsby Road, it is dangerous due to the road being clogged with parked cars, so additional parking for employees would be welcome.

Confused to why the application includes an 'Overnight Delivery Storage' facility to the front of the business, when Point 2 - Delivery Protocol of DELIVERY PROTOCOL PLANNING STATEMENT dated 21-Nov-2024, clearly states:

'Main Gate and Loading bay unlocked and security posts dropped by cleaning team on arrival 7.30am latest Mon-Friday. 8.30am Saturday. 10.30am Sunday and Bank holiday.

and as of 24-Nov-2024 vehicles are supposedly being delivered at BMW's South Humberside Industrial Estate facility.

As a Planning Committee, please consider the comments made and make a condition if the application be approved that loading/unloading on the highway by any sized vehicle is not permitted under any circumstances.

Comments for Planning Application DM/1029/24/FUL

Application Summary

Application Number: DM/1029/24/FUL

Address: Astle Bmw Grimsby Road Laceby North East Lincolnshire DN37 7DP

Proposal: Demolish existing stores, internal reconfiguration and external alterations to main showroom, erect detached valet and wash bay to rear, erect overnight delivery storage building to front and installation of substation with associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Val Brumfield

Address: 17 Cooper Lane Laceby Grimsby DN37 7AY

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Upon reading the attached documents for the application, I note that BMW have made very clear instructions regarding the issue of loading/unloading vehicles for the establishment. This has happened on previous planning applications made by the company but have not been followed. The letter from the Village Council makes very clear the dangers from loading/unloading which take place on the highway. As a member of the village of many years (and driver of a motor vehicle), I know it causes an extremely dangerous situation for drivers coming into and exiting the village. As a Planning Committee, please consider the comments made and make a condition on the application that loading/unloading on the highway is not permitted under any circumstances. Signage on the verge to this effect would be a positive move as would the addition of parking places on the premises for some employee cars.

BMW do make positive contributions to the local community as well as the negative ones. Surely together, all in authority with a vested interest in this can make it work as a positive for everyone! Everyone wins with teamwork.

Item 4 - Land Adj The Old
Rectory Main Road Ashby
Cum Fenby - DM/1222/23/
OUT

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Jackson

Address: 7 Kingsfield Farm Barnoldby-le-Beck Grimsby DN37 0SB

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The number of objections to this application clearly demonstrate the strength of feeling against it within the village of Ashby-cum-Fenby.

In my view, one of the most serious concerns is road safety. The entrance/exit to the proposed development is on a very narrow road within the village which carries a significant amount of traffic and the sight lines are very poor.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Jackson

Address: 7 Kingsfield Farm Barnoldby-le-Beck GRIMSBY

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I echo the many objections to this application that have already been submitted.

It is over-intensive development on a key heritage site within the village. It will have an adverse effect on the street scene. The access and egress will be at the narrowest part of Main Road and will present a highways safety issue. There will be an adverse effect on mature trees and well-established wildlife. The village infrastructure will be overburdened, especially the drainage system.

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

Sent: 07 April 2025 22:04

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

Subject: Ashby cum Fenby Planning Comments

Good evening,

Please may I submit the following comments on behalf of Ashby cum Fenby Parish Council.

Planning Application Reference: [DM/1222/23/OUT](#)

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping, and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Location: Land Adj the Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire

Ashby cum Fenby Parish Council recommends refusal of this application on the grounds of poor visibility of the narrow carriageway when accessing and exiting the proposed site. In addition, the Council's view is that overlooking will have a detrimental effect on neighbouring properties.

Kind regards

Tanya Kuzemczak

Clerk to Ashby cum Fenby Parish Council

<https://ashbycumfenbypc.com>

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

Sent: Monday, March 4, 2024 9:18 PM

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

Subject: Ashby cum Fenby Parish Council Planning Comment.

Good morning,

Please may I submit the following comment from Ashby cum Fenby Parish Council.

Planning Application Reference: DM/1222/23/OUT

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping, and new boundary fencing with all matters reserved.

Location: Land Adj the Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire

Ashby cum Fenby Parish Council recommends refusal of this application on grounds that it would be an overdevelopment of the site, and due to concerns over the narrow width of the road at the point of access to proposed site.

Kind regards

Tanya Kuzemczak

Clerk to Ashby cum Fenby Parish Council

<https://ashbycumfenbypc.com>

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Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jackie Woods

Address: Alexander House Main Road, Ashby-cum-Fenby Ashby cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As per our previous objection we stand by all points made, not only by ourselves but our neighbours. Just the proposed entrance alone is dangerous. We have children who enjoy riding their bikes along the lane, horse riders, cyclists etc., it would be an accident waiting to happen! We urge N E Lincs Council to refuse this application. We moved into the village for it's calm, peaceful tranquility, not a building site!

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Mark Woods

Address: Alexander House Main Road, Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The submitted plans show the driveway to be directly opposite existing driveways, this is a very narrow part of Main Road and may cause a dangerous situation. Villagers and visitors already ignore the 20mph speed limit which I believe will be made worse having potential traffic entering from both sides. The historical significance of The Old Rectory must include the gardens and trees in my opinion.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Grainne Gait

Address: Ashby Grange Main Road Ashby-cum-Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application. The street name 'Main Road' is a misnomer, it is a lane at best. It is fifteen feet wide with no footpaths so cars and pedestrians share the road. Adam Brookbank the Highways Consultant describes it as "very lightly trafficked", this is not the case morning and evening as people go to work, return from work. We have no public transport, everyone needs to drive. Furthermore at weekends it is also busy with walkers, runners, cyclists and people riding horses.

The location of the proposed development is at a pinch point in the village. Any construction here will cause utter mayhem.

The concerns of Drainage Consultant Dan Harrison remain the case. In his submission in 2024 he said "the highway in Ashby is prone to flooding due to the highway drainage being overwhelmed with surface water run off and there is no additional capacity within the drain." He goes on to say that there are ongoing issues downstream at Brigsley with foul sewers discharging.

The building density of the interior of this village is already very, very overcrowded.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Grainne Gait

Address: Ashby Grange Main Road Ashby-cum-Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The description as per the application is inaccurate. This is not "land adjacent to Rectory Cottage" this is the actual garden of Rectory Cottage.

The street name 'Main Road' is a misnomer. It is not a street, it is a lane at best. It is fifteen feet wide. FIFTEEN FEET. There are no footpaths on either side and since Shaw's Cottages have neither garden nor verge it is fifteen feet from the site boundary to their front door. How construction traffic could swing into the proposed site without coming into contact with and causing structural damage to the cottages is a grave concern. The same applies to delivery vehicles once constructed. Where would materials be unloaded? They cannot possibly be unloaded on the road as this would block all traffic in either direction, as I said, the road/lane is only fifteen feet wide. Consider also that this is the only road through the village, there are no handy alternative routes.

The architect's Indicative Proposed Block Site Layout, Landscape and Drainage Plan shows that the existing wall will be replaced by Lincolnshire fencing, colour anthracite. Neither the fencing nor the colour is in keeping with the village aesthetic which should be country hedgerows. The same plan indicates lavender planted inside this fencing which I can only suppose is a feeble attempt to make the boundary more palatable. The plan further proposes a 1.8 metre high vertical panel timber fence painted anthracite as a perimeter boundary on three sides of the site. This will be cheap and ghastly looking and if not maintained by future owners will be even more unsightly. The existing wall is part of the village aesthetic and while not listed should be considered by the Planning Officer on their site visit.

As for the houses, these are three storey houses. The steep pitch of the roofs to accommodate the

master suites make them very tall three story houses. Dwellings of this height are completely out of kilter with this village. Two identical houses such as those proposed belong on an estate development not in a picturesque hamlet, the variety of whose housing stock is part of its charm. The site is in the very interior of the village so the impact will be catastrophic.

Shaw's Cottages will lose all privacy. As it is they have to keep their downstairs curtains drawn as pedestrians, cyclists and motorists pass by only inches away. These three storey houses would necessitate them closing their upstairs bedroom curtains too plunging them into perpetual darkness. While I know people do not have an automatic right to either light or privacy I would urge the Planning officer to bear this in mind.

This village has been plagued with flooding and recent welcome attempts from the Council to clear and renew drains have made little improvement unfortunately. A further loss of Rectory Cottage's substantial garden will only exacerbate this. In fact the Drainage Consultant Comments submitted by Dan Harrison in relation to this application bear this out. Furthermore he flags a risk to the structural stability of the road itself. He states:

" The proposed surface water drainage design does not appear to be suitable to manage the surface water run off from this development. The soakaway is positioned too close to the highway boundary and could be detrimental to the structural stability of the road, or end up discharging surface water onto the highway. The highway in Ashby is prone to flooding due to the highway drainage being overwhelmed with surface water runoff and there is no additional capacity within the drain. The foul sewer must also not be used for surface water drainage, as there are ongoing issues downstream at Brigsley with the foul sewers surcharging."

The building density of the interior of this village is at maximum, the core is starting to feel intensely urban.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jennifer Burt

Address: Ashby Acres, Chapel Lane Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. I note that one of the plots shows a pond. This village has a colony of great crested newts and the proposed building may have an impact of this endangered species.

2. In recent years there has been considerable loss of habitat for not only the newts but also a wide variety of birds, small mammals and bats. In an area where so much habitat has been lost to farming and development within the village it is concerning that so little regard is given to maintaining some of our ancient trees and hedgerows. The planning department and the developers should be held responsible for this destruction.

3. NEL Council has done little to ensure that previous developments adhere to environmental policies regarding the protection of endangered species. The developers of Goshen at the top of Post Office Lane repeatedly ignored the requirements of their planning permission and the planning authorities did not investigate or deal with the breaches.

3. I agree with other comments regarding the danger to life and property by locating the driveway directly opposite Shaw Cottages. There is clearly not enough room for construction traffic to enter the site safely.

4. I agree with other comments regarding the issues with drains becoming overwhelmed by the run off from building sites and by the future occupancy of two such large properties.

5. In this small village the lanes become overwhelmed by the size and of the construction lorries and also by the mud and debris that they spread. Our cars are increasingly filthy on a regular

basis the disruption and inconvenience is considerable.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jennifer Burt

Address: Ashby Acres Chapel Lane Ashby Cum Fenby North East Lincolnshire DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although there has been a change to the proposals from 2 houses to 1 house, I still object to the proposals for all the same reasons as before.

Ecological damage to ancient hedges and trees.

Ecological damage to the habitats of endangered species.

Access issues on the narrow lanes in the village.

Danger to pedestrians (of which there are many including small children).

Over development of the centre of the village.

Over load of water supply and drainage systems in the village.

There has already been considerable destruction due to previous developments and I believe it is time for the planning authorities to step up and start protecting the natural environment and the heritage of this village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Mags Guest

Address: Ashby House Main Road Ashby-cum-Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Bethany,

I am writing to formally object to the proposed planning application for the construction of a five-bedroom house on a small plot of garden ant the Old Rectory, which is associated with a historical property in Ashby-Cum-Fenby.

There are several serious concerns I wish to raise:

1. Road Safety and Inadequate Access:

The proposed entrance is situated on one of the narrowest parts of the road through the village, which already lacks footpaths and is hazardous for pedestrians. This location poses a significant safety risk not only to residents and road users but particularly to children and the elderly. Introducing additional traffic and access at this point will only exacerbate an already dangerous situation.

2. Risk to Adjoining Properties During Development:

The proximity of the proposed development to neighbouring properties raises significant concerns about structural and environmental impact during the construction phase. I am genuinely astounded that this location is even being considered for such an intensive build, given the clear and obvious risks to the surrounding properties and the limited space available to manage the

works safely and responsibly.

3. Incongruity with Village Character:

A five-bedroom modern home on such a small and prominent plot is entirely out of keeping with the scale, layout, and historical charm of Ashby-Cum-Fenby. The village has a distinct character, and such a development would not only visually dominate the area but detract from the aesthetic and historical context of the surroundings.

4. Inadequate Parking Provision:

The proposed provision of only two parking spaces for a five-bedroom property is wholly insufficient. Realistically, a home of this size is likely to have more than two vehicles, and the lack of available parking space within the plot will inevitably lead to further on-street parking.

We are already experiencing difficulties in the village due to similar overdevelopment on small plots, which has resulted in regular on-road parking. This restricts the already narrow roads and creates considerable difficulty for vehicles to pass-especially large or emergency vehicles.

5. Emergency Access Concerns:

As a parent of a young child with medical needs that have required emergency ambulance attendance on several occasions, I cannot stress enough how vital clear road access is. Continued overdevelopment in this manner increases the risk that emergency services may be delayed, with potentially devastating consequences.

In conclusion, this proposal is inappropriate for the site, incompatible with the character of the village, and poses real safety risks. I respectfully urge the planning authority to reject this application in the interest of preserving the safety, character, and wellbeing of Ashby-Cum-Fenby and its resident and visitors

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Dr Lee Guest

Address: Ashby House, Main Road Ashby-cum-Fenby Grimsby dn37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the altered planning application. I feel that my concerns made in my comment to the first planning application remain present. Furthermore;

I am concerned about the highways report from the first application. I worry that have not given full credence to the impact of having an access point on such a narrow section of the road. As other neighbours have commented, there is a substantial amount of traffic for such a narrow road and this development serves to increase the risk to users of the road - including children.

It remains an overdevelopment of a site. The site currently is a proportional garden for a large family house (The Old Rectory) that is in keeping with the village. It would be very sad to try to fit two large houses (the new house and The Old Rectory) on the current site - rendering both limited garden space.

I am very concerned about the the impact of the vehicles and machinery that will be involved with building this house, on the village and access.

I concur with neighbours in close proximity to the new development that it will continue to impact on our privacy. It is once again being designed as a three story house - leading to a lack of privacy.

We currently have a traditional and in keeping boundary wall that is fitting for both our Property and The Old Rectory. I am concerned that the plans include fencing - it is not clear if they are looking to remove the current wall.

I worry that if this development gets the go ahead, it gives precedent for further overdevelopments, 'garden grabbing', and changing the nature and appearance of our beautiful village irreparably.

I would urge for the planning council to reject this planning application.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Dr Lee Guest

Address: Ashby House Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have a number of significant concerns regarding this application and strongly oppose this/or further applications to build within the garden of The Old Rectory.

- The Old Rectory is one of a number of important heritage properties within Ashby cum Fenby, said to have been built in the 17th Century, and is placed at the heart of our village. I believe that the heritage of this property extends to its garden and boundary. The proposed development would have a significant detrimental impact on a property of such heritage. Indeed Section 39 of the NEL Town Plan pays specific reference to "conserving and enhancing the historic environment" within North East Lincolnshire. Section 39 states that proposals for development will be permitted where plans enhance the character, appearance, significance and historic value of heritage assets and their settings - this proposal stands in the face of this guidance.
- The site for the proposed development is an established garden which offers a visual amenity for the village and users of Main Road, as well as environment that is beneficial for local wildlife. Within the arboricultural report, it mentions that the trees in the Garden (t1,2,3,4,5,8,9 G2) form "minor green features" and form a "a very modest part of the local treescape". I would disagree with this comment and feel that the established trees within this garden make a significant positive impact on our village, not simply for those of us who live in close proximity but for all who use Main Road.
- Policy 17 of the NEL Town Plan outlines the ideal housing density for a rural settlement such as Ashby cum Fenby. It states that the aim would be a density range of between 10-20 dwellings per hectare. Given the amount of current residencies any development with the garden of the Old Rectory would exceed this density range.
- The proposed development's access would be off the narrowest section of Main Road and

opposite to properties that are built at the edge of the road. As many of my fellow neighbours have expressed, I am concerned about the implications on the safety of users of Main Road (walker, cyclists, horse riders, vulnerable groups within our village population). I think the narrow nature of the road will also lead to difficulties for residents of our village during construction with likely road closures needed.

- We have had issues with drainage of surface water in recent years, albeit with some improvement after recent works arranged by our parish and NEL council. Further development result in further surface water and the removal of green space that serves as a soakaway, combining to exacerbate the drainage problem further.
- The proposed development of two large houses on a small plot is not in-keeping with the current character of our village. It is an overdevelopment of the site and will lead to a significant reduction in the size of the garden of the Old Rectory, leaving the garden out of proportion with the size of the property.
- The proposed development will lead to a loss of privacy due to significant overlooking into our garden with six windows on each house over the first and second floors facing towards our home. The three-story developments may also have impact on the amount of sunlight reaching parts of our garden.

Albeit relatively new to Ashby Cum Fenby, moving here in 2019, I have quickly learnt to appreciate what makes our village such an attractive place to live. Whilst I am aware of the need for more housing, I think this should, and indeed can be, done in sympathy with the surroundings and character of our village. The proposed development is in no way sympathetic to its surrounding and does not serve to enhance our village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Valerie Shaw

Address: Ashmore House Third Lane Ashby cum Fenby DN37 0Qu

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to reiterate my original comments - the cottages opposite are built on clay and there is a risk of serious damage due to excess road usage from builders vehicles and the new residents if this house was to be built

The road is narrow and a new development would be a very serious health and safety risk to pedestrians including children and dog walkers and other vehicles

This development must not go ahead as the village will be adversely impacted for evermore

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Valerie Shaw

Address: Ashmore House Third Lane Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ashby cum Fenby is a small village with narrow roads and lanes for accessibility

The planned location of the proposed 2 new houses is the narrowest part of Main Road and will cause major and dangerous traffic issues

The size of the new houses gives cause for concern as they will lead to lack of light and privacy for long-standing residents directly across the narrow road

Residents living behind the development will lose privacy and also lack of light

There is a threat to flora and fauna in the existing garden and trees where a TPO exists

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mr David Pritchard

Address: Austrey, Chapel Lane Ashby-Cum-Fenby GRIMSBY DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments remain the same as 2024. The development for one house instead of two does not alter the situation.

Highways seem to consider "Main Road" as the village main road!

It is a country lane, which at it's narrowest point (at the development) is 2.6 metres wide.

Adam Brookbank, the Highways Consultant, describes the traffic through as "very light". Adam Brookbank is obviously completely unfamiliar with the amount of private, commercial and heavy goods vehicles coming into the village now. It is strange how, when Mr Steven Brickett wished to demolish his garage to make an entrance to his proposed development "Highways" objected on the grounds of the narrow part of Main Road!! Double Standards!

I question whether Adam Brookbank is even concerned that this proposal will make access through this village impossible for the duration of the development. Little or no consideration is given to the concerns of ALL the residents of this village by the planning authorities.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr David Pritchard

Address: Austrey Chapel Lane Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Density of the proposed buildings on such a small plot. I do not believe the Plan adequately shows the true scale of the 5 bedroom buildings.

Highway Safety Issues: The entrance to the 2 plots is directly opposite the 2 driveways of the Shaw's Cottages. It is also situated at the narrowest part of the lane! and adjacent to the entrance to Post Office Lane. This now a very congested part with traffic passing through the village and local vehicles moving in and out of the village.

Commercial vehicles add to the problem

We do have a problem with flooding in this section of the village as the drains cannot cope with the amount of surface water generated by the rainfall now.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Christine Pritchard

Address: Austrey Chapel Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application.

Ashby cum Fenby is a small village with narrow lanes (not Roads) running through it. All vehicles moving within the Village are obliged to give way, in most cases reversing into the nearest driveway. The ever increasing number of private cars and commercial vehicles moving into and through the village is now a real problem. The Lanes were never designed to accommodate these. There are no pavements within the village so walking is becoming more of a hazard. More families now walk with dogs and small children. Horse riders from stables within the Parish are regularly passing through. The number of cyclists coming through every day adds to the 'mix' and overall problem. Ashby cum Fenby was never designed to take this level of traffic and development. We are a small settlement with very few services and amenities with poor access to a higher level settlement.

Sites of Heritage (whether designate or non designated) must be preserved and biodiversity protected.

I believe that the development in the garden of the Old Rectory contravenes the Objectives and Policies within the North East Lincs. comprehensive plan.

The long term detrimental impact on the residents at 'Shaws Cottage' cannot be exaggerated. This proposed development should not be allowed.

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mr Roger Carter

Address: Badgers Wood Main Road, Ashby cum Fenby GRIMSBY DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The comments I made about the original application also apply to the revised proposal:

1. The access would be at one of the narrowest parts of the road through the village. Despite it being a 20mph zone a number of vehicles still significantly exceed this limit. Construction traffic would be an issue with large vehicles entering and leaving the site. The front wall of the property directly opposite is close to the road.
2. This would still be a significant overdevelopment of the site.
3. It appears that the existing brick wall between the Old Rectory and neighbouring properties is to be demolished and replaced with a wooden fence. The existing wall requires little or no maintenance and provides good security and privacy. A wooden fence would not be as effective and would need to be maintained either by the occupants of the new property coming onto the neighbour's property or by the neighbours.

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Roger Carter

Address: Badgers Wood Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have three main observations concerning this proposed development.

1. The entrance to the new properties would be in a very narrow part of Main Road, directly opposite Shaws Cottage where there is no front garden. It is difficult for two vehicles to pass each other and usually one vehicle has to wait at the junction with Post Office Lane or with Chapel Lane to allow the other to pass through. Access by large vehicles to the site, especially during construction, would be particularly difficult and may pose a risk to Shaws Cottage when manoeuvring in and out. The road has no pavements and is used by pedestrians, cyclists and horse riders. It is not clear from the plans whether there will be sufficient visibility up and down the road for vehicles emerging from the site, particularly as, unfortunately, a number of drivers do not adhere to the 20 mph speed limit. Also, vehicles emerging from the proposed entrance at night would shine headlights directly into the windows of Shaws Cottage.

2. This would be a significant overdevelopment of the site and out of keeping with most other properties in the village. Two five bedroom houses with detached garages are being proposed on an area of land that is smaller than that of many of the existing houses in Ashby cum Fenby.

3. It is proposed that the current substantial brick wall on the boundaries with neighbouring properties be replaced with a 1.8m high wooden fence. The existing wall offers a secure, low maintenance boundary that provides privacy, and is in keeping with The Old Rectory. The proposed 1.8m high wooden boundary fence will be less secure, and offer less privacy to neighbouring properties than the existing wall. It will require regular maintenance that can only properly be achieved by gaining access to the neighbouring properties, or have to be carried out

by the occupants of those properties.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs MARGARET BEARDSLEY

Address: BARNGARTH CHAPEL LANE ASHBY-CUM-FENBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1.. This land is not land adjacent to the Old

Vicarage as is suggested in the wording; it is the garden of the vicarage, and therefore is yet another case of garden in-filling, putting three houses together on the plot, making it high-density housing, not in keeping with the rest of the village.

2. This is a very narrow part of the road through the village, and these extra houses would cause more congestion. During building, the road would be impassable.unles carefully manage.

3. The infrastructure of this village is inadequate at the best of times. The drains cannot cope with the amount of water now , and areas of the road flood regularly during heavy rain, despite the drains being put in. This is particularly noticeable around new buildings.

3. On a more aesthetic note,, putting these two houses there, thus making three in a row and removing the old brick wall which has been in place many years, will erode the feeling of this being a village. There are few villages left like Ashby-cum-Fenby which is a village to be cherished; but houses unsympathetic to their surroundings, allowing the cutting down of what was a field hedge is gradually changing the unique quality of Ashby-cum-Fenby. . .

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr John Robinson

Address: Beech Croft Main Road Ashby cum Fenby Dn37 0QW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended application does not affect the grounds of objection which I filed in respect of the original application and I repeat them here. I do wish to emphasise on matter in particular and that is in respect of the highway which is in reality a lane which is very narrow in parts with existing difficulties in passing and danger to all user including pedestrians and animals. It is totally unsuitable for another exit on to it and construction traffic will exacerbate the problem. The highways department have filed an inadequate report and should be asked to do a full site inspection and consider all the objections filed

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr John Robinson

Address: Beech Croft Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In "Ashby cum Fenby A Special Village" Co-authored By Mr D Petch The occupant The Old Rectory (But not The Applicant) p.82 states Shaw cottages are in the centre and narrowest part of the village -they are directly opposite the proposed development. as already pointed out vehicles can't pass each other and any vehicles emerging from the site will cause risk. It is dangerous.

Drains :there is already a problem with surface watering to build the properties will increase the run-on The council have recently put in further road sinks further down to help the problem

Can the sewers cope with further waste ? 5 bedroomed properties would indicate children There are no facilities and there will be little room for recreation

In short the proposed development will be an all round danger to all users be they drivers cyclist or horses

We lost half of the village in the 14th century pandemic (black death) We do not want to lose the character of the village after the 21st century pandemic ! A special village according to Mr Petch !

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mr rennie wheelton

Address: CAPPELLA CHAPEL LANE ASHBY CUM FENBY DN370QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments are the same as 2024 even for one house instead of two .regards

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr rennie wheelton

Address: CAPPELLA CHAPEL LANE ASHBY CUM FENBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concerns are that the village infrastructure is at full capacity after recent developments, every time we have a heavy downpour of rain we have standing water at the bottom of the lanes at the junctions with main road because the drains cannot cope with the surface water running down the lanes. We have constant power cuts which seem to have got more frequent every time a new development is completed and the Wi-Fi is hit and miss at best depending how many are on line at the same time.

At the present time the site is an orchard which absorbs surface water. A new development would replace this with roofs and hard surfaces that cause more surface water to enter the existing drain system which can not cope now.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Bailey

Address: Coulbeck Garth Chapel Lane Ashby-cum-Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I still object to this development. The change of application to one large house on what is a small plot is still over development.

Access and sight lines are poor at this narrow pinch point in the village and is an accident waiting to happen, 20 mph speed limit is largely ignored by outsiders and no pavement to protect pedestrians.

This would be an on going issue but especially during building needing large lorry access and parking for workmen

I understand foul and surface drainage is already at its limit.

Issues with privacy badly affecting adjacent properties especially behind .

Character of the village would be changed for the worse with proposed development at centre of the village.

Negative effect on trees and wildlife ,one of the few areas remaining untouched at the heart of the village.

Please reject this proposal.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Bailey

Address: Coulbeck Garth Chapel lane Ashby cum Fenby Chapel Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object strongly to this development which is in the heart of the village and will alter the character of this small picturesque hamlet for the worse.

Trees will need removing and roots will be damaged adding to the already poor drainage .

This part of Ashby cum Fenby is particularly narrow and tight so vehicular access and exit will be a major problem with no room for passing at this point and a tendency for traffic to travel over the 20mph speed limit.

Two large detached properties in this small site is over development.

Please reject this application.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr Ian Robinson

Address: Craiglands Third Lane, Ashby-cum-Fenby, Grimsby DN37 0QU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is for yet another large house on a small plot in the heart of this picturesque village which goes against the village character.

It would add to the existing road safety issues of a single file narrow lane with no pavement or safe areas for walkers.

This area already suffers from surface water flooding and poor drainage.

This development is not needed in this area and should be refused.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Ian Robinson

Address: Craiglands Third Lane, Ashby-cum-Fenby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is in the heart of this picturesque village and would destroy part of its character.

It would add to the existing road safety issues of a single file narrow lane with no pavement or safe areas for walkers.

This area already suffers from surface water flooding and poor drainage.

The village has in recent years had to put up with road closures and considerable mess from other large developments none of which should have been given permission as they have simply added to the existing road and flooding issues.

This development is not needed in this area and should be refused..

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mr Ben Pocklington

Address: Gordon's Cottage Ashby-Cum-Fenby Grim DN370QX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application to build an additional property in an already over developed and underfunded area of Lincolnshire.

Many residents have already stated the numerous disadvantages and negative impacts of building such a property in that area.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Ben Pocklington

Address: Gordons Cottage Thoroughfare lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ashby-cum-Fenby has already turned from a hamlet into a village over the last 100 years. If people keep building houses it will soon be a town.

I, along with most members of the village Ashby-cum-Fenby strongly object to the application to construct 2 LARGE properties in a well established orchard and garden, which is also located on the most narrow part of Main road. The construction traffic will cause havoc for Shaws cottages and the rest of the village no doubt. The drainage infrastructure is already struggling as is, so god only knows what it will be like after 2 more properties are built on a green site.

This village has unfortunately suffered from new and ugly builds as of recent years and id hate to see yet another one built. I've lived in Ashby-cum-Fenby for nearly 30 years and these new builds are popping up in the most unsuitable places.

Its worth mentioning that very few can afford these types of properties and those who can, rarely have more than 2 or 3 occupants.

I STRONGLY OBJECT!

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Ilynn Morley

Address: Heathfield Third Lane Ashby cum Fenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road extremely narrow would cause problems with heavy delivery vehicles on the site. Drains in village cannot cope at present and 2 more large properties would add to the problem. When one property on Main Road had alterations recently the road was blocked for hours on end by delivery vehicles.

Ashby is one of the few villages that presently is just that - A VILLAGE- if this plan is accepted how long before it becomes a TOWN!!!

From: Mary Morley
Sent: 06 April 2025 16:13
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject:

Planning Application Ref - DM/1222/23/OUT

Regarding the amended application for the above I wish to say that my thoughts are the same as when I was against the original application. It is situated to exit on the narrowest part of the village road and could prove a dangerous exit.

Mrs I.M.Morley

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Carol Walker

Address: Kuvera Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite the changes to the original application I continue to object to this development on safety and environmental grounds.

This application for planning is in one of the oldest parts of the village where the road is very narrow, and the road is the main route for through traffic as well as for residents in the village. It is a pinch point and is made more dangerous for drivers approaching from the Ashby Lane end as the view around the bend is hindered by well established trees and bushes. Ashby cum Fenby is a very popular route for walkers, cyclists and horse riders; it takes very little extra traffic to cause a complete blockage of the road. Any development on this site is likely to cause considerable short term problems; and in the long term, it will be a difficult place to get in and out of safely.

I also object on environmental grounds. This development will destroy a well established garden full of mature trees, shrubs and plants and I consider this destruction to be inexcusable when maintaining the environment should, in my view, be a priority.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Carol Walker

Address: Kuvera Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The objections I submitted for the first application still stand. Even though one five bed house is a smaller development than two, the issues of safety, drainage and loss of environment are still highly relevant. A large, modern house in the garden of one of the few historically significant properties in the village is completely inappropriate for this area of the village.

On safety grounds, the disruption caused by the building phase will be significant and potentially dangerous. The road, which is essentially a through road, is very narrow and used not only by residents but is also very popular with walkers, runners, cyclists and horse riders. On the long term, access here for a number of vehicles for the new development will be, to say the least, tricky.

The development will destroy a beautiful and well established garden; in my view, this is inexcusable as it will have a negative effect on the flora and fauna of the village at a time when biodiversity is under enormous stress.

This application should be refused.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Carol Walker

Address: Kuvera Chapel Lane Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In my view this proposed development will have several detrimental impacts on the village.

Firstly, the development is sited on the road through the village which is already problematic as it is used by residents and also by vehicles travelling through. I frequently have to pull in to driveways as it is impossible for two average cars to pass. Adding another two large houses (with the inevitable 2/3 cars) will add to the mayhem. Where will visitors to the homes park? It should also be noted that this route is very popular with cyclists, walkers and horse riders, any development must surely take the safety needs of all road users into consideration.

Secondly, drainage. As recent reports in local press have shown the lanes in the village frequently flood after heavy rain; although I concede this has been improved with recent work to the drains. However, every new development covers green spaces which act as sponges during wet spells and this development will further reduce the area's ability to cope with rain. Losing the beech hedge and garden behind will be a detriment to the village and will further damage the biodiversity in the area.

Thirdly, it is my view that yet more large houses (large enough for several children but with little outside space for them to play) are not appropriate. Where will the children play? We have no park, no play area, and no footpaths for safe bike riding. Looking at the plan it appears over development for what is a small plot. This village needs a greater variety of house sizes; where are the bungalows for downsizers? Why no starter homes for young families?

This application should be rejected.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Joanna Griffin

Address: Lindores, post office lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would just like to outline my objection reasons for this application:

1. The access is dangerous on the narrowest part of the lane I would be concerned both during building and afterwards for the public's safety. As a parent of two young children in the village who walk I would be discouraged to continue doing this as I would be fearful something catastrophic may happen.
2. The outlook of these houses on the village aesthetically will be highly detrimental and negative. From a nature and environmental point of view it would also have a negative impact.

I have lived in the village over 10 years and my husband 38 years. Please consider the future impact approving this development will have on future applications within the village further having a detrimental impact on our green areas in the village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Joanna Griffin

Address: Lindores, post office lane Ashby cum fenby Grimsby Dn370qs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like reiterate my objection from last time as having one house build in this area is still of concern. The out line my objection reasons for this application:

1. The access is dangerous on the narrowest part of the lane I would be concerned both during building and afterwards for the publics safety. As a parent of two young children in the village who walk I would be discouraged to continue doing this as I would be fearful something catastrophic may happen.
2. The outlook of these houses on the village aesthetically will be highly detrimental and negative. From a nature and environmental point of view it would also have a negative impact.

I have lived in the village over 10 years and my husband 38 years. Please consider the future impact approving this development will have on future applications with in the village further having a detrimental impact on our green areas in the village. If you grant this development you are allowing all who have a garden access to apply for planning with in the village which will have continued negative impact on the village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Ms Jane Bowman

Address: Little Fenby, Post Office Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The location of 2 large dwellings with access directly on to Main Street is unacceptable. This section of Main Street is narrow and exit from the proposed properties will be obscured - this is a real danger to pedestrians, dog walkers, cyclists and horse riders. Traffic through the village travels above the speed limit and this would be a disaster waiting to happen. The lack of footpaths and street lighting exacerbates this.

In addition, the infrastructure of the village is at capacity without further development.

Drainage remains an issue and worsens every time a new development occurs.

The nature of the village is compromised when 2 identical dwellings are proposed. The USP of this village is that every dwelling is different. This should be retained.

Lastly, the turning point off the road is extremely restricted and therefore significant issues will arise both during and after construction. There are clear examples of this with current builds.

Vehicles parked on the property of others and damage to grass areas etc.

The village has reached capacity.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Ms Jane Bowman

Address: Little Fenby, Post Office Lane Ashby cum Fenby Grimsby DN37 0QS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original concerns and objections still stand despite the reduction of this planning application from 2 dwellings to one.

My biggest concern is the position of the proposed access to the property.

This is the narrowest point of the Lane and there is obstructed view due to a bend in the lane adjacent to existing building The Old Rectory.

A village which has narrow lanes and no footpaths poses a threat to pedestrians and other users on a daily basis without further complications through unsuitable access from new builds in vastly unsuitable positions.

Walkers, horse riders, cyclists, pets and grandchildren frequent our lanes this development will place greater risk to them all. Even though we have a 20 mph speed limit through the village many vehicles - often delivery drivers or passers through travel at speeds in excess of the speed limit. This alone will increase the danger associated with this application.

Those of us who reside in the village and walk the lanes on a daily basis must be listened to.

This proposal presents a disaster waiting to happen.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Spring

Address: Malham House, Third Lane Ashby cum Fenby Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Already serious problems with drainage in the area as NELincs council aware

Access to main road dangerous even if 20mph speed limit is adhered to which is rarely.

Properties offer no benefit to existing village residents visual or otherwise.

Yet more mess hold ups and inconvenience due to construction traffic and service interruptions

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mr Nicolas Shaw

Address: Meadowlands Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write further to my previous objection to this planning application. The fact that it is now one house instead of two makes no difference as far as the disruption and danger that will undoubtedly accompany the building process. Once built, the narrow entrance to the new property will make entry and egress extremely dangerous, with foliage and trees obscuring the view.

This site is the narrowest part of the main road through the village. It has no street lights and no footpaths. Large and small vehicles (belonging to residents, visitors, oil tankers, delivery companies, etc.) speed down this narrow lane - it is a pinch point at this site and any building work whatsoever would compromise the safety of pedestrians, horses, cyclists and animals. Adam Brockbank commented that there was 'light traffic' on this road - this is certainly not the case at certain times of the day.

Our village has a quaint feel to it and this is down to the beautiful leafy lanes, foliage and trees on the main road and the 200 year old cottages (Shaws Cottages) that lie directly across the narrow road from the proposed development. It must be stated that these cottages were built on clay.

How can large construction vehicles even be anywhere near these cottages? What about loss of privacy for the residents of those cottages and the large property behind the proposed development? These local residents choose to live in our village because of the peace, quiet and privacy. This would all change for them and that should not be allowed.

It concerns me that the applicants don't actually live in Ashby cum Fenby, nor do they plan to do so. Perhaps they are acting under a Lasting Power of Attorney for their parent who lives in The Old Rectory. We are aware that the parent has always had a passion for gardening - do they really

want to look out onto a 5 bed detached residence with the inevitable loss of trees, foliage, wildlife and habitats? Is this in any way acting in the best interests of their parent?

Please, please consider all the views of the many residents who objected originally and have objected yet again at this reduced application. NELC Planning - please do the right thing for the safety of Ashby residents and visitors. This development is an accident waiting to happen.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Nick Shaw

Address: Meadowlands Chapel Lane Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application on the following grounds:-

1. Increased likelihood of accidents in narrowest part of Main Road endangering pedestrians, cyclists, horses and motorists.
2. Drainage already an issue in village despite recent works. System cannot sustain more development.
3. Inadequate turning for construction vehicles and oil tankers without seriously affecting neighbours close by.
4. Loss of trees (some with TPOs?) and danger to existing habitats.
5. This is over development of a relatively small plot and not in keeping with the character of the village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Valerie Hart

Address: Norval Main Road Ashby cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I continue to object to the new plan to a single dwelling and reiterate the following concerns:

Access to works and property is on a narrow part of the road with no footpath for pedestrians, making it extremely dangerous.

The building work will destroy hedges and trees causing ecological damage

This will also damage wildlife habitats which is likely to include endangered species

Over development of the centre of the village.

Exacerbation of existing water supply and drainage systems issues, which already block and flood regularly.

Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Ms VALERIE HART

Address: NORVAL MAIN ROAD ASHBY CUM FENBY GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I Object to the two proposed houses

The access is on to very narrow road larger vehicles take all the road how will they be able to turn into the property. Also opposite cottages with no front gardens .

The village already have drainage problems

please reject this application

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Kirman

Address: Oaklea, Main Road, Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add my support to the growing number of objections to this proposal. How can the building of 2, 5 bed, 3 storey, houses, on such a tiny plot, be anything but detrimental to this beautiful village. And at the expense of a lovely village garden of one of the oldest houses in the village, with considerable historical value and significance. The lane (it's not a road) of the proposed site is at its narrowest and is already impossible for 2 cars to pass without invading neighboring properties, not to mention the problems when refuse collection vehicles, oil delivery tankers, and the like are included.

The issues regarding safety and drainage have been well documented. These are major concerns and should not be ignored.

This application appears to have been made with no sympathy to the village itself or other residents. It seems to be one based on maximum financial gain, and no other. Has there been any consideration to trees and wildlife?

This application should be rejected.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jan Williams

Address: Rose Cottage, Main Road Ashby Cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original objections (15.4.24) are still valid.

To reiterate there would be a considerable lack of privacy to Shaw Cottages (some of the oldest homes in the village).

The highways adjustment is still not acceptable with the number of pedestrians, cyclists and cars (that do not stick to the speed limit) and no footpaths or streetlights. Also, how delivery of building supplies etc. could be made is inconceivable. The concessions made to the sightline (i.e. adding grassed areas and lowering walls) do not widen the actual narrow lane in any way for pedestrians and vehicles, so still a hazard! The advice from the highways to maintain vegetation, which has not and has never been maintained - how will it be monitored and enforced?

I do not understand why the proposed development, which is in the grounds of The Old Rectory, could not use the existing driveway which already has a suitable access? Why create a new hazard in the highway? The Old Rectory is a historic building in the village and surely monies would be better spent on restoration and sustaining the character of this property, rather than a new build. As I write this there are already 7 homes in this small village already on the market, is there a real need for more?

I would urge the planning committee to visit the site in April/May/June when the trees etc are in bloom and not as bare as previously seen in the winter months. This would clearly demonstrate the ecological importance of the site to all manner of wildlife.

On the new site plan the overall size of the plot has changed! It has got smaller (no longer includes the pond area). The new single house is larger than each of the two previously planned

houses and the single new garage and utility is a similar size to both the 2 original garages together! Thus, it is still an overdevelopment of the smaller plot. As previous neighbours have stated, it also sets a precedence for future 'garden' developments in the village!

Again, I would ask the planning committee to reject this application for the benefit of all aspects of the village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Clive Williams

Address: Rose Cottage Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: North East Lincs have an excellent comprehensive 'Local Plan' outlining objectives and policies pertaining to developments.

I believe this application fails to meet or give due consideration to many of the objectives designed to safeguard both community and amenities, hence it should be rejected/disallowed.

The Old Rectory is one of only a few Heritage Properties in Ashby cum Fenby (representing the backbone of our village's Character).

The Old Rectory Heritage pertains not just to the bricks and mortar but the grounds it stands in also. - Building two houses in the garden of the Old Rectory is tantamount to defacing one of the oldest Heritage sites in Ashby cum Fenby.

Furthermore, as the Old Rectory stands in grounds already within the guideline 10 - 20 dwellings per hectare for Rural N E Lincolnshire, to put a further two in the garden would be grossly disproportionate and as well as spoiling the character of the Old Rectory, having a detrimental impact on the character of Ashby cum Fenby (contrary to Policy 17 in the N E Lincs Plan), this would also have an adverse impact on wildlife species and the local ecological network.

Furthermore, my concerns are that due regard should be given to the criteria written within the N E Lincs Plan as follows:

- To protect the individual identities of settlements, including heritage assets.

- To sustain and enhance the significance of heritage assets and local character and distinctiveness.
- To take into account the wider social, cultural and environmental benefits that conservation of the historic environment can bring.
- To consider the contribution the historic environment makes to the character of a place.
- To provide enhanced protection for designated and non-designated heritage assets and their settings.
- That particular characteristics of different settlements should be respected, and development densities should respond to the particular opportunities that individual sites present.
- The guiding principles to protect and enhance the sense of place and identity of rural villages.
- Good design is a prerequisite for delivering places that work well, feel right, look good, support healthy lives, protect and enhance heritage assets, including character and local distinctiveness and provide a high-quality public realm.
- Where a development proposal would affect the significance of heritage assets (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, appraisals, field evaluation and historic building reports etc.).

I believe that permitting the development of the Old Rectory Garden fails to fulfil these objectives and as such should not be permitted.

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Janice Williams

Address: Rose cottage Main road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Highway safety and access. This is the narrowest part of the village lane with no pavements and only width of one vehicle. Also opposite to two of the oldest cottages in the village with no front gardens. Totally out of keeping.

The land is the garden of The Old Rectory which is an heritage residence in the village said to be built in 1640 and this proposal would be totally detrimental to the heritage of the village. Also The Old Vicarage already has access down a private lane why does this warrant another onto a very narrow lane in a dangerous position?

NEL's plan refers to density of housing in rural areas (only 10-20 per hectare) this far exceeds this amount.

The removal of trees and garden would have a negative impact on not only the village character but also the environment for wildlife . The trees have nesting birds and also owls, newts and thrushes, today becoming rare.

There have been 5 new large houses built in the village in the last 3 years. Is there a need for even more that will destroy the nature of the village?

I urge NEL to reject the application and any further ones submitted.

Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Janice Williams

Address: Rose Cottage Main Road Ashby Cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My original objections (15.4.24) are still valid.

To reiterate there would be a considerable lack of privacy to Shaw Cottages (some of the oldest homes in the village).

The highways adjustment is still not acceptable with the number of pedestrians, cyclists and cars (that do not stick to the speed limit) and no footpaths. Also how delivery of building supplies etc. could be made is inconceivable. The concessions made to the sightline (i.e. adding grassed areas) do not widen the actual narrow lane in any way so still a hazard! Also the advice to maintain vegetation, which has not and never has been maintained - so how will it be monitored? I do not understand why the proposed development, which is in the grounds of The Old Rectory, could not use the existing driveway which already has a suitable access? Why create a new hazard in the highway? The Old Rectory is a historic building in the village and surely monies would be better spent on restoration and sustaining the character of this property, rather than

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Kim Cook

Address: Rowan Lodge, Main Road Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to the objections already raised against application DM/1222/23/OUT by many village residents I should like to add my objections on the following grounds:-

The village infrastructure is already overwhelmed - there are regular issues with drainage/flooding and recent developments have only served to evidence the problem and worsen it. 2 more large properties would without doubt add further strain to an already serious problem.

The 'green streetscene' of the village is being eroded - loss of trees, hedging, traditional planting etc which have always been an integral part of the village are being sacrificed to make development possible. As well as the visual aesthetics; this clearly has environmental, wildlife, biodiversity and ecological impacts.

The existing property is I understand a heritage building; the proposed development density of the plot under consideration appears to be completely disproportionate and would not be in keeping with character of the existing property. Losing the existing garden and orchard would clearly change the visuals of this historic building.

The proposal would also cause a significant overlooking issue and loss of privacy for existing neighbours. For neighbours adjacent & opposite, the construction period is likely to cause many issues.

As others have confirmed - this proposed development is at one of the narrowest points of the village. The narrow lanes of the village are a significant issue in terms of safe access and egress even generally. Construction traffic regularly accessing the site; including very large vehicles, would have implications for both safety and disruption to the wider village

Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Elaine Cartwright

Address: Shaws Farm 3 Ashby Lane Grimsby DN370RT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived in the village for 53 years and my husband born in the village 78 years ago, we have seen many changes take place but this particular application will take away the very character at the heart of the village, once it's gone, it's gone forever, already many of the hedges and trees along this lane have been taken up. This is situated at the narrowest part of the lane, making it far more dangerous for pedestrians, especially children. Also this will have a detrimental effect on the lovely old cottages directly opposite. Please don't spoil our village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Angus

Address: Terrington Lodge Main Road Ashby - Cum - Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The location of any dwelling let alone two houses of such a large scale, is unexceptable in the proposed area of this location . This is the narrowest part of the village and directly opposite shaws cottages . Any vehicles exiting onto that part of the lane would be obscured and prone to accidents .As there is no footpath in the village this would put pedestrian's, cyclists , horse riders at risk. At this present time there is a very severe drainage issue which is creating problems on the corner of Ashby lane and Post office lane . Pouring more concrete into the ground for new builds alters flood plain levels and any existing water tables. Ashby -Cum - Fenby is a beautiful village and its heritage should be maintained and has already reached its capacity . I would also like to point that at the back of these house on the proposed side there is a lot wild life this is of some concern as this will disrupt any species and what about any protected trees .

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Miss Elizabeth Bailey

Address: The Post House, Main Road Ashby cum fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over development of the proposed plot.

The driveways for the new builds would be directly opposite existing driveways with obstructed view, posing danger to pedestrians, horses, and vehicles passing through.

Larger vehicles and hgv's carrying building materials will struggle with access to the land due to an extremely narrow road, in turn affecting village life during construction.

There will be loss of mature trees and wildlife to the area, and new properties are not in keeping with village aesthetics.

The village, especially Main road in particular, has been subject to drainage issues recently, although this has been temporarily solved with new drains, any more new builds will only add to the problem.

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Mark Richardson

Address: The Ramblers Chapel Lane, Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I agree with many of the objections put forward by other neighbours so far., such as the environmental impact. My main concerns, which could be relevant to the granting of planning consent however, are:

Over intensification of the plot: this is quite a small patch of land for two five bedroom dwellings. Perhaps one would be more acceptable. Whilst they are along the main road, which could be argued is more inkeeping with the character of the village, rather than being behind existing homes, because of them being proposed at the narrow point of the lane, they ought to be set back from the highway and it seems impossible to do that on the land available.

Need for more affordable housing: if the village needs any more housing it would be for more two and three bed homes rather than more executive houses such as these.

Height and light pollution: because these houses are designed with inbuilt loft bedrooms this could lead to houses opposite being over-looked and cause unwanted illumination in the street.

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Clare Ball

Address: The Rectory Post Office Lane Ashby Cum Fenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to add my support to the growing number of objections to this proposal. The lane of the proposed build is at the narrowest part and is already impossible for 2 cars to pass, not to mention the problems when refuse collection vehicles and oil delivery tankers pass.

The issues regarding safety and drainage have been well documented. These are major concerns and should not be ignored.

This application appears to have been made with no sympathy to the village itself or other residents.

This application should be rejected.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Tim Bowler

Address: The Rowans, Chapel Lane, Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this development on the following grounds:

This is the narrowest part of main road, so I feel it is unacceptable to put two large properties on this site with the potential problems it would cause possibly having four cars per household. Firstly, there is potential for issues with vehicles entering and exiting the new properties. This in turn would increase the likelihood of injuries to pedestrians. Cyclist, horse riders and other properties also have increased risk of injury/damage due to the development.

Further problems may occur during construction because of large vehicles turning onto the site and post-construction for oil and gas tankers making regular visits. This would all impact the properties opposite, as they sit directly on the road.

The area has a problem with surface water flooding and poor drainage this seems to worsen with every new development.

This development is not needed please reject on safety grounds, if passed there is possibility of accidents occurring.

Thoroughfare Farmhouse,
Ashby - cum - Farby,
Grimsby
N.E. Lincs.



DN37 0QX

20/02/24

Dear Madam,

I am writing with respect to the Planning Application Reference DM/1222/23 /out - Outline application for the erection of two 5 bed dwellings with garages, The old Rectory, Main Rd, Ashby - cum - Farby.

I wish to object to this application on 3 counts.

- (1) The proposed application will be on the narrowest & most dangerous part of the Main Rd
- (2) There is insufficient infrastructure in the village for ~~any~~ more new houses. The drains already can't cope with the amount of water which falls over recent years & flooding in the village is a problem. More concrete etc means more run off.
- (3) The village is being slowly spoilt by

new houses being built. They are not going to be affordable housing which the average person could purchase. I would guess they will be in the region of \$500,000 to \$750,000

These are the reasons for objection on behalf of myself & my wife

Yours Sincerely

(MARK POCKLINGTON)



Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jennie Hornby

Address: Tree Tops Cottage Third Lane Ashby Cum Fenby DN37 0QU

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reference: Planning Application DM/1222/23/OUT

I OBJECT to the planning application referenced above for the proposed single dwelling. My objection is based on material planning considerations, as outlined below:

The proposed development would result in significant overlooking into adjacent properties, compromising residents' privacy. This contravenes planning policies that protect residential amenity and privacy standards.

The new dwelling will increase traffic congestion on Main Road at its most narrow point, which is already under strain. Additionally, the proposed access raises concerns about pedestrian and cyclist safety due to inadequate sight-lines and insufficient space for safe manoeuvring.

There is also concern that the development risks adverse effects on local biodiversity and wildlife. Also the proposal represents over-development of the site, further straining local infrastructure which is already under threat due to local flooding issues. This conflicts with policies aimed at maintaining sustainable development and preserving community character.

In conclusion, I urge the Local Planning Authority to refuse this application on the grounds that it undermines key principles of sustainable development.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jennie Hornby

Address: Tree Tops Cottage Third Lane Ashby Cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to the objections already raised against application DM/1222/23/OUT, I would like to add several points that should be taken into consideration. Firstly the existing lane is considerably narrow and ill-equipped to handle the influx of additional vehicles that would accompany the proposed development during and after construction. This raises concerns regarding traffic congestion and potential safety hazards within the vicinity of the proposed development.

Additionally, it is essential to consider the strain that this development would put on the current drainage and sewer systems, which are already operating at capacity. Without necessary and substantial infrastructure upgrades, there is a risk of water-logging and increased flood risks in the area which is already a major issue and concern in the village.

Moreover, the density of the plot under consideration appears to be disproportionate and would not be in keeping with character and the street scene of the village. The proposal would also cause an overlooking issue into other properties causing a loss of privacy for existing residents. The final aspect that warrants attention is the potential disruption to the local wildlife. The proposed development would have a negative impact on the surrounding ecosystem. Preserving wildlife habitats and maintaining biodiversity should be given utmost consideration when deciding this application.

These factors collectively demonstrate the need for a thorough evaluation of the application and consideration should be given to safeguard the interests of both the community and the environment.

Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mr Steven Brickett

Address: Wagtails Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application in the grounds of the Old Vicarage should be refused. Nothing has changed with regard to access.

Main road has no footpaths or lighting. The entrance to the property is in the pinch point of the village. I noticed the Highway Development Control Officer Adam Brockbank made the comment 'traffic is light and could see no problem. Before making such comments he should come round on a Sunday morning between 9/11am. If he did he would witness around 50 walkers, villagers walking their dogs, up to 10 horses, possibly over 50 bicycles, 30/40 cars, Mini buses, tractors, the odd oil tanker. Cars regularly backing up to allow passing. Doing so creates danger to pedestrians and cyclists. Please could Adam Brockbank do a site visit on a Sunday morning before saying traffic is light without really having a clue.

Comments for Planning Application DM/1222/23/OUT

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Marion Hill

Address: Wagtails Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the proposed planning application for the construction of a 5 bedroom house in the grounds of the Old Rectory.

My main concerns are about access & road safety issues.

The proposed entrance is on one of the narrowest parts of the main road through the village.

There are no footpaths on either side, already a huge hazard for the villagers including children & the elderly.

It is a busy thoroughfare with dog walkers, ramblers & hikers, cyclists, bikers, & horse riders.

There are delivery vans of all sizes & oil tankers. Often the 20mph restriction is not adhered to, so not a quiet road by any means.

There are also other objections adequately covered by neighbours so I will just say I support them fully.

Marion Hill

Comments for Planning Application DM/1222/23/OUT

Application Summary

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Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Steven Brickett

Address: Wagtails Chapel Lane Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Apart from spoiling the heart of the village, this planning application should be refused on the basis where the new houses are proposed the road reduces to a very narrow lane, there are no footpaths either. At weekends we have a lots of walkers, cyclists, horse riders and vehicles passing through the village. If planning is allowed, I fear this will increase the probability of an accident occurring.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr John Pascoe

Address: Waysend, Chapel Lane Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Besides this being a clear over development of this piece of land, it is also at the narrowest point of Main Road. On the approaches to either side, it's possible to duck into a driveway when two vehicles need to pass, but with the cottages opposite being fronted to the road, this will not be possible at this point. Consider it could be an ambulance or a fire engine needing to attend an emergency. In my opinion, this has to be addressed before any development should be considered and I'm not sure how it can be, as you can hardly move the cottages back a metre or two to make room.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr John Pascoe

Address: Waysend, Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although welcome that the development has now been sensibly reduced to just one house, such a large house is still over-development in my view and doesn't really address any of my concerns in the previous objection. There is garaging and parking in front for 2 cars and with 5 bedrooms, it's likely to be more than that, possibly even 5. Cars are likely to get parked off the site where there is no room. We already get cars parked on the road sometimes near the village hall and with a large house here, it's likely to increase. An emergency vehicle would struggle to get past which is surely not acceptable.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr PETER SMART

Address: White Gables, Main Road Ashby-Cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are four major concerns with this proposed development.

Firstly - Environmental. The loss of mature trees which as we know help with the absorption of CO2 from the atmosphere is a concern.

Secondly - Health and Safety. The proposed plans show parking for 4 cars therefore access and egress from the proposed development onto a narrow village road and across from three other driveways is a major concern. Also construction traffic will have difficulty entering and leaving the plot due to the tight turning circle from off Main Road. Vehicles leaving the site will have blind spots on both sides, whilst there is a 20mph speed limit in force on this road, at times this is ignored.

Thirdly - Infrastructure. Main Road does suffer from flooding during heavy rainfall so this development will exacerbate this situation from rainwater run off. Also additional volume will be discharged into the foul water sewer system. Is the existing sewer system capable of taking this increase?

Finally this development will alter the whole visual dynamic in this area of this picturesque village

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert French

Address: Wold Rise Chapel Lane Ashby cum Fenby DN37 0QT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write this as an update to my original objection of 12th February 2024 and to serve as an acknowledgment to the new revised application to build one, not two properties.

I wish to reaffirm every aspect of my original objection, whether it be one or two properties, the impact to the village, in my opinion, is little changed.

I am not a 'habitual objector' and believe anyone should be allowed to improve their property as they wish but the detrimental effect on any building on this plot will be permanent to the village and, sorry to say, with very little, if any, consideration of this fact by the applicants, who will be totally unaffected.

As aforesaid, every aspect of my original objection remains but primarily, to allow this application would only serve to exacerbate an already bad 'bottleneck' on Main Road and do nothing to ease the many safety concerns associated with it.

The location of this application, as I see it, affects virtually the entire village.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert French

Address: Wold Rise, Chapel Lane Ashby-cum-Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read with interest all the objections of my neighbours to this planning application. I have to say there is not one objection I disagree with.

While in itself I have no objection to any development within the village as long as it is in keeping with the aesthetics and character of the village, I firmly believe this proposal is not.

This is flagrant over development of a plot, I suspect purely for maximum financial gain, with total and utter disregard for the affect it will have on the village identity.

The fact this part of main road is already a bottleneck seems to have eluded the proposer and the already mentioned concerns of safety, infrastructure and drainage and my concerns also.

You only have to take a look on Google Earth to see, by allowing this proposal, the amount of trees that will be lost to the village and subsequently its character and beauty.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Richard Pearson

Address: 1 Shaws Cottage Main road Ashby cum fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have three major concerns:

One health and safety: the road through the village is single track in places, right where the drive is proposed is a bottle neck. Three driveways opposite the proposed there are no footpaths or streetlights very busy with pedestrians, horse and bike riders. Although having a 20mph maximum speed limit motorists often ignore it. Construction traffic will have difficulty entering and exit of site. There are blind spots.

Two Environmental: the loss of mature trees which remove CO₂ from the atmosphere is concerning. Also the loss of wild life habitats.

Three Infrastructure: flooding already occurs on main road and post office lane from surface water. Is the sewer network also reaching its limit. Will these buildings interfere with mobile phones signal

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Janet Hind

Address: 2 - 3 Shaws Cottage Main Road Ashby cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Along with many village residents, the comments that I made in 2024 still apply to the new proposed plan as I believe that building one house on the plot will cause as many problems as two.

The portal shows: Highway Comments, state 25th March, 2025 -

"the block plan illustrates that the distance of the splay has been reduced from the recommended 2.4m to 2m which could result in the front end of a vehicle leaving the new access to protrude slightly in to the running carriageway"

I read this as immediately in to Shaws Cottages!

Going on to say .. "We accept that the location is lightly trafficked with low vehicle speeds"

They need to spend some time here to see that although we do have a 20 mph speed limit in the village, there is a huge increase in delivery vans and through traffic now, who frequently ignore it, so this is not the case now. When we have an oil delivery, it causes chaos on the lane and we have had a low brick wall edging to our drive smashed twice by passing lorries/vans.

As I understand it, Shaw Cottages are built on clay, making them susceptible to vibration and may not have the stability to cope with the heavy traffic that will be inevitable if the plan is granted.

Will the building company take responsibility for damage to the cottages' bricks and mortar as they almost come through the walls?

The narrow lane with no footpaths is already dangerous for walkers, especially with children or dogs, horse riders and cyclists without the additional danger of heavy vehicles trying to access a building plot on such a tight turn with obstructed views.

A 5 bedroom house will presumably have vehicles exiting with the same problems too.
For these reason and those that I and many villagers have submitted making their objections clear again to the new proposed plan , I strongly object to the planning application.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mrs Janet Hind

Address: 2 - 3 Shaws Cottage Main Road Ashby cum Fenby, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plan shows parking for 4 cars with access & egress on to a very narrow lane & directly opposite our cottages which have no front garden & low windows. Any traffic especially heavy construction vehicles will have difficulty entering & leaving due to the very tight turning circle off the lane, with blind spots on both sides. A 20 mph speed limit is in force but often ignored making the obscured exits even more dangerous for passing traffic, walkers & cyclists. Main Road already suffers from flooding & further levels will exacerbate the situation from water run off.

The Old Rectory is considered to be a heritage property & destroying the garden & orchard to build 2 new houses is completely unsuitable and detrimental to its character, contradicting policy 17 in the NELC plan. Nesting birds including owls & song thrushes are seen here in a very attractive woodland area & there are possibly great crested newts in the pond too..

Any over intensification like this is a major concern for residents, causing major disruptions and adding to the congestion already experienced on this lane.

I realise that this is only a proposed plan and that permission may be granted for only one house but any development will cause the same mayhem on the lane for villagers..

There are many comments from residents expressing their concern for this over-development.

Personally for me, apart from ruining a picturesque part of the village, any emerging traffic from the proposed access would come so close to our cottage windows to almost feel as though it was coming through the cottages and any privacy will be lost!

I strongly object to this planning application.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of one 5 bed dwelling with integral garage, driveway, landscaping and new boundary treatments with access to be considered (Amended Plans and Documents received March 2025 to revise red edge, reduce scheme to one dwelling, provide indicative details of the design, layout and scale, Preliminary Ecological Appraisal and Great Crested Newt Survey)

Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Waugh

Address: 2 - 3 shaws cottage main road Ashby cum Fenby DN37 0QW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments from 2024 still stand for this new proposed plan as I believe that any building on this plot will be as problematic and dangerous on this very narrow road.

I agree with all the comments and concerns made by many village residents who see this as a potential danger on a very narrow lane with no footpaths and obscured views, especially as the distance of the splay has been reduced to 2m!

We now have more passing traffic, often not adhering to the 20mph limit. Heavy lorries & traffic leaving an unsuitable access on to a very tight turn on to the protruding carriageway will lead to further complications.

Comments have already been made on the portal about the proximity to Shaw Cottages of the access to a new build and their stability to cope with such heavy traffic as they are almost 200 years old.

I strongly object to the proposed planning application.

Comments for Planning Application DM/1222/23/OUT

Application Summary

Application Number: DM/1222/23/OUT

Address: Land Adj The Old Rectory Main Road Ashby Cum Fenby North East Lincolnshire DN37 0QW

Proposal: Outline application for the erection of two 5 bed dwellings with garages, driveways, landscaping and new boundary fencing with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Waugh

Address: 2 - 3 shaws cottage main road Ashby cum fenby, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Development

The proposal to build two three storey, detached properties is grossly disproportionate and over development of relatively small plot, which, although listed as land adjacent to the Old Rectory is, in fact, its garden & orchard. The existing garden will be reduced to a tiny spot for such a large property.

The applicants ,who are not the occupants, have shown total disregard to fellow villagers especially their immediate neighbours and their motive appears to be, without doubt, based on finance alone.

Within the last few years, there have been several large, as well as very large houses built in the village. Do we really need even more, with relatively small gardens? I agree with many other residents and say "No the village is full !"

Heritage and aesthetics

The proposed development is in the heart of our beautiful village and would erode a large part of its character .The Old Rectory is considered to be a heritage property and the building of two houses is tantamount to defacing it and its character too, as well as causing the loss of privacy to nearby, existing residents and destroying its woodland area.

Environmental impact

The development will have a negative and dangerous impact on wildlife, species and habitats, as trees, shrubs and borders are to be sacrificed without any damage limitation.

Impact on immediate neighbours

The new builds plots show parking for up to 4 vehicles. As the access is directly opposite the existing driveway of 2-3 Shaw Cottages, this is an accident waiting to happen on a very narrow lane with blind spots, especially as traffic regularly ignores the 20 mph speed limit too. It is such a tight turning circle there that any traffic leaving the site will be in such close proximity to the low windows of Shaw Cottages, it will impose on their privacy.

Construction impact

Building an additional 2 houses will add to the mayhem that construction traffic brings, e.g. congestion, disruption and inconvenience. They are negligent in spreading debris and mud and generally drive roughshod over verges and grass areas.

HGVs will, without doubt, struggle to enter and leave the plots safely in such a tight turning circle with the blind spots on both sides. By locating the driveway opposite 2-3 Shaw Cottages, the manoeuvre will be even more precarious.

Drainage

Drainage remains an issue, particularly on Main Road and worsens every time a new development occurs. This proposal will be no exception.

I agree with other comments regarding the issues with drains becoming overwhelmed by the run off from building sites and by this possible development. Surely the current infrastructure is inadequate to sustain more newbuilds. It's at full capacity!

Highway safety and access.

This part of Main road is already problematic as it is used by residents and through traffic and practically impossible for two vehicles to pass without inevitably trespassing on neighbouring properties. It is pandemonium when oil delivery tankers and/or construction vehicles meet a car. Main road is very popular with cyclists, walkers and horse riders and with no footpaths or lighting, any further hazardous exits on to this narrow lane will add to the risk of an accident occurring and endangerment to people and animals.

This proposal should be rejected.

Item 5 - Waltham Gateway
Academy Sunningdale
Waltham - DM/0221/25/FUL

Consultee Comments for Planning Application

DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Consultee Details

Name: Waltham Parish Council

Address: Parish Office, Kirkgate Car Park, Kirkgate, Waltham, Grimsby DN37 0LS

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council recommends approval of this application.

Comments for Planning Application DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Customer Details

Name: Mr Greg Syme

Address: 5 Turnberry Approach, Waltham, Waltham Waltham Grimsby DN37 0UQ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No consideration to the issue of parking.

I must only assume the need for these buildings is that the build schedule is behind time which will have an impact on the council tax payer. On a daily basis there does look like a lack of workers on site and the progress looks very slow.

Also consideration of the flooding in that area and the danger that could cause to school children. The pond created when it rains is at least 4 foot deep and covers a large area at one end of the school playing fields. The drainage is very poor in that area and has been made considerably worse with the removal of the large hedgerow and mature trees.

For future reference this will have to be addressed as flooding to houses in Turnberry Approach is now more likely on a regular basis. Anglian Water staff visiting the area to check the drains that clear surplus water appear to have no knowledge of these risks and this potential flooding hazard.

Comments for Planning Application DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Health and safety of the children should be of the utmost importance

Children will be arriving / leaving the temporary units whilst at the same time delivery lorries will be coming onto site.

What plans are in place to ensure children are safe at all times ? Children should not be in the same vicinity as trade traffic

Comments for Planning Application DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Temporary accommodation without parking provisions raises, yet again, the impact of parental parking on the local community. There is potentially 80 cars approaching these temporary units on a daily basis.

There is also the potential noise pollution from on site generators.

Once again, there is little consideration given to local residents and the local community in general.

Comments for Planning Application DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Customer Details

Name: Scott Robertson

Address: 5 Lindrick Walk Waltham Grimsby DN370UN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed entrances are via Lindrick Walk which is a small cul-de-sac with 6 houses, potentially having a number of vehicles dropping off children in a small area, feel it's naive to assume otherwise.

Proposal states there will be no parking during this period so staff will have to find parking on already congested streets, pick up and drop off is also likely to be Lindrick / Woodhall Drive areas (which will be a factor regardless once the school is completed).

Proposal states 'noise impact will be during opening hours' - I work from home so your opening hours are my working hours, and the proposed site is directly adjacent to my house, so where is the consideration and consultation in this regard?

If the contractors are delayed on this project, the opening should be delayed - it's not the local residents fault if contractors are not expected to meet original deadlines.

As usual, little thought for any wider consequences, and that's being diplomatic.

Comments for Planning Application DM/0221/25/FUL

Application Summary

Application Number: DM/0221/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Erect temporary self-contained, relocatable mobile units for use as single storey, educational accommodation, for the use of a maximum of 75 school children (early years, KS1 and KS2) with 5 school staff members

Case Officer: Owen Toop

Customer Details

Name: Mr Paul Enderby

Address: 41 Woodhall Drive Waltham Grimsby DN37 0UW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In the application document item 6, the applicant answered No to the question "Is a new or altered pedestrian access proposed to or from the public highway?".

The plans clearly show 2 access points not part of the original application from the roundabout at the bottom of Lindrick Walk.

The application should be declined as it contains a significant error.

Regardless of this issue, Lindrick Walk is not a suitable access point for the new school even with only 75 pupils. There will be very limited parking opportunities for drop off and pick up due to its popularity for street parking by residents of Lindrick Walk and Woodhall Drive. Due to the road angles it is difficult to see approaching traffic when pulling out of Lindrick Walk when Woodhall Drive has a lot of parked vehicles close to the junction.

Surely the children which would use these classrooms can be accommodated temporarily elsewhere until the school can be completed.

Finally if the application is approved, it must be with a condition that the two new access points are removed immediately the temporary classrooms are not required.

Item 6 - Rear Of 10 Great
Coates Road Healing -
DM/0201/25/OUT

Healing Parish Council

1 Beach View Court, Norfolk Lane, Cleethorpes DN35 8BT
Email 'clerk@healingparishcouncil.com'
Tel – 07494 577661

9th April 2025

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting of Healing Parish Council held on Tuesday 8th April 2025 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0201/25/OUT

Proposal: Outline application to demolish an existing attached garage and erect a residential development of four dwellings with access to be considered

Location: Rear Of 10 Great Coates Road Healing

No objections.

Yours faithfully,

Mrs. Kathy Peers
Clerk – Healing Parish Council