

Supplementary Planning Agenda – 3rd September 2025

Item 1

Ian Otter

16 Vivian Avenue,

Grimsby,

DN32 8QF

August 23, 2025

Councillor Philip Jackson Leader, North East Lincolnshire Council Municipal Offices,
Town Hall Square Grimsby, DN31 1HU

Dear Councillor Jackson,

I am a resident of Vivian Avenue objecting to planning application DM/0396/25/FUL for converting 2 Vivian Avenue into a children's care home (C2 use) for four children, operated by Shore Care Services (Hull-based). With the committee decision nearing, I seek your oversight to ensure scrutiny aligns with the Council Plan 2025-2028's "Stronger Economy and Stronger Communities," given my objections (submitted July 14, 2025—attached) and community concerns.

Key issues include:

- **Efficiency and Economic Concerns:** Employing 12 staff for just four children in a £525,000 property represents significant inefficiency and a potential drain on council resources, especially since taxpayer-funded through care placement contracts. As a Hull-based business, all profits would leave North East Lincolnshire, undermining your emphasis on local economic growth and retaining benefits within our community ("Improving our Journeys," p.24; "Safe & Clean Streets," p.40).
- **Covenant Breaches:** 1964 and 1997 covenants (title HS268471) restrict the property to a single dwelling, prohibiting the proposed 24/7 operations without consent, as noted in NPPF para 187.
- **Parking/Traffic Inadequacy:** The claim of "circa 5" spaces is false; 2017 evidence (DM/0385/17/FUL) confirms two, with overspill from 12 staff, pool cars,

and visitors risking congestion at the Weelsby junction, conflicting with “Improving our Journeys” (p.24).

- **Safety Risks:** The busy junction threatens visibility and safety (e.g., schoolchildren).
- **Amenity Impact:** Noise and disturbance would erode the quiet family street, breaching covenants and “Safe & Clean Streets” (p.40).

Residents (e.g., 4 Vivian Avenue, 17 Heron Close) share these concerns, aligning with “Your Voice” (p.10-11). Inspired by efficiency principles (like D.O.G.E.), I urge the committee to assess cost-effectiveness and local benefit, potentially deferring or refusing as in DM/0650/21/FUL (2021). Your leadership in prioritising our community would be valued.

I am available to discuss further.

Thank you.

Yours sincerely,

Ian Otter

Supplementary Planning Agenda - 3rd September 2025

Item 5 - DM/1065/24/FUL

Amended Condition 3 and Highways Response

Condition

The amended highway access to Bursar Street and parking areas shall be completed in accordance with the approved plan nos. 23 40 110 **rev A**, 23 40 111 and 23 40 150F and shall be available for use before any of the residential units hereby approved are first brought into use and shall thereafter be so retained unless, otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure adequate parking and turning facilities are provided within the site for highway safety reasons and in accordance with Policies: 5, 36 and 38 of the North East Lincolnshire Local Plan 2013 - 2032 (adopted 2018).

From: Darren Braithwaite (NELC) <Darren.Braithwaite@nelincs.gov.uk>

Sent: 29 August 2025 12:18

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

Cc: Lara Hattle (NELC) <Lara.Hattle@nelincs.gov.uk>; David Ettridge

Subject: Re: DM/1065/24/FUL Bursar Street Highways

Hi All,

Thanks for the plan showing swept paths.

This is satisfactory based on the plan attached, which also proposes a modified access with radius kerb as opposed to the existing splayed arrangement.

Kind Regards

Darren Braithwaite

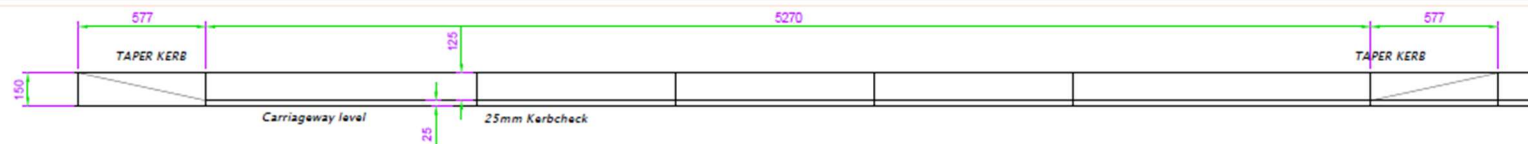
Highway Asset Engineer

Environment, Economy and Infrastructure, North East Lincolnshire Council

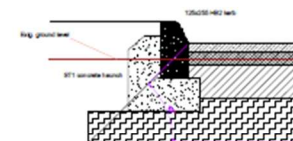
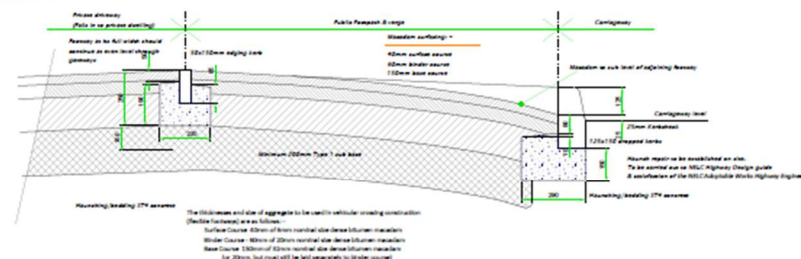
Municipal Offices, Town Hall Square, Grimsby, DN31 1HU

Darren.Braithwaite@nelincs.gov.uk | www.nelincs.gov.uk

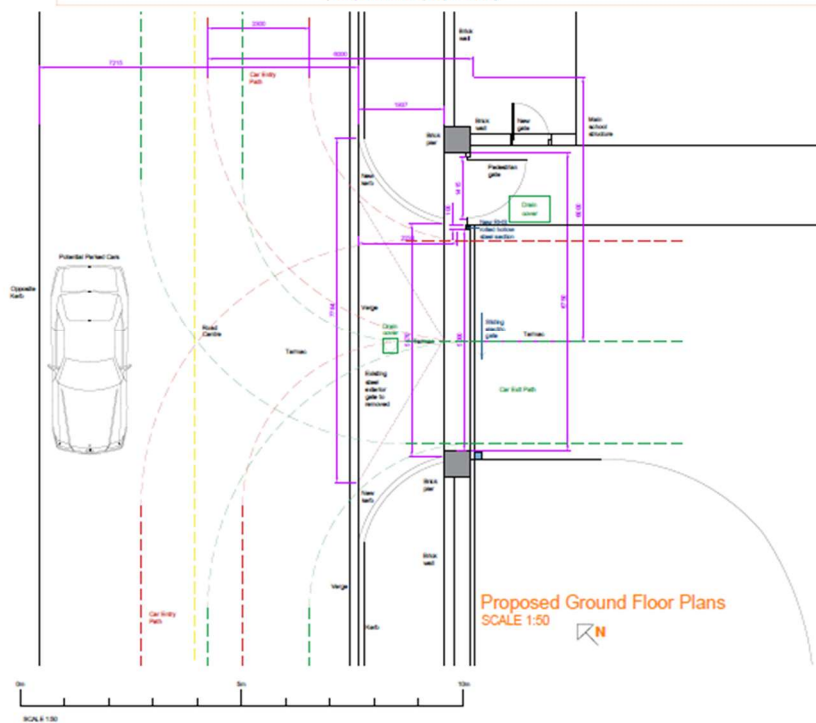
You may receive emails from me outside of normal work hours, this is to suit my working pattern. I do not expect an immediate response unless stated otherwise.



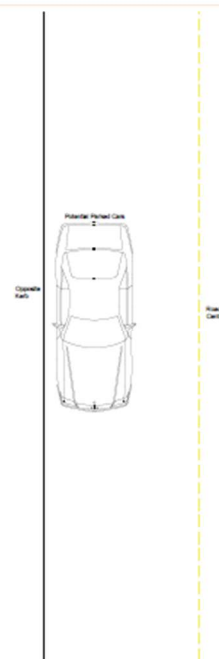
Proposed Kerb Details SCALE 1:10



INDUSTRIAL ESTATE ROAD, MINIMUM CARRIAGEWAY CONSTRUCTION



Proposed Ground Floor Plans SCALE 1:50



Existing Ground Floor Plans SCALE 1:50

A	Requested revisions	24/06/20
Rev	Amendment	Date
ETTRIDGE ARCHITECTURE LTD		
Red Lion Court Wilson Street Airedale East Riding of Yorkshire HU10 7DA		
(T) 01482 690026 www.ettridge.net		
Project: Bursar Primary School Bursar St Cleethorpes DN35 8DS		
Client: SCE-D Limited		
Drawing Title: Site Entrance Highway BC		
Compass	Phase	
Drawn by: JH	Checked by: JH	
Drawing No: 23 40 110A	Scale: 1:50 & 1:10 @ A1	Date: JULY 2020

Consultee Comments for Planning Application

DM/1065/24/FUL

Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 19 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works (Reduced number of flats, increased parking, additional architectural details, materials, drainage methodology, altered access width and landscaping)

Case Officer: Jonathan Cadd

Consultee Details

Name: Miss Rachel Graham

Address: Doughty Road Depot, Doughty Road, Grimsby DN32 0LL

Email: Not Available

On Behalf Of: Ecology Manager

Comments

We are satisfied with the Ecological Enhancement Plan and Lighting Plan, any amendments would need reviewing.

We are generally satisfied with the landscaping proposals and species but also support the comments of the Trees and Woodland Officer, requiring species locations.

Planting and management regimes are also still required, as in previous comment.