

Supplementary Planning Agenda – 1st October 2025

Item 2 – DM/0175/25/OUT

An updated Construction Method Statement has been provided by the applicant. This document is acceptable and as such it is recommended that condition 4 is amended to:

Condition

The development shall be built out in full accordance with the Construction Method Statement submitted on 23rd September 2025, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of residential and highway amenities in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Supplementary Planning Agenda - 1st October 2025

ITEM 2 - DM/0175/25/OUT

From: Roy
Sent: 28 September 2025 13:20
To: Richard Limmer (NELC) <Richard.Limmer@nelincs.gov.uk>
Subject: Land off Humberston Ave DM/0175/25/OUT

Dear Mr Limmer

Thank you for the notification of the meeting on 1 October I very much want to attend but I fear work commitments will prevent me from doing so. However to preserve my position please accept this letter as notification of my wish to speak in the event of me being able to make arrangements to come I attach a brief note of my current observations in the hope and expectation that these can be put before the committee. It seems to be unfair if work commitments prevent me from putting present objections forward.

Will you please confirm that my note below will be available in full for consideration by the committee

Yours Sincerely

Roy Foreman

OBSERVATIONS ON THE APPLICATION TO REMOVE THE REQUIREMENT TO PROVIDE IN EXCESS OF 50% OF THE DWELLINGS FOR OLDER PURCHASERS.

The application not only completely alters the whole basis upon which the original application was skillfully presented but also significantly increases the number of houses to be built on the site. The reason for the variation is purely financial the consequences are so far reaching that it amounts to a full planning application cleverly disguised as an application to vary a single condition

Work has been going on site for a considerable time (not always during permitted hours) to my untutored eye and viewed from the footpath alongside the development the ground works and infrastructure seem to have been carried out to the so far unapproved plan. If I am right about that it demonstrates an arrogant disregard for the whole planning processes

So far as I am aware no consideration has been given by the developer to the significant changes in the area. There has been much development alongside and behind the properties on Humberston Avenue and I believe there have been problems with sewage and water disposal

When the original application was granted there were numerous conditions imposed. In the light of the issues raised if the application is granted all of these conditions should be revisited and revised where necessary to take account of the present position and formally incorporated in the consent as varied

I appreciate that the developer needs to make a profit but at the same time there is an obligation on the planning authority to look back at the original application. The older people who have bought did so on the promise that more than 50% of their neighbours would be of a generally similar age

My proposition is for there to be a compromise.

1 The original layout plan be retained but the percentage of older people's dwellings be reduced and the siting of those houses be designated thus creating an area where older residents can feel comfortable.

2 This proposal would answer the developers need to create a more marketable development whilst at the same time preserving the original size and overall character of the site.

3 All the original safeguards would still be in place and this would be an solution more appropriate to a variation of the original planning permission than a new application in disguise.

Michael Roy Foreman

24 Walk Lane

Humberston

DN36 4JH

ITEM 4 - DM/0357/25/ADV

From: Guy Salmon
Sent: 28 September 2025 19:04
To: Jonathan Cadd (NELC) <Jonathan.Cadd@nelincs.gov.uk>
Cc: Cllr Paul Silvester (NELC) <Paul.Silvester@nelincs.gov.uk>; am
Subject: DM/0357/25/ADV - Display 3 non illuminated tray signs (amended description) Grimsby Islamic Cultural Centre.

Dear Mr Cadd

I understand that the application is to be discussed at the forthcoming Planning meeting and that you have recommended approval. I would like the following content to be taken into consideration.

I have taken several photographs of local places of worship and note that none of the signage compares to that which is currently being debated. The majority are about a metre square or less, the largest being Corpus Christi on Grimsby Road which is about 2 m x 0.6 m but is sited in a large wide open space. Whilst I understand there are no regulations concerning size, each of them demonstrate that they sit sympathetically within their environment.

In your Planning Committee Report you don't appear to make any mention of the fact the building falls within the Wellow Conservation Area.

You also state that the larger of the signs is the only sign on the building. I'd like to point out that in addition to the 3 large signs there are 8 others that I can see making 11 in total. There is also signage attached to the older chapel part of the building which can be seen from the Weelsby Road elevation.

I stand by my earlier observation in that the sign facing Weelsby Road is far too large and out of character for a residential area. Your point about it being a large utilitarian Class F1 building, therefore warranting a large sign of the design proposed I feel is inappropriate in this case. Surely it is better to let the building sit and blend with the surrounding residential aspect rather than allowing it to stand out, and not in a good way.

Regards
Guy Salmon
90 Weelsby Road







SAINT AUGUSTINE
of Hippo
A FORWARD IN FAITH PARISH
SUNDAY SERVICES
10.00am Parish Mass
6.00pm Evening Services
3rd Sunday of the Month
For details of weekday services please see notice in church porch







**THE
UNITED REFORMED
CHURCH**

FAMILY WORSHIP
SUNDAY 10.30 AM

ENQUIRIES

E-mail : urcgrimsby@yahoo.com

or

telephone: *Road, Hamble & Y. Temple* 01422-715786



ITEM 4 - DM/0357/25/ADV

From: Amy

Sent: 28 September 2025 20:56

To: Guy Salmon < >

Cc: Jonathan Cadd (NELC) <Jonathan.Cadd@nelincs.gov.uk>; Cllr Paul Silvester (NELC)

<Paul.Silvester@nelincs.gov.uk>

Subject: Re: DM/0357/25/ADV - Display 3 non illuminated tray signs (amended description) Grimsby Islamic Cultural Centre.

Mr Guy Salmon and Mr Cadd

Thank you for setting out your observations in such a clear and considered way. I fully support the points you have raised and I absolutely know the local residents would too!

It is evident from the examples you have provided that signage for other places of worship in the area has been designed with sensitivity to both scale and setting. By contrast, the signage under discussion appears disproportionate and unsympathetic to its surroundings, particularly given the residential character of the area.

Your reminder that the building lies within the Wellow Conservation Area is also an important consideration, and one that should not be overlooked when assessing the appropriateness of the proposal. Conservation status exists to preserve the distinct character of such areas, and any development or signage should respect and enhance that character rather than detract from it.

I share your view that the current number and size of signs is excessive. Far from blending into the community, the signage risks drawing undue and negative attention, which is not in keeping with the intention of either the building's use or the character of the neighbourhood.

I hope that the Planning Committee gives full weight to these points when reaching their decision. Jonathan can you please raise these points?

I have also attached the mosque sign so you can clearly see the comparisons. I also would like to add this picture is taken from my living area window.

I also wish to highlight a further point raised by a local resident. Their main resting area faces the mosque, and they felt they had no choice but to plant laurels at the front of their garden simply to block out the distraction of the large sign while sitting in their own home. This shows the direct and very real impact the signage is having on the amenity of nearby residents, which surely must be taken into account.

Amy Wood

102 Weelsby Road

Grimsby

Sent from my iPhone



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