

Item 1 - Woodland View  
Old Main Road Barnoldby  
Le Beck - DM/0721/25/  
FULA

# Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)  
Email: [BarnoldbyPC@outlook.com](mailto:BarnoldbyPC@outlook.com)

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

9<sup>th</sup> September 2025

Dear Sir/Madam

**DM/0721/25/FULA** – Erect two storey side and rear extensions with Juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of roof lights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works. **Woodland View, Old Main Road, Barnoldby le Beck.**

The above planning application was discussed at the Parish Council Meeting on the 8<sup>th</sup> September 2025. The details of the application were considered by Councillors and the Parish Council would like to raise the following concerns regarding the planning application:

- The loss of residential amenity including loss of natural light and overshadowing as a result of the development, and loss of privacy from the proposed extension to the property. The proposed plans will impact the neighbouring properties by blocking natural sunlight and overlooking into existing homes.
- The size and scale of the building would be out of character with the properties in the area, and over intensification of the plot.
- Environmental concerns regarding the drainage and flooding impact from the proposed plan.

Yours faithfully,

*NJ Ashton*  
Mrs N Ashton  
Clerk to Laceby Village Council

# Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)  
Email: [BarnoldbyPC@outlook.com](mailto:BarnoldbyPC@outlook.com)

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

6<sup>th</sup> October 2025

Dear Sir/Madam

**DM/0721/25/FULA** – Erect two storey side and rear extensions with Juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of roof lights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works. **Woodland View, Old Main Road, Barnoldby le Beck.**

The above planning application was discussed with the Parish Council and no further observations were noted. However, the concerns raised are objections to the application.

As notified to planning on the 9<sup>th</sup> September 2025, these include:

- The loss of residential amenity including loss of natural light and overshadowing as a result of the development, and loss of privacy from the proposed extension to the property. The proposed plans will impact the neighbouring properties by blocking natural sunlight and overlooking into existing homes.
- The size and scale of the building would be out of character with the properties in the area, and over intensification of the plot.
- Environmental concerns regarding the drainage and flooding impact from the proposed plan.

Yours faithfully,

*NJ Ashton*  
Mrs N Ashton  
Clerk to Laceby Village Council

# **Comments for Planning Application DM/0721/25/FULA**

## **Application Summary**

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

## **Customer Details**

Name: Mr Matthew Meenaghan

Address: The Hollow Barnoldby DN37 0BE

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the impact on the neighbour to the west, The Oakes.

Due to its size and scale it raises issues of dominance, massing, loss of privacy and loss of light on the neighbouring property.

Further it is out of character with neighbouring properties.

# Comments for Planning Application DM/0721/25/FULA

## Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

## Customer Details

Name: Mr Andrew Porter

Address: The Oakes, Old Main Road Barnoldby-Le-Beck DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We write to formally object to the proposed two-storey extension at the above-referenced property on the grounds that it would cause demonstrable and unacceptable harm to the residential amenity of our immediately neighbouring property at The Oakes, Old Main Road, Barnoldby-Le-Beck, DN37 0BE, for the following reasons:

### 1. Loss of light and overshadowing

It should be noted that the proposed extension would be built directly opposite our main kitchen window. Not only would this obstruct our current view across open fields, leaving us instead with a hideous brick wall view, but this window is a primary source of natural light for this key living space. The size, height and proximity of the proposal would cause overshadowing and a substantial reduction in daylight and sunlight, much to the significant detriment of our daily use and enjoyment of the room.

The proposed extension would also be built directly parallel to our outdoor patio area and sundeck. Fundamentally, this area, which is located outside our kitchen, is the only location on our external patio which catches and enjoys the morning sunshine. Being such a beautiful suntrap, we have furnished this area to enjoy BBQs, alfresco dining, and sunbathing in the warmth and light of the sun. Again, if allowed, this oppressive extension would cast this entire outdoor area into permanent shade and darkness since it would totally overshadow this entire area. Blocking and depriving this outdoor living space of direct sunlight undermines the very function of its purpose, and so would have a significant and unfairly detrimental impact upon our quality of life and the reasonable enjoyment of our property.

## 2. Overbearing impact and adverse massing

Given the size, height, and bulk of the proposed extension, particularly at such close proximity to the boundary, it would create an oppressive sense of enclosure and would have an overbearing relationship with our property.

The sheer dominance of the proposed building, directly facing our property, would create a "tunnelling" effect, which would dominate and overwhelm our outlook and living environment, creating an enclosed, 'hemmed-in' effect. This massing is excessive and entirely out of keeping with the character of the area, and building line of existing properties.

The proposal is therefore inconsistent with good design principles set out in the National Planning Policy Framework (NPPF) since it has an adverse impact on the character and enjoyment of our property and our home environment.

## 3. Loss of privacy

The proposed development, particularly at two storeys, introduces significant overlooking of both our kitchen and garden and patio area, leading to an unacceptable invasion and infringement of our privacy.

The new height and sightlines mean that activities within our home and garden would be directly visible from the extension, eroding our right and expectation to reasonable privacy and the quiet enjoyment of our home. This would compromise our quality of life and undermine the amenity of our property.

## 4. Overall harm to residential amenity

The combined effects of overshadowing, overlooking, loss of privacy and the oppressive dominance of the structure would seriously diminish our enjoyment of our home. Residential amenity is a core principle of planning policy, and developments that materially harm the living conditions of neighbouring occupiers should not be approved.

## 5. Available alternatives with less impact

In view of the size of our neighbour's plot of land, there appear to be many other design solutions and options available for them to achieve the additional living space that they claim to require without having such a harmful and detrimental effect upon neighbouring properties. For example, additional bedrooms could even be built above the existing garaging, which would not even require the footprint of the property to be amended. Denying us of sunlight is not a reasonable proposal when others solutions which would have little to no impact upon us could instead be

explored.

## Summary

The proposed extension fails to respect the amenity of neighbouring occupiers since it would materially harm our living conditions through loss of light, loss of privacy, and an overbearing presence. It is therefore contrary to both national and local planning policy and should be unequivocally refused. Neighbouring residents' rights should be protected to ensure a fair balance between excessive and unnecessary new developments and the impact upon existing properties.

For the reasons outlined above, we respectfully request that the Council refuse this application.

Yours faithfully

A Porter

# Comments for Planning Application DM/0721/25/FULA

## Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

## Customer Details

Name: Ms Carrie Bradley

Address: The Oakes, Old Main Road Barnoldby-Le-Beck DN37 0BE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We write to formally object to the proposed two-storey extension at the above-referenced property on the grounds that it would cause demonstrable and unacceptable harm to the residential amenity of our immediately neighbouring property at The Oakes, Old Main Road, Barnoldby-Le-Beck, DN37 0BE, for the following reasons:

### 1. Loss of light and overshadowing

It should be noted that the proposed extension would be built directly opposite our main kitchen window. Not only would this obstruct our current view across open fields, leaving us instead with a hideous brick wall view, but this window is a primary source of natural light for this key living space. The size, height and proximity of the proposal would cause overshadowing and a substantial reduction in daylight and sunlight, much to the significant detriment of our daily use and enjoyment of the room.

The proposed extension would also be built directly parallel to our outdoor patio area and sundeck. Fundamentally, this area, which is located outside our kitchen, is the only location on our external patio which catches and enjoys the morning sunshine. Being such a beautiful suntrap, we have furnished this area to enjoy BBQs, alfresco dining, and sunbathing in the warmth and light of the sun. Again, if allowed, this oppressive extension would cast this entire outdoor area into permanent shade and darkness since it would totally overshadow this entire area. Blocking and depriving this outdoor living space of direct sunlight undermines the very function of its purpose, and so would have a significant and unfairly detrimental impact upon our quality of life and the reasonable enjoyment of our property.

## 2. Overbearing impact and adverse massing

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explored.

## Summary

The proposed extension fails to respect the amenity of neighbouring occupiers since it would materially harm our living conditions through loss of light, loss of privacy, and an overbearing presence. It is therefore contrary to both national and local planning policy and should be unequivocally refused. Neighbouring residents' rights should be protected to ensure a fair balance between excessive and unnecessary new developments and the impact upon existing properties.

For the reasons outlined above, we respectfully request that the Council refuse this application.

Yours faithfully

C Bradley & A Porter

# Comments for Planning Application DM/0721/25/FULA

## Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

## Customer Details

Name: Mr Ian Roberts

Address: Summerfield House 3 The Paddocks Barnoldby Le Beck North East Lincolnshire DN37 0BF

## Comment Details

Commenter Type: Neighbour

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

### Comment Reasons:

Comment: We are very concerned about the proposed extension, particularly in light of the existing drainage issues already caused by previous developments on this land.

Originally, the site contained only a single small bungalow. However, it now accommodates three large, detached properties, which have significantly increased the surface runoff and drainage burden in the area. When Woodland View was developed, the planning conditions stipulated that trees should be planted around the property to create a woodland to help mitigate drainage impacts. Unfortunately, this condition has not been adequately fulfilled, and insufficient trees have been planted to manage the increased water runoff from these larger properties.

As a direct result, any additional development will only exacerbate the drainage problems and lead to further water damage on my adjoining land. During periods of heavy rainfall, my field becomes severely waterlogged, something that never occurred before the recent developments. I have photographic evidence to demonstrate this change.

In an effort to manage the problem, I have taken the initiative to plant 200 trees along the boundary of my land. While this has provided some mitigation, it has not resolved the issue.

Importantly, it should not be my responsibility to compensate for inadequate drainage infrastructure or landscaping on a neighbouring development. The responsibility for managing the drainage impacts rests with the developers and should be addressed as part of any future planning consideration.

We strongly urge that before any further development on this land is approved the drainage issues are managed appropriately.

# Comments for Planning Application DM/0721/25/FULA

## Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

## Customer Details

Name: Mr Ian Roberts

Address: Summerfield House the paddocks Barnoldby le beck Grimsby Dn370bf

## Comment Details

Commenter Type: Neighbour

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

### Comment Reasons:

Comment: We are very concerned about the proposed extension, particularly in light of the existing drainage issues already caused by previous developments on this land.

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In an effort to manage the problem, I have taken the initiative to plant 200 trees along the boundary of my land. While this has provided some mitigation, it has not resolved the issue.

Importantly, it should not be my responsibility to compensate for inadequate drainage infrastructure or landscaping on a neighbouring development. The responsibility for managing the drainage impacts rests with the developers and should be addressed as part of any future planning consideration.

We strongly urge that before any further development on this land is approved the drainage issues are managed appropriately.

**Item 2 - Land Parcel At  
Waltham Road Barnoldby  
Le Beck - DM/0468/25/  
OUT**

# Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)  
Email: [BarnoldbyPC@outlook.com](mailto:BarnoldbyPC@outlook.com)

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

17<sup>th</sup> July 2025

Dear Sir/Madam

**DM/0468/25/OUT – Outline application to erect 42 dwellings and associated infrastructure with all matters reserved; land parcel at Waltham Road, Barnoldby le Beck.**

The above planning application was discussed at the Parish Council Meeting on the 14<sup>th</sup> July 2025. The details of the application were considered by Councillors and Barnoldby le Beck Parish Council would like to raise the following objections:

- The proposed development is outside of the development boundary of Barnoldby le Beck, not within the local plan, and is in open countryside, a rural area, and on green belt land.
- The proposed properties are considered to be within Barnoldby le Beck, however are directly adjacent to properties within Waltham, without any greenbelt separating them. It is understood that urban sprawl should be prevented and green belt land should not be used in a way that directly connects villages.
- The proposed development will impact on natural habitats of wildlife such as deer, badgers, bats, and hedgehogs as well as birds.
- This planning application would be detrimental to the character and ambience of the area.
- This development would increase local traffic and exacerbate local concerns regarding speeding and road safety. In turn this would create additional noise, pollution, and risk for residents. The road already causes problems and would be made significantly worse by a further 42 properties, which could see between at least 84 to 126 cars.
- This will adversely affect the local amenity.
- There are very limited community facilities within Barnoldby le Beck, with no local transport, health centre, shops, schools, etc, and very few within Waltham.
- The proposed development sits within a 100m of the planned national grid pylon scheme.
- This scheme has been submitted on previous occasions, the objections are still valid from the previous applications and this should not be granted through persistence from the developer.

Yours faithfully,

Mrs N Ashton  
Clerk to Barnoldby le Beck Parish Council

# Barnoldby-Le-Beck Parish Council

Planning Department,  
Municipal Offices,  
[Mrs N Ashton \(Clerk\)](#)  
Town Hall Square,  
Email: [BarnoldbyPC@outlook.com](mailto:BarnoldbyPC@outlook.com)  
Grimsby,  
DN31 1NS

12<sup>th</sup> November 2025

Dear Sir/Madam

**DM/0468/25/OUT – Outline application to erect 42 dwellings and associated infrastructure with all matters reserved (Amended site layout plan, flood risk assessment, ecological update and tree report October 2025); land parcel at Waltham Road, Barnoldby le Beck.**

The above planning application was discussed at the Parish Council Meeting on the 10<sup>th</sup> November 2025. The details of the application were considered by Councillors and Barnoldby le Beck Parish Council request this planning be refused on the grounds of the following objections:

## **1. Local Plan and Strategic Gap Protection**

- The proposed development is outside of the development boundary of Barnoldby le Beck, not within the local plan, and is in open countryside, a rural area, and on green belt land.
- The proposed properties are considered to be within Barnoldby le Beck, however are directly adjacent to properties within Waltham, without any greenbelt separating them. It is understood that this plan encroaches into the strategic gap between Waltham and Barnoldby le Beck, and that urban sprawl should be prevented, and green belt land should not be used in a way that directly connects villages.

## **2. Loss of Countryside and Impact on Wildlife**

- The proposed development is currently an area of open countryside, and development of this land would lead to a permanent loss of the green space and have a significant detrimental impact on the surrounding environment and the natural habitats of wildlife.

## **3. Traffic Safety Concerns**

- The proposed access to and from the development site is close to the roundabout at the Barnoldby le Beck / Bradley Road junction, giving rise to concerns for traffic turning right out of the proposed access road.
- There is no footpath linking the proposed site to Waltham and Barnoldby le Beck, and residents would therefore be reliant on accessing local amenities by car.
- This development would increase local traffic and exacerbate local concerns regarding speeding and road safety. In turn this would create additional noise, pollution, and risk for residents. The road already causes problems and would be made significantly worse by a further 42 properties, which could see between at least 84 to 126 cars.

## **4. Local Infrastructure and Amenities**

- This planning application would be detrimental to the character and ambience of the area.
- This will adversely affect the local amenity.

- There are very limited community facilities within Barnoldby le Beck, with no local transport, no health centre, no shops, no schools, etc, and very few amenities within Waltham – all of which are already overstretched.
- The proposed development sits within a 100m of the planned national grid pylon scheme.
- This scheme has been submitted on previous occasions, the objections are still valid from the previous applications and this should not be granted through persistence from the developer.

Yours faithfully,

Mrs N Ashton  
Clerk to Barnoldby le Beck Parish Council

# **Consultee Comments for Planning Application**

## **DM/0468/25/OUT**

### **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved (Amended site layout plan, Flood Risk Assessment, Ecological Update and Tree Report October 2025)

Case Officer: Richard Limmer

### **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 refusal of this application on the following grounds: -

#### **1. Inconsistency with the NEL Local Plan and Strategic Gap Protection**

The proposed site is not allocated for housing within the North East Lincolnshire Local Plan. The site, on the boundary with Waltham encroaches into the strategic gap between Waltham and Barnoldby le Beck.

#### **2. Loss of Countryside and Impact on Wildlife**

The site in question is currently an area of open countryside. Development of this land would lead to the permanent loss of this green space and have a significant detrimental impact on the surrounding environment and local wildlife habitats.

#### **3. Traffic Safety Concerns and Connectivity**

The proposed access to and from the development site is close to the roundabout at the Barnoldby le Beck/Bradley Road junction, giving rise to safety concerns for traffic turning right out of the proposed access road. There is no footpath linking the proposed site to Waltham and residents would therefore be reliant on accessing local amenities by car.

#### **4. Pressure on Local Infrastructure**

The proposed development would add considerable pressure to the already overstretched infrastructure of Waltham. Local facilities and transport networks are already operating near capacity. The increase in population resulting from the proposed development would exacerbate these issues, leading to reduced service levels and further strain on local resources.

# **Consultee Comments for Planning Application**

## **DM/0468/25/OUT**

### **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

### **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 refusal on the following grounds: -

#### **1. Inconsistency with the NEL Local Plan and Strategic Gap Protection**

The proposed site is not allocated for housing within the North East Lincolnshire Local Plan. The site, on the boundary with Waltham encroaches into the strategic gap between Waltham and Barnoldby le Beck.

#### **2. Loss of Countryside and Impact on Wildlife**

The site in question is currently an area of open countryside. Development of this land would lead to the permanent loss of this green space and have a significant detrimental impact on the surrounding environment and local wildlife habitats.

#### **3. Traffic Safety Concerns and Connectivity**

The proposed access to and from the development site is close to the roundabout at the Barnoldby le Beck/Bradley Road junction, giving rise to safety concerns for traffic turning right out of the proposed access road. There is no footpath linking the proposed site to Waltham and residents would therefore be reliant on accessing local amenities by car.

#### **4. Pressure on Local Infrastructure**

The proposed development would add considerable pressure to the already overstretched infrastructure of Waltham. Local facilities and transport networks are already operating near capacity. The increase in population resulting from the proposed development would exacerbate these issues, leading to reduced service levels and further strain on local resources.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved (Amended site layout plan, Flood Risk Assessment, Ecological Update and Tree Report October 2025)

Case Officer: Richard Limmer

## **Customer Details**

Name: Ms Judith Clark

Address: 1 willow park Barnoldby le beck Grimsby DN370YP

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous letter objecting to this planing of 42 dwellings still stands

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Judith Clark

Address: 1 willow park Barnoldby le beck Grimsby DN37 0YP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I am writing to formally object to the proposed planning application for new housing in Barnoldby le beck and Waltham, which I understand is currently under consideration.

Our village is already experiencing significant strain from the volume of recent developments. The cumulative impact of ongoing and proposed construction is having a serious and unsustainable effect on our community and local infrastructure.

### 1. Overdevelopment:

The area has seen a disproportionate number of new housing developments in recent years. This is eroding the rural character of the village and putting unsustainable pressure on local resources.

### 2. Lack of Infrastructure:

There is currently no primary or secondary school within adequate distance to serve the growing number of families moving into the area. Similarly, there are insufficient shops and local amenities to meet the needs of the existing population, let alone additional residents.

### 3. Strain on Services:

Public transport links are extremely limited, and GP surgeries and healthcare providers in nearby towns are already stretched thin. Further development without significant investment in infrastructure will negatively impact both new and existing residents.

### 4. Environmental and Community Impact:

The rural and historic nature of both villages is a key reason many of us choose to live here. Continued expansion at this rate is diminishing the village's character, reducing green spaces, and increasing traffic and pollution.

I urge the planning department to reject this application and to consider the long-term consequences of allowing further unchecked development in this area. Responsible planning must take into account not just housing targets, but the capacity of communities to absorb growth without sacrificing quality of life.

Thanks  
Judith Clark

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr David Bemrose

Address: 5 Willow Park Barnoldby Le Beck DN37 0YP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object strongly to this application which as the comments from the Parish Council state, this development is not included within the local area plan and furthermore adds greater pressures on existing local amenities and infrastructure which are already failing to meet the local communities needs. Additionally this proposal for a further development of 42 houses adds to several other local developments already underway and not yet completed which are already placing severe burdens on the existing local infrastructure.

We also have severe concerns on road safety with the additional traffic congestion and volumes that this development will create along Barnoldby Road. We have significant volumes of HGV traffic already using this route to access the local area from the M180 at Barnetby Top and adding a further 80 cars using this road on a daily basis only adds to creating further congestion and safety concerns. The vehicle speeds we have experienced towards the roundabout at Bradley Road are extremely concerning as the 30mph limit is far too close to the roundabout for vehicles to safely slow down from the national speed limit section. We have also seen several instances of cars overtaking at the junction with Willow Park as they speed up towards Barnoldby village and it is only a matter of time before a serious accident happens at this junction.

Finally, the further development proposed on green belt land will damage the natural habitats of several species such as Deer, Badgers, Hedgehogs and numerous domestic birds such as starlings, sparrows, finches which are already endangered species. Furthermore the environment changing from fields with natural drainage to road and buildings with limited drainage will add to the already frequent flooding we already see on the road at this point in heavy downpours.

Whatever the reason that this application has been rejected previously, I can see no reason that it should be granted on this occasion as the concerns raised by local residents already still stand

and are still valid to reject this application. Just because someone keeps submitting the application shouldn't lead to it being granted simply on someone's persistence in trying to get it through.

We therefore strongly oppose this application

David and Sally Bemrose

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mr brett aisthorpe

Address: 1 OAKFIELD LANE WALTHAM GRIMSBY DN37 0BN

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this application for 42 dwellings on the grounds that the local infrastructure is inadequate to cope with this number of new properties, for example Waltham road Barnoldby is a very busy narrow road now, inadequately served for cyclist and pedestrians as it is. Also this development will encourage further developments along this road eventually joining The village of Barnoldby Le Beck and Waltham. Also to bear in mind that there will inevitably be a high percentage of these new houses with children that will be joining the growing throng of pupils going to Leas and Toll Bar schools and the new academy on the 'Sunningdale' estate.

We just don't need to add to the already 'crowded' roads and footpaths in this area.

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Amandeep Sidhu

Address: 4 Oakfield Lane Waltham Grimsby DN37 0BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed development near Oakfield Lane (DN37) for the following reasons:

### 1. Excessive Development in a Concentrated Area

There has already been a significant amount of new housing built or approved within close proximity to the proposed site, including a large development currently underway off Brigsley Road and another off Bradley Road. Adding a further estate in this location would result in a disproportionately high level of new housing in a small rural area.

This would fundamentally alter the character of the surroundings, with existing properties on Oakfield Lane and Waltham Road facing the prospect of being completely enclosed by new build developments. Waltham has already seen considerable residential growth, and it is time other areas shared the responsibility of meeting housing demand.

It's also important to note that this site is not listed for development in the adopted 2018 Local Plan. Its omission may reflect the recognition that this area has already accommodated a large amount of growth or that it was considered unsuitable. Furthermore, the proposal's site plan fails to acknowledge existing neighbouring developments, such as the Brigsley Road estate, meaning the full cumulative impact is not being appropriately assessed.

### 2. Reduced Privacy and Light for Existing Residents

The planned development would introduce rows of closely packed homes immediately adjacent to existing houses. This would reduce the level of privacy currently enjoyed by local residents and could also limit natural light due to the orientation and density of the new properties. Combined

with the likely increase in ambient noise, this would significantly affect the peace and enjoyment of existing homes on Oakfield Lane.

### 3. Transport and Safety Concerns

Waltham Road already experiences severe traffic congestion, particularly during rush hour periods, with queues often extending from the A18 to the village centre. The exit from Oakfield Lane is situated next to a compact roundabout that is already difficult to navigate. Adding over 40 new homes without substantial improvements to road infrastructure will only make these problems worse and raises concerns around road safety.

### 4. Negative Effects on Local Wildlife and Natural Environment

This area is home to a variety of wildlife, including deer, badgers, pheasants, and a well-established bat population supported by local bat boxes. A stream behind Oakfield Lane and several nearby ponds also contribute to a rich and thriving local ecosystem.

Only one of the ponds has been assessed for great crested newts, despite several lying within a short distance of the proposed site. There have been possible sightings of these protected species, and further ecological surveys should be undertaken before any planning decision is made. The combined effect of this and neighbouring developments would have a major negative impact on local biodiversity, which contradicts the Local Plan's policy requiring a net biodiversity gain of at least 10%.

### 5. Drainage and Sewerage Infrastructure Limitations

Oakfield Lane is not connected to the main sewer system and relies on private sewage arrangements. The implications of nearby large-scale development on existing systems have not been fully addressed.

In addition, the area frequently experiences waterlogging and pooling in gardens after heavy rainfall. Converting large areas of farmland into housing and roads will increase surface runoff and place even more pressure on the area's already limited drainage capacity.

### 6. Proximity to New Pylon Installation

The site is located less than 100 metres from where new pylons are planned to be installed. This raises concerns about the visual impact on the landscape, the residential appeal of the area, and the potential effect on local property values.

### 7. Loss of Distinction Between Villages

Although the proposed site falls within the Barnoldby-le-Beck boundary, it sits immediately next to properties in Waltham. There is no natural or green space left to act as a buffer between the two settlements.

This blurring of boundaries undermines the principle of maintaining separate village identities. My

understanding is that one of the purposes of green belt land is to prevent neighbouring villages from merging. Allowing this development would lead to Waltham and Barnoldby-le-Beck becoming physically connected, contrary to planning objectives aimed at preserving distinct communities.

### In Summary

This development would place unacceptable pressure on infrastructure, degrade the local environment, erode the rural character of the area, and reduce the quality of life for current residents. I urge the planning committee to take into account the combined impact of all recent and ongoing developments and to reject this proposal in the interests of sustainable and balanced growth.

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Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Govundee Sidhu

Address: 4 Oakfield Lane Waltham Grimsby DN37 0BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I formally object to this planning application on these grounds:

### 1. Overdevelopment and Cumulative Impact

The area surrounding Oakfield Lane (DN37) has already experienced significant development in recent years, including a major new housing estate currently under construction to the south (accessed via Brigsley Road), and another nearby development off Bradley Road, both within 700 metres of the proposed site. This application represents yet another large-scale development in an already saturated area.

If approved, it would result in an excessive concentration of new housing within a small rural zone, leading to a dramatic change in the character of the area. Homes on Oakfield Lane and Waltham Road that once enjoyed open views would become surrounded on all sides by modern estates.

While I understand the need for additional housing, the Waltham area has already contributed significantly to local housing targets. This raises concerns about fairness and planning balance, particularly when other areas of the borough could better accommodate further development.

Furthermore, this specific site was not allocated for development in the 2018 Local Plan. This likely reflects either its unsuitability for housing, or an intention to avoid overburdening this part of the borough. The Proposed Block Plan also fails to reflect nearby approved developments, such as the Brigsley Road site, which means the cumulative impact is not being accurately considered. This application should be assessed in the context of all nearby, approved, or ongoing developments, rather than in isolation.

## 2. Loss of Privacy, Light, and Tranquillity

The proposed housing would be built directly adjacent to existing homes, resulting in a considerable loss of privacy and natural light for current residents. The high density and orientation of the new properties would increase the likelihood of overlooking, noise, and general disruption, especially for those on Oakfield Lane. This would have a noticeable and detrimental impact on quality of life for people living in the area.

## 3. Traffic and Road Access Issues

Traffic congestion on Waltham Road, particularly in the direction of Barnoldby-le-Beck during peak periods, is already severe. Queues regularly stretch from the A18 to the village centre. Oakfield Lane itself exits near a small and busy roundabout, making access difficult at the best of times. Adding 42 more dwellings, and with them, a significant number of additional vehicles, would place further strain on this already stressed network and could increase the risk of accidents. No meaningful mitigation appears to have been proposed.

## 4. Environmental and Ecological Impact

According to Policy 42 of the North East Lincolnshire Local Plan, new developments are expected to deliver at least a 10% net gain in biodiversity. This application would likely do the opposite.

The land around Oakfield Lane supports a rich variety of wildlife, including wild deer and pheasants, which are regularly observed near the proposed boundary. Bat boxes installed on nearby properties have helped establish a healthy bat population that forages in the surrounding fields. A small stream to the rear of Oakfield Lane is thriving with aquatic life and is supported by several ponds within 500 metres.

However, only one of these ponds has been surveyed for great crested newts, despite reports of possible sightings. Further ecological surveys should be required. In addition, there is clear evidence of badger activity in the area. The scale and positioning of this development, particularly in combination with the Brigsley Road project, would almost certainly harm this local biodiversity.

## 5. Infrastructure and Drainage Concerns

Oakfield Lane is not currently connected to the main sewer system and instead relies on independent sewage systems. It's unclear what impact the proposed development may have on this arrangement, but it is essential that this is properly assessed.

In terms of drainage, although the area is not formally identified as high risk for flooding, residents regularly experience waterlogging and surface flooding in gardens following periods of heavy rain. Replacing a large area of permeable farmland with impermeable housing and roads will increase runoff and is likely to worsen existing issues. This could lead to gardens becoming unusable during wet periods, or even water ingress into homes.

## 6. Proximity to Planned Pylon Infrastructure

The proposed site is located within 100 metres of a planned pylon installation. This raises concerns about visual intrusion, residential amenity, and the likely negative impact on property values. Combined with the close proximity of dense new housing developments, this would significantly reduce the appeal and character of the area.

## 7. Village Merging and Green Belt Erosion

Although the proposed development is classed as being within Barnoldby-le-Beck, it is directly adjacent to existing properties in Waltham.

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## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mr Thomas Burgess

Address: 6 Oakfield Lane Waltham DN37 0BN

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: An additional comment. The proposed properties are considered to be within Barnoldby-le-Beck. However they are directly adjacent to properties within Waltham without any greenbelt separating. My understanding is that urban sprawl should be prevented and green belt land should not be used in a way that directly connects villages. My additional objection is to the merging of Barnoldby-le-Beck and Waltham which the proposed plan would cause.

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Case Officer: Richard Limmer

## Customer Details

Name: Mr Tom Burgess

Address: 6 Oakfield Lane Waltham DN37 0BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Overdevelopment: I wish to challenge here based on the proportion of new build properties built within the vicinity of Oakfield Lane (DN37) compared to a regional / local average. There is already a major development underway on the south side of Oakfield Lane (access via Brigsley Road) and further development off Bradley Road (within 700 m of proposed development). Combining the current and proposed development, there will be excessive development within a very small area. Existing properties on Oakfield Lane / Waltham Road could potentially go from outstanding natural views to being 100% surrounded by new developments. Although the need for local housing is recognised, the Waltham area has shouldered excessive burden of this already and consideration should be given to other areas. It should be noted that the already approved and underway development off Brigsley Road is not shown on the Proposed Block Plan. In the case of this planning application, consideration should be given to the cumulative impact of all developments (approved or in-progress) and their impacts on existing residents. In addition, there are numerous areas identified for development in the 2018 Local Development Plan which are yet to be Developed. This was not on that plan presumably as it was deemed either unsuitable and/or that the local Waltham area had already seen far more than its share of development.

2. Loss of Privacy / Loss of Light: The new development will without doubt impact privacy on the residents of Oakfield Lane with high density housing placed on the boundary between current and proposed housing stock. The very large number of proposed houses will mean more noise, less privacy with less access to light due to shadowing from the new development and the orientation of the development with respect to Oakfield Lane. I would re-iterate, with the approval of this development, Oakfield Lane would be surrounded by new build developments.

3. Restricted Road Access: During rush hour periods, Waltham Road (in the direction of Barnoldby-le-Beck) is consistently backed up from the A18 to Waltham village. Access out of Oakfield Lane at these times is extremely challenging and no provision has, nor can be made to prevent this issue deteriorating further with the construction of 42 additional dwellings. With the exit to Oakfield Lane being situated adjacent to the small roundabout, additional road safety concerns are raised due to an already constrained Bradley Road / Waltham Road roundabout.

4. Impact on Environment: Policy 42 of the NELLP, new development seeks to achieve at least 10% net gain in biodiversity. At present, wild deer and pheasant roam the local farmland and are often seen at the boundary of Oakfield Lane. The bat boxes installed on Oakfield Lane properties have established a thriving bat colony, all of which seek food in the area immediately surrounding Oakfield Lane (this will be harmed if the colony is surrounded by new, significant developments). The small stream which runs at the rear of Oakfield Lane is thriving with aquatic life supported by the numerous ponds within 500 m. Only one of a possible five ponds were considered for great crested newts. Considering the current biodiversity and possible, unconfirmed sightings of newt like species, further exploratory work should be advisable. Finally, evidence of badgers is clear, considering the current scale of biodiversity, there is no way that two, such large development (proposed and Brigsley Road) can do anything but deteriorate biodiversity in the immediate area.

5. These properties will be within 100 m of the planned pylons works. There is an undeniable financial implication on property pricings coming from the pylons and the new housing estates which are now surrounding Oakfield Lane.

Other:

A) Oakfield Lane is not connected to the main sewage line and relies on an independent sewage management system. Consideration is requested to the impact (if any) on the performance of existing sewage systems.

B) Although there is no conventional flooding risk in this area, at times of heavy rains, gardens become frequently waterlogged and flooded in places. The removal of such large area of farmland to be replaced with a new development will add further strain to the drainage of the area meaning gardens may at times become unusable

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## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr John Burrell

Address: 7 Oakfield Lane Grimsby DN370BN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note the proposal for the building of 42 houses and associated infrastructure on a field adjacent to my property.

Permission was given within the last year for the building of approximately 300 houses on open land next to this proposed development and on the other side of Barnoldy Road for a further 66 houses on Bradley road.

The consequence of this is that over 350 properties are in build at present with, now, the prospect of a further 42 being added to that total all of this within an area of less than a square mile.

Although I recognise there is a national shortage of housing this saturation of building plots in such concentration seems disproportionate. Due to this level of development there are inevitably going to be problems, with traffic the most likely complication. The village of Waltham is already a bottleneck with serious congestion both in and around the main thoroughfare and when the traffic from the 350 house development is complete that congestion will become intolerable. An alternative route into Grimsby would be along Bradley road where they are at present, as mentioned above, building in the region of 60 houses already. The second route into Grimsby would be via Toll bar roundabout but planning has also been granted for a huge estate of buildings opposite Toll bar school where it is already impossible to drive through in the mornings.

Effectively this side of the Town is already at saturation point to allow the building of a further 42 houses is nothing short of madness.

As well as the inevitable traffic issues many of these houses will have families with children so there will be increased pressure on an already overloaded schools programme.

Enough open land on this side of Town has been used for building purposes; it is time that planning was spread over a wider area to limit the impact on people already residing in this area.

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved (Amended site layout plan, Flood Risk Assessment, Ecological Update and Tree Report October 2025)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Matt Furness

Address: 5 Fleetwood Close Grimsby DN333ED

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Conflict With Local Planning Policy and Village Character

Barnoldby-le-Beck is designated as a small rural settlement, and the North East Lincolnshire Local Plan requires development to be proportional, infill-based, and sensitive to the built form. The proposal for 42 dwellings represents a substantial and disproportionate extension well beyond the established settlement boundary.

The development would significantly change the rural character of the village, eroding the linear pattern and introducing an estate-style layout that is wholly at odds with the surrounding low-density and historic setting. Even with a revised site layout, the proposed density, massing and suburban form remain incompatible with the landscape character and conservation value of the locality.

## 2. Highways Safety and Traffic Impact

Waltham Road is already under considerable pressure from fast-moving through-traffic. The addition of 42 dwellings is likely to result in 80-100 extra vehicle movements at peak times, increasing congestion, queuing and collision risk. The access point is located on a stretch of road with limited visibility and no controlled pedestrian crossing.

The proposed development would exacerbate safety concerns for schoolchildren, pedestrians and cyclists, especially as footway provision along sections of Waltham Road is narrow or absent. No meaningful mitigation has been provided to demonstrate that the local road network can safely

accommodate the increase.

### 3. Drainage and Flood Risk Concerns

Although the applicant has submitted an updated Flood Risk Assessment, concerns remain regarding surface water drainage. The site lies in an area known for poor natural drainage and heavy run-off during periods of rainfall. Increasing impermeable surfaces across such a large site raises the risk of surface water flooding both on-site and in surrounding properties.

The FRA does not provide sufficient reassurance that sustainable drainage systems would remain functional during storm events or that downstream capacity is adequate. The risk of worsening off-site flood conditions remains a significant and unacceptable concern.

### 4. Pressure on Local Services and Infrastructure

Local services in and around Barnoldby-le-Beck-such as primary healthcare, schools, utilities and public transport-already operate close to capacity. An additional 42 dwellings would place substantial pressure on these services, with no guarantee that adequate investment or improvements would accompany the development.

The village lacks amenities such as shops, bus routes and community facilities, making new residents heavily car-dependent. This conflicts with sustainability objectives that seek to reduce reliance on private vehicles.

### 5. Ecological Harm and Loss of Habitat

The updated Ecological Report does not eliminate concerns regarding disturbance to wildlife. The site and its immediate surroundings form part of a wider ecological network supporting birds, bats, small mammals and invertebrates. The removal of hedgerows and the fragmentation of green space would lead to a net loss of biodiversity.

The amendments do not address the cumulative ecological impact nor provide sufficient compensatory habitat. The development would disrupt local wildlife corridors and diminish one of the few remaining undeveloped green spaces in the village.

### 6. Trees, Landscape Impact and Visual Intrusion

The updated Tree Report confirms that several mature trees and established hedgerows are threatened by the development. These contribute significantly to the soft rural landscape character and provide visual screening for the village boundary. Their removal or degradation would create a harsh and intrusive visual impact, particularly from Waltham Road and surrounding viewpoints.

The proposed planting strategy is inadequate to replace the environmental and visual function of mature trees, which take decades to re-establish.

## 7. Overdevelopment and Unacceptable Cumulative Impact

Taken as a whole, the proposal represents overdevelopment of an inappropriate site. It would permanently alter the rural environment, increase traffic danger, intensify surface water risk, and strain limited infrastructure. The cumulative impact is materially harmful and cannot be mitigated through layout changes or technical reports.

### Conclusion

For the reasons above-conflict with planning policy, harm to the rural character, inadequate infrastructure capacity, traffic and flood risk concerns, ecological harm and landscape impact-I strongly object to application DM/0468/25/OUT. The scale and nature of the development are unsuitable for Barnoldby-le-Beck and would have a detrimental and irreversible effect on the village.

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Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Matt Furness

Address: 5 Fleetwood Close Grimsby DN333ED

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Committee,

I am writing to strongly object to the proposed development of 43 new houses in the village of Barnoldby le Beck.

This village is a rural, peaceful community with a unique character that residents deeply value. A development of this size is completely out of proportion for our village and threatens to permanently alter its nature. Barnoldby le Beck is not just a patch of land to build on-it is a living, breathing community that needs thoughtful support, not overdevelopment.

Adding 43 houses in one go would represent a major population increase, putting undue pressure on our limited local infrastructure. The roads around the village are narrow and already struggling with through-traffic. Increased traffic volumes would raise safety concerns, particularly for children and older residents who walk or cycle through the area.

Furthermore, the village lacks basic services and amenities to support a growing population. We don't have enough school places, GP access is stretched, public transport is minimal, and utilities are already under strain. This kind of development brings no benefit to the existing community-it just increases the burden on already limited resources.

What we need in Barnoldby le Beck is not more unaffordable housing, but spaces that benefit everyone-young people, families, and the elderly alike. We don't need more executive homes that most local people can't afford. We need a youth centre, a community hub, a play park, or sports and activity spaces that bring people together. We need projects that support wellbeing, reduce

isolation, and create opportunity-not developments that divide and displace.

This plan offers no social value. It doesn't align with what the village actually needs, and it hasn't come from community consultation or involvement. It's a top-down development that feels imposed, not welcomed.

Environmental concerns must also be addressed. This development would result in the loss of green space and habitat. Greenfield land like this contributes to biodiversity and absorbs rainfall, helping to reduce flood risk. Once it's gone, it's gone forever-and for what? More bricks and tarmac.

This kind of growth is not sustainable. Villages like Barnoldby le Beck risk being turned into suburbs if this continues unchecked. Rural areas have value beyond housing quotas-they are communities with identities and traditions that deserve protection.

In conclusion, I urge the council to reject this planning application. We need investment in community facilities, not more houses. Stop building what developers want, and start supporting what local people actually need.

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Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Mike Newman

Address: 19 Elsham Drive Waltham DN370DQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal will add to the already very stretched village of Waltham which is, at present, being extensively developed with most areas of growth not yet complete. Although 'technically' the new houses proposed will lie within the boundary of Barnoldby Le Beck the majority of homes impacted will, yet again, be situated in Waltham. It is also in direct contradiction to the North East Lincolnshire Development Plan (adopted in 2018) which clearly highlights the land earmarked for development between 2013 and 2032 of which this proposed development is not included. Several of the areas earmarked for development are yet to be built on so approving planning for yet more houses goes directly against the councils own plan for the area. I can only assume that this plan was thoroughly researched and developed to ensure it was appropriate to best suit the needs of the area so then I would question why are further areas of development even being considered 9 years ahead of the plan's end date? A more responsible approach would surely be to fully implement and understand the impact of the plan prior to developing further land which was not included in this comprehensive assessment of needs? In this very plan the pond adjacent to Oakfield Lane has been designated as a Site of Nature Conservation Interest. This site has already been surrounded by new build properties in recent years (with those accessed via Brigsley road still in construction now) and adding significantly to this with more dwellings is surely forcing wildlife further from this site and depleting local food sources. The traffic through the village of Waltham is already significant at rush hour and backed up traffic at the Bradley Road / Barnoldby Road mini roundabout already makes safely exiting the adjacent properties and side roads hazardous. Introducing a further junction within 50m of this roundabout with the likelihood of more work / school time traffic only stands to make this situation worse and further add to traffic noise for local residents. I also have concerns for drainage and the potential impact of the loss of yet more farmland / fields which aid with groundwater clearance during periods of sustained heavy rains. The impact on drainage of the large developments off both Bradley and Brigsley Roads

cannot yet be assessed with them both still under construction. Adding more dwellings and losing more open land which currently aids the drainage in the area feels like it presents a risk to the existing houses. At times of heavy rain gardens close to this site already struggle to process groundwater and I fear that this would only be exacerbated further with more building. The Anglian Water Report attached to the application shows that there are some areas at risk of pluvial flooding on this site and locally. This supports my own, and several people I know in the local area's, experiences of water logging during heavy rain. Further strain on the ground in this area could easily make the gardens of many existing houses unusable for large parts of the year.

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Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

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Case Officer: Richard Limmer

## **Customer Details**

Name: Mrs Joan White

Address: 17 Muirfield DN370XB Waltham Grimsby DN37 0XB

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application which has already been refused a number of times. (which i think after 4 times it should not be allowed at all, example being Torbay Drive when traffic census was done in school holidays).

A lot of objections have mentioned the Traffic problems but what has not been said that at the mini roundabout at the junction of Barnoldby Road and Bradley Road a bus turns round the round about every quarter of an hour as it is the terminus of the journey.

This does cause hold ups of vehicles while this is in progress, and the new development would increase more traffic.

New houses in the this area are reaching saturation point with many not selling, some have stood for over a year. Another fight will be to stop the 120 planning application on Station Road

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Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Diane Cleaver

Address: 27 Marian Way Waltham DN37 0XN

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although this development is technically classed as Barnoldby Le Beck all of the houses it is immediately adjacent to are within Waltham which is already experiencing an extraordinary amount of development at every end of the village. I would be interested to know how the amount of building in Waltham compares to other villages in North East Lincolnshire and how this compares to the national average. Whilst I appreciate there is a need for new housing Waltham appears to be subject to a disproportionate amount of development. There are multiple significant developments in the Waltham area (Tollbar / Brigsley Road / Bradley Road / Cheapside / fire station) which are yet to be completed so the true impact of these on the village is not yet known. To add another significant development before these ongoing projects are completed and the impact properly assessed seems irresponsible. These developments are likely to increase over subscription at the areas primary and secondary schools and put significant strain on the already struggling village amenities. Queues to access the local shopping precinct already cause traffic disruption and present a hazard and with ever increasing numbers of houses in the village this will only be made worse. Traffic through the village is already backed up during rush hour from the village centre down to Waltham and Bradley Road. Adding another development in this location will exacerbate this congestion further with multiple people trying to pull onto Waltham road at busy times. This development will destroy yet another area of green land around the village of Waltham and act to further reduce its separation from other built up areas.

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Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

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Case Officer: Richard Limmer

## **Customer Details**

Name: Mrs joanne cooper

Address: 23 bradley road barnoldby le beck grimsby dn37 0yw

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Waltham is bursting at the seams, infrastructure is not coping with the amount of new builds it is catering for.

The roads are gridlocked multiple times a day.

Wildlife is being pushed out of its habitat on a regular basis, soon there will be nowhere left for all the wildlife to go and it will disappear. So much roadkill is evident regularly as the creatures try to cope with the loss of their habitat.

Waltham is supposed to be a semi-rural village but it is rapidly being turned into a small town due to the over development.

There is an unprecedented amount of homes for sale in Waltham at the current time, both older, established properties and new builds. People who have lived here for many years are moving away due to the village becoming so big and over developed with homes and the infrastructure being increasingly unable to cope with the influx.

Surely Waltham has played its part in supplying new homes and other areas need to be considered.

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Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby DN37 0XD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is not in the local plan.

The building of current housing in and around Waltham as well as in town and Holton Le Clay has not yet finished. The housing market has slowed down numerous houses around Waltham are still up for sale 6 months later.

Again it is wanting to build on a green field site which is home to local wildlife which is already being persecuted from additional traffic, noise and pollution.

The infrastructure coming through Waltham is already at gridlock and when the Toll Bar estate and Care Home is finished the amount of traffic will be even more unbearable.

The pollution of noise and smell from additional traffic will cause increased health issues with a back log of queuing cars already trying to cut through Waltham. A number of near misses on the mini roundabout is a cause for concern especially with cyclists not being seen by motorists and the road is always being driven at above the speed limit.

The local wildlife is already under threat with numerous road kill every week on the side of the road so many badgers, foxes, deer and other animals are regularly seen in the area as their boundaries are being moved yet again.

The amount of additional cars in such a small area on an already busy main road and junction is already struggling, traffic from all directions of the borough are coming through from the A18 Barton Street, Bradley Road and Toll Bar, Waltham and Holton Le Clay etc and is making all

VILLAGE roads dangerous.

It's time for NELC to say enough is enough Waltham has already done its part in providing additional housing!

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## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved (Amended site layout plan, Flood Risk Assessment, Ecological Update and Tree Report October 2025)

Case Officer: Richard Limmer

## **Customer Details**

Name: Miss Caroline Sykes

Address: Havana, Waltham Road Barnoldby Le Beck Grimsby DN37 0DS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As of my previous objection on 10th July my objections still stand, following the amended application details

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Miss Caroline Sykes

Address: Havana Waltham Road, Barnolby Le Beck Grimsby DN37 0DS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is the third time this has been tried and again I object enormously to this happening.

The road is very busy during peak times leading up to the mini roundabout heading into Waltham, adding another 42 properties to this would make this a nightmare plus the extra traffic heading down Barnolby Road into Waltham.

There is plenty of nature on the proposed field, birds, deer, etc these are yet again being pushed out of their homes.

The field is considerably higher than our properties opposite on Waltham Road, during heavy rain this field acts as a soak up for any excessive rain water, if the proposed properties are built on this land, our properties and gardens will be at risk of flooding.

I do not believe we locally have the infrastructure to cope with the proposed amount of properties in the local area.

Caroline Sykes

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Eloise Cartwright

Address: Lynway Waltham Road Grimsby DN37 0DS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having not long moved into the property, we are disappointed to hear that our forever home could be affected by the application of planning with 42 dwellings directly opposite. Upon us purchasing the house, we diligently checked in regards to planning as it's important to us in relation to our surroundings and what is proposed, we noted the previous applications and the nature of them being withdrawn. So you can imagine our frustration when yet again this seems to have been put it. The main road is already very busy particularly during peak times and can make getting off the driveway difficult, this most definitely would add to that problem. There are and have been numerous new developments in the close proximity including Aspen Park, to which I have to question more green space taken up by further housing.

I can only express our concern for the infrastructure surrounding: nursery's, schools, GP surgery's etc and again the continued impact of further properties will have on this. Along with the impact of course on the natural side of our rural Lincolnshire. Wildlife seeking habitat. Deer, bats, voles, shrews, birds and more strive to live amongst us.

We appreciate that the prospective owner/ planning application may be seeking the opportunity to make their own land more valuable with respect to planning. But we see it as already valuable with the open peaceful space that it offers and should the owner have the opportunity to read this input. House Lynway would very much like to speak with you regarding value to keep this as a community space that could function as a communal area. Never to be built on.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mrs Pamela Hoult

Address: Willow House Waltham Road Barnoldby le Beck DN37 0DS

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This objection is in the names of myself, (Pamela Hoult ), Robert Hoult and Mrs Sarah Pinkett.

We wish to object most robustly to this third planning application on this site. Our objections, are as before, but I repeat.

1. The major over development of Waltham, Barnoldby le Beck and Tollbar are still on going. The site off Brigsley Road / Cheapside is still on going and is already a substantial development on its own, with only about half of the houses yet built.
2. This over development of the area, is already causing traffic congestion in Waltham and at Bradley Road junction and also between Barnoldby le Beck and Waltham.
3. A further 42 properties built on the proposed site, close to Bradley Road roundabout would cause even more chaos with the additional capacity for accidents. Building a further 42 houses, would in all probability result in a further 80 + cars using this already congested infrastructure.
4. It should also be remembered that this Road is also a major route for many HGVs and this road carries an enormous amount of traffic.
5. The proposed site is on good agricultural land and this land should be protected. The wildlife is precious and should be protected. Once this has been destroyed, it is too late to correct.
6. We have insufficient doctors and no NHS dentists. It is already virtually impossible to get an

appointment to see a doctor at a health centre / surgery. When people can't get an appointment with a doctor, they have to resort to our A & E department at Grimsby, which is already over stretched.

We maintain that because of the over development of our area, this application should again be refused.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mrs Danielle Heard

Address: Southlands Waltham Road, Barnoldby Le Beck Grimsby DN37 0DS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Again, I strongly object to the planning submitted.

Firstly the volume of houses being built in the Waltham / Barnoldby area has already hindered its natural beauty. Further development will see a rural village become some what closer to a small town. Parking in the village centre is already non existent.

The field proposed is a haven for wildlife including badger and deer. Habit for such wildlife is becoming non existent with the volume of housing stretching into the rural area. Planning after planning for housing, solar, pylons. It never ends. We might aswell just join Barnoldby to Cleethorpes. Who needs Green Belt Land anyway? The wolds is only an area of outstanding natural beauty. Concrete will look better?

In seriousness the housing proposed does not suit that of what is already in the local area. Larger detached housing and bungalows will soon be surrounded by smaller affordable housing. Some of which will share a fence line and be overlooked. I'm sure which will be a planning violation.

The entrance to the site is extremely busy between 16:30 and 18:00 as it is, and we struggle to leave our property at those times currently. The entrance is in close proximity to a roundabout which will back up traffic further. Also with the addition of a new school in close proximity means travel through the village at gate times is going to be extremely hindering with no available parking for drop offs other than curbside. All of the recent developments are creating a bottle neck through Waltham. Something Waltham and Barnoldby Councillors should be well aware of. When does it stop?

Zero consideration has been given to existing residents and property owners. Your proposed crossing is directly outside of an existing driveway making it impossible for those residents to turn left towards Waltham.

I wish for no properties to be built on the site proposed for the above reasons. Especially with the dire plan proposed. The lay of the land will have further surface water running onto the main entrance and Waltham road, a road that already suffers with drainage problems and standing water.

The mini roundabout is already a blind and dangerous cross walk from Barnoldby to Waltham, further congesting traffic will only make this problem worse. The site entrance location and cross walk proposed is a renowned area for speeding vehicles on the long straightaway. Of which has been much publicised and complained about by local residents for a long period of time without changes. Other than the local money makers getting a speed camera out once a week.

If and a big if property was to be built on the proposed site, I would recommend Waltham Road houses only along the main road towards Veronica's. And a cross walk situated further up outside existing field with the 30mph zone being extended out towards Veronica's. Or you could stop ruining the local area and deny this obscene number of houses. Perhaps some of our higher rate Council Tax could be used to make the road between Barnoldby and Waltham safer for pedestrians. Including the mini round about crossing at Bradley Road. I feel residents of Waltham and Barnoldby are currently being failed by N E Lincs council.

I hope objections by the local residents are taken seriously. This is where we live. We are not happy with the current changes. Each one effecting us negatively further and further. It's is just getting beyond a joke.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mr Craig Heard

Address: Southlands Waltham Road, Barnoldby Le Beck Grimsby DN37 0DS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further reading comments from Anglian Water and the Flood Risk report I wish to further object. I recently mentioned in a previous comment poor drainage on Waltham Road causing flooding in our driveway opposite the site. I would like this risk including in any discussions.

It has been pointed out by Anglian Water that there is no public service sewer for the site in the vicinity and that they cannot provide the site with a solution. Alternative methods such as a watercourse should be used.

Flood Risk can be seen on the proposed plan, close to Waltham Road. The road that already suffers drainage problems. I fear that the proposed site will lead to a significant flooding risk on Waltham Road and existing houses on lower laying land.

# Comments for Planning Application DM/0468/25/OUT

## Application Summary

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## Customer Details

Name: Mr Craig Heard

Address: South Lands Waltham Road Barnoldby le beck DN37 0DS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Again, I strongly object to the planning submitted.

Firstly the volume of houses being built in the Waltham / Barnoldby area has already hindered its natural beauty. Further development will see a rural village become some what closer to a small town. Parking in the village centre is already non existent.

The field proposed is a haven for wildlife including badger and deer. Habit for such wildlife is becoming non existent with the volume of housing stretching into the rural area. Planning after planning for housing, solar, pylons. It never ends. We might aswell just join Barnoldby to Cleethorpes. Who needs Green Belt Land anyway? The wolds is only an area of outstanding natural beauty. Concrete will look better?

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The mini roundabout is already a blind and dangerous cross walk from Barnoldby to Waltham, further congesting traffic will only make this problem worse. The site entrance location and cross walk proposed is a renowned area for speeding vehicles on the long straightaway. Of which has been much publicised and complained about by local residents for a long period of time without changes. Other than the local money makers getting a speed camera out once a week.

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I hope objections by the local residents are taken seriously. This is where we live. We are not happy with the current changes. Each one effecting us negatively further and further. It's is just getting beyond a joke.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mrs India Coombes

Address: 1 Farm Cottage, Main Road Barnoldby le beck Grimsby DN37 0BG

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to show my utter objection to the planned site of 42 homes. There are very little green spaces left in Grimsby and these sites popping up everywhere are ruining our town. The wildlife habitats that are being destroyed from constant building is unnecessary and unacceptable. We need to be preserving the habitats of all these animals that are now at risk of losing their homes.

Grimsby is too inundated with people so why are we building more homes? There are also no other routes in Grimsby for access we need to be getting a road running from scartho to Bradley Road which will alleviate the traffic issue in Grimsby.

Also there have been house already built at tollbar roundabout again I ask why are we having more proposed to be built.

# **Comments for Planning Application DM/0468/25/OUT**

## **Application Summary**

Application Number: DM/0468/25/OUT

Address: Land Parcel At Waltham Road Barnoldby Le Beck North East Lincolnshire

Proposal: Outline application to erect 42 dwellings and associated infrastructure with all matters reserved

Case Officer: Richard Limmer

## **Customer Details**

Name: Mr Ryan Coombes

Address: 1 farm cottage Barnoldby le beck Grimsby DN37 0BG

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly oppose this planned site. You are destroying the natural beauty of our area and disrupting wildlife such as hedgehogs, bats, deers, rabbits and many wild birds. As I have seen your previous attempts have been withdrawn I can see I am not the only person that opposes these houses.

We need to be protecting green spaces in Grimsby, there is very little left as you all keep building these 'cheaply' made homes. The road is busy as it is with multiple commuters already making Barnoldby le beck extremely busy.

**Item 3 - 24 -26 Yarra Road  
Cleethorpes - DM/0777/25/  
FUL**

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Councillor Oliver Freeston

Address: Grimsby Town Hall Grimsby DN31 1HU

## **Comment Details**

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed change of use from a guesthouse to two HMOs in this location in Cleethorpes. This area is a valued seaside tourist destination, and introducing a minimum of 14 full time residents (assuming single occupancy in each unit) will significantly alter the character and dynamic of the area.

The road is already narrow and suffers from limited parking, a problem frequently raised by local residents. Increasing residential density in this manner will worsen congestion and create further issues for both locals and visitors.

Additionally, the property is in close proximity to a primary school, and without clear information about who will be housed in these HMOs, this raises understandable concerns about the suitability of the location for such a development. The risk of increased noise, antisocial behaviour, and strain on local infrastructure is not acceptable in an area that should be preserved for tourism and family oriented community life.

I oppose this application on the grounds of noise, inadequate parking, loss of tourism character, and the unsuitability of this type of accommodation in such a sensitive and community focused area.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Chris Whotton

Address: 12 Lindsey Rise Scartho Grimsby Grimsby DN33 2JQ

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want asylum seekers in Cleethorpes

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr John Drewett

Address: 12 Wigmore Court Weelsby Street Grimsby DN32 7JL

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need or want more HMOs in the area. The crime rate is rising and the demographic is dramatically changing!

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Taylor Wood

Address: 126 Orion Way Grimsby DN34 5UF

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Don't support more people coming into the area not enough jobs around as it is

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Simon Taylor

Address: 14 The Crofts Humberston Grimsby DN36 4DN

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No HMO's close to the beach which might be used for people entering the country illegally.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Mandy Gibbins

Address: 18 HERON CLOSE Grimsby Grimsby DN32 8PP

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Need rented accommodation forthright local people already awaiting housing not immigrants

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Michael Gibbins

Address: 18 Heron Close Grimsby DN32 8PP

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Should be left has a guest house for holiday makers and contractors

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Dave Neal

Address: 193 Humberston Fitties Cleethorpes DN36 4HD

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is right in the heart of a tourist town,

The last thing we need or want in Cleethorpes!!!!

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs N J Patterson

Address: 195 North Sea Lane Cleethorpes DN35 0QZ

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a relative of an elderly respite resident sometimes in a rear room facing the rear of Yarra Road, I firstly strongly object on the grounds of noise and disturbance at all hours of the day and night. Secondly on the grounds of use as an HMO, the unknown residents to be placed in the property and why this people are needing to use an HMO. Thirdly, that the property should be used as a holiday accommodation provision by paying guests who are visiting the area bringing financial gain to our seaside resort and will respect the local area.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs S S Hannath

Address: 20 Hardys Road Cleethorpes DN35 0DH

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this change of use from a B & B to a House of Multiple Occupancy Housing.

Cleethorpes is a seaside resort and people visiting need an array of options to choose from to stay and visit the town.

These premises are currently available as a B & B and should remain as such. An HMO is not suitable given the proximity to a local school, nursing home and private housing.

Having had an elderly relative taking respite care in the overlooking nursing home, the noise would be unacceptable.

Wrong place, wrong time and wrong decision.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Susan Collins

Address: 28 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this planning application.

This is a small quiet road, mainly housing families and elderly residents. At one end of the road is a primary school, and at the rear is a residential care home.

To put an HMO with 16 single people in the heart of this community is totally unsuitable, with the risk of noise, anti social behaviour, litter etc.

The effect on the daily lives, welfare and security of local residents and local children should be the primary consideration of the local council.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Edward Younger

Address: 32 YARRA ROAD CLEETHORPES DN35 8LS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to Planning Application from guest house to HMO  
[DM/0777/25/FUL]

I am writing to formally object to the planning application for the proposed redevelopment of the redundant buildings located at 24 & 26 Yarra Road.

As a homeowner and resident of Yarra Road, I am extremely concerned about the negative impact this development will have on our residential community. My main concerns are as follows:

### **1. Parking and Traffic Congestion**

The proposed commercial development will significantly increase local traffic and place additional pressure on already limited parking. Our street is residential and suffers from high parking demand as it is. The introduction of a 16 residents will worsen congestion, increase road safety risks-especially for children-and inconvenience residents.

### **2. Noise and Disturbance**

A development of this nature will result in increased noise from the tenants. This will disrupt the peace and quiet currently enjoyed by local residents, particularly in the early mornings and evenings.

### **3. Impact on Residential Character**

The street is currently inhabited by young families and elderly people. I feel very concerned by the

idea of 16 young people living alone and the impact their lifestyle could have on existing residents.

#### 4. Negative Impact on Property Desirability

While I understand that property values themselves are not a planning consideration, this development would make the area significantly less desirable to prospective buyers due to increased noise, traffic, and commercial activity within a residential setting.

For these reasons, I respectfully urge the council to refuse this planning application and preserve the residential integrity and quality of life for those living in the area.

Yours faithfully,  
Edward Younger

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Ms michele swann

Address: 34 Yarra road Cleethorpes Dn35 8ls

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking, noise, gender misalignment, this is a quiet street in the heart of Cleethorpes and this would not be an acceptable change for the neighbours. I have lived here for 15 years and the hotel was never very busy, and anyone staying there were family's and were considerate to the local community. I object strongly to this change in use.

# Comments for Planning Application DM/0777/25/FUL

## Application Summary

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Jan Sims

Address: 34B Yarra Road Cleethorpes DN35 8LS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

With the intention of change of use to 12 single rooms and 2 doubles, it seems the HMO is unlikely to be housing families.

Should the residents be single men who are unable to work, they may have limited funds and be unlikely to venture far from the street, raising the risk of antisocial behaviour.

Yarra Road acts as a feeder road to both the adjacent St Peters primary school and nursery. Pathways become heavily congested at various times of the day, the pavements only just accommodating a parent and child.

To have additional non-working occupants lingering will not only increase congestion but also create an atmosphere incompatible with the roads character. A number of the older children also walk to and from the school unaccompanied.

Currently from early evening, Yarra Road becomes very quiet with just the odd reveller passing at the weekend. I feel the addition of 16 occupants in a road of 36 houses jeopardises this tranquillity and threatens the very nature of our residential neighbourhood.

I strongly object to this planning application on the grounds I have listed above.

Jan Sims

34B Yarra Road

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Douglas Sims

Address: 34B, Yarra Road Cleethorpes DN35 8LS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application: DM/0777/25/FUL

Case Officer: Becca Soulsby

Commentator: Douglas Sims. Neighbour. 34B Yarra Road. DN35 8LS.

I strongly object to this planning application.

Yarra Road is a quiet, residential street with approximately 36 properties, close to both the beach, St Peters Primary Academy and a nursery.

The road has limited parking for residents and experiences understandable congestion particularly at school drop off and collection times. This is heightened during the summer tourist season.

The road is a mix of family homes and flats with a strong community spirit, the addition of potentially 16 further occupants in 12 single and 2 double rooms will only disrupt the character of the area with an unacceptable risk of noise and antisocial behaviour.

I therefore object to this application on the grounds of:

Unacceptable damage to the character of this residential neighbourhood.

Inadequate parking.

Unacceptable increase in congestion.

Unacceptable risk of noise and antisocial behaviour in what should remain a family and tourist focused neighbourhood.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Lynn Cranston

Address: 34C, Yarra Road Cleethorpes DN35 8LS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yarra road is far to small for a HMO there are far to few parking places for the exciting residents. A HMO will be detrimental to the area and probably bring social problems and a lot of noise. There is also St Peter's school close by which should also be considered as we do not know who will live in the HMO.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Steve Marshall

Address: 34e Yarra Road Cleethorpes DN35 8LS

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the application to house HMO occupancy down Yarra Road Cleethorpes, this is a quiet road and a respectful and close community area, with a school nearby, and parking is limited especially in the holiday season. My other concern will be noise, antisocial behaviour, please think about us, the local residents.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr CRAIG GALYER

Address: 40 ALBERY WAY Grimsby DN364WF

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Don't believe we should be housing anymore immigrants

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Jillian Cormier

Address: 43 Minshull Road Cleethorpes DN35 0DX

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the HMO being developed in Yarra Road Cleethorpes due to it being on the doorstep of a primary school.

I live in Cleethorpes and I have worked in a primary school in Grimsby for over 25 years and it worries me that there is the potential for unchecked immigrants living so close to St. Peter's Primary School.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Ms Sandra Quinton

Address: 57 Cuttleby Cleethorpes DN35 8LP

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the HMO conversion. We have inadequate parking available on Yarra Road and Albert Road to take these extra people. There is a worry as to who these rooms will be let to. The access to the rear of the property has a locked gate at each end, with my property having a shed in which houses my mobility scooter. I would doubt that any new additions to this access would keep it locked. There is also a nursing home on Albert Road which backs onto this property which I'm sure would not want the extra noise and comings and goings of these people.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Lesley Fay

Address: 77A Cambridge Street Cleethorpes DN35 8HD

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is for the following reasons :

### 1. Inadequate Infrastructure and Parking:

The property is located on a small, narrow street with very limited parking availability.

Increasing the residential density to this extent-across two HMOs-would place significant pressure on already strained infrastructure and worsen parking difficulties for existing residents.

### 2. Noise and Disturbance:

The proposed use of the property as two HMOs will likely result in increased noise levels and general disturbance due to the high number of occupants and the transient nature of tenancies. This would have a detrimental impact on the peaceful character of the neighbourhood and the quality of life for nearby residents.

### 3. Nature of Occupancy:

HMOs often attract short-term tenants, leading to a lack of long-term community investment and potentially impacting neighbourhood cohesion and safety. The introduction of two such properties in a predominantly family-oriented area would significantly alter the established residential character.

#### 4. Unsuitable Use for Prime Coastal Location:

The property is located in a desirable coastal area near the beach. High-density HMO accommodation is not an appropriate use for such a prime location, which should be preserved for sustainable, long-term residential living.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

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Case Officer: Becca Soulsby

## **Customer Details**

Name: Mrs Gemma Morgan

Address: 8 Lichfield Road Grimsby DN32 8JZ

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have a vulnerable elderly relative living near by.

I have concerns for parking in that area.

I have concerns over crowding in the area and the stain that will have on the services.

I have concerns over anti social behaviour due to the HMO.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Gemma Morgan

Address: 8 Lichfield Road Grimsby DN32 8JZ

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I have a vulnerable elderly relative living near by.

I have concerns over anti social behaviour due to the HMO.

I have concerns over crowding in the area and the stain that will have on the services.

I have concerns for parking in that area.

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Timothy Radcliffe

Address: 85 Brian Avenue Cleethorpes DN35 9DE

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The area cannot cope with this

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Mr Dwane Cunningham

Address: 13 Albert Road Flat 2 Cleethorpes DN35 8LX

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal as the area around this is already busy as is, being close to the sea front and other areas of interest in Cleethorpes.

The car park located on Yarra Road gets very busy after work hours and on a weekend as is, and its a struggle to park for people with permits, its somewhat bearable at the moment but this would make it unbearable and far too busy.

As for the bin stores, the gate that theyd need to get down to get to it is loud as its attached to our wall, the alley is narrow and the ground is rubble so the noise that bigger bins would create on this surface would be terrible, and again creating more foot traffic in that area wouldn't be the smartest idea, we've not long since moved into the area and we have already chased up many answers about this gate that is at the end of the car park. Access to this alley way is insufficient for a bin lorry to get down so im assuming theyd have to create an access point? Or if they plan on walking the bins down to the end to collect them again disturbing the peace as the council already collect glass at as early as 7am, and sometimes late at night around 9/10pm.

In conclusion i think this proposal should be objected as its just going to create such nuisance and chaos in the area, that already has to deal with many underlying issues as is. This would just create more unwanted noise and attention.

Kind Regards,Dwane

# **Comments for Planning Application DM/0777/25/FUL**

## **Application Summary**

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## **Customer Details**

Name: Miss Chloe Annand

Address: Flat 2 13 Albert Road Cleethorpes DN35 8LX

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the application of a HMO down Yarra Road as somebody who lives at the back of this property. The occupants down Yarra Road already know of the limited parking spaces as it is and many residents having to apply for parking permits. As I live at the back of this property I object to this as there is a private alleyway connecting Albert Road and Yarra Road which is at the back of my property and I can view out of both of my bedroom windows as I live and own the ground floor flat. This alleyway is unfortunately unkempt and a spot for fly tipping by the occupants who already live down Yarra Road which we frequently have to dispose of ourselves which is quite frustrating and now quite worrying as if a HMO was implemented this would not only be an eye sore but would require more attention which it is already lacking. The private alleyway also has a locked gate leading to the back of the property's down Yarra Road and this gate is attached to my house, it is frequently used by the occupants down Yarra road and keeps us awake at the hours of 5am onwards therefore this would impact on our lives and wellbeing greatly. As somebody who would be greatly affected by this I strongly object to this application.

# Comments for Planning Application DM/0777/25/FUL

## Application Summary

Application Number: DM/0777/25/FUL

Address: 24 - 26 Yarra Road Cleethorpes North East Lincolnshire DN35 8LS

Proposal: Change of use from existing guest house to two Houses in Multiple Occupation (HMO) to provide 10 people occupation (8 bedrooms) to 26 Yarra Road and 6 people occupation (6 bedrooms) to 24 Yarra Road, demolish existing conservatory at the rear, removal of door to 24 Yarra Road at the rear, provision of bin store, cycle storage and various associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Christine Whitby

Address: 16 Weekes Road Cleethorpes DN35 0DU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

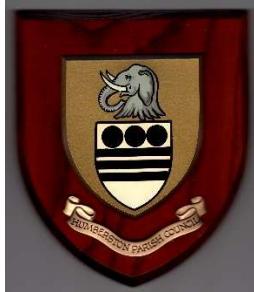
Comment Reasons:

Comment: I would like to strongly object to this planning application. Yarra Road is a quiet little residential Road. It is close to a local school and will back on to a large residential Care Home. I think it is wholly inappropriate to support an application for a HMO in this location. My Granddaughter and her Partner live in a Ground floor flat which they own in Albert Road. The rear entrance to their home faces the Car Park in Yarra Road. Their bedroom windows are facing the rear alleyway behind the property proposed for HMO. This is a gated alley with key access.

Increased population in this property would

greatly affect their wellbeing. Already they are disturbed by residents passing their bedroom window and banging the gate. If a lot of new residents were to have access to a cycle store at this property and started using this access at all hours it would impact heavily on their privacy. This alleyway is already prone to unwanted items being left out by the residents in Yarra Road which is unsightly. Parking will also be an issue as it is already difficult to park at peak times, despite residents having parking permits. I strongly object to this planning application and hope that the planning officers would listen to the local residents concerns and refuse this application. It may be better to retain the use as a guest house or turn it into privately owned apartments.

Item 4 - Plot 192  
Humberston Fitties (Rear  
of 193) Humberston -  
DM/1194/23/FUL



# Humberston Village Council

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*Clerk to the Council – Mrs. K. Peers*

*Tel:- 07494 577661      Email:- [clerk@humberstonvillagecouncil.com](mailto:clerk@humberstonvillagecouncil.com)*

Dear Sirs,

16<sup>th</sup> July 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 15th July 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1194/23/FUL**

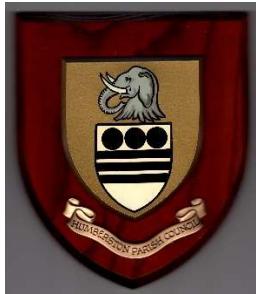
**Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments**

**Location: Plot 192 Humberston Fitties (rear Of 193) Humberston**

*No objections to the initial proposals for the chalet and its design, provided they meet with the design guide and any conditions or recommendations proposed by the Heritage Officer.*

Yours faithfully,

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



# Humberston Village Council

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*Clerk to the Council – Mrs. K. Peers*

*Tel:- 07494 577661      Email:- [clerk@humberstonvillagecouncil.gov.uk](mailto:clerk@humberstonvillagecouncil.gov.uk)*

Dear Sirs,

24th September 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 23rd September 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1194/23/FUL**

**Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments (Amended Plans, Elevations and Flood Risk Assessment uploaded 3.09.2025) detailing proposed finished floor levels and Revised Sequential and Exceptions Test**

**Location: Plot 192 Humberston Fitties (rear Of 193) Humberston**

*No objections and would support all of the comments and recommendations from the Heritage Officer.*

Yours faithfully,

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



# Humberston Village Council

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*Clerk to the Council – Mrs. K. Peers*

*Tel:- 07494 577661*

*Email:- [clerk@humberstonvillagecouncil.com](mailto:clerk@humberstonvillagecouncil.com)*

Dear Sirs,

17<sup>th</sup> July 2024

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

**Planning Application Reference: DM/1194/23/FUL**

**Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments**

**Location: Plot 192 Humberston Fitties (rear Of 193) Humberston**

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

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

Yours faithfully,

*KJ Peers*

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

# Comments for Planning Application DM/1194/23/FUL

## Application Summary

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## Customer Details

Name: Lisa Cutting

Address: 24 Cooks Lane Great Coates Grimsby DN37 9NW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The merits of this application do not outweigh the detrimental impact a 'new build' will inflict upon the historic asset we know as the Humberston Fitties.

As custodians we are all responsible to preserve and protect the site in its entirety, this application does not demonstrate this, quite the contrary, it conflicts with the conservation status and historic importance and risks diluting the integrity of this valuable local asset.

A small number of existing chalets have received demolition approval when their very fabric can no longer endure, every demolition is a piece of our history and heritage lost, the mere idea of considering building something new, on a plot where we have seen no evidence of one having stood previously, is nothing short of unfathomable.

The historic significance of the Humberston Fitties on a local and national level is widely known. More recently, recognition and declaring 'his love for the Fitties' was publicly stated by Wayne Hemingway, the very person commissioned by NELC to delivered the now adopted Cleethorpes Masterplan. Wayne has vision and foresight, now more people are aware of the Humberston Fitties, is this not the perfect opportunity for our local authority to recognise this importance and take further measures to protect the integrity and strengthen the protected status of the Humberston Fitties, particularly from those who see an opportunity to change and reinvent the site to suit their own narrative and ultimately to capitalise and threaten the historic significance of the site.

The Fitties is now as much at risk as it ever has been from losing this special, unique vibe loved by so many, this link to our past and important living record of social history must never be allowed to fade amongst a glossy new and characterless chalet park. This selection of varying degrees of ramshackled convoluted shacks have established and evolved over many decades, and a major contribution in making this site so beautiful and so coveted.

Home to a host of wildlife, badgers, deer, foxes migrating and rare birds and even newts in the neighbouring garden to this application, it is equally important to retain the site unspoilt for all

those species who also call the Fitties home.

To add just one new build let alone multiple new builds onto the street scene, replacing the common green spaces and wildlife habitat and food source, will significantly alter and destruct the 'setting' of the conservation site. Equally as a local authority with a green agenda, I feel to erode these common areas of green space albeit 'vacant plots', is in direct conflict with thus such mandate.

The National Planning Policy Framework (para 180) states: When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 182 states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The Fitties is a haven for wildlife including protected species. Removing the open spaces around the Fitties will have an adverse effect on this and as stated in the NPPF, should not normally be permitted. The benefits of this development and the ten other plots clearly do not outweigh the likely impact.

Conservation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In addition, section 72 of the Act required the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In this context, the object of preservation is to cause no harm, and is a matter of paramount concern in the planning process. This is not evident within the planning application. Sustainability:

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that Proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshires historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

This is not evident within the planning application.

The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, for example. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

This is not evident within the planning application.

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

This is not evident within the planning application.

c) the desirability of new development making a positive contribution to local character and distinctiveness.

This is not evident within the planning application.

Flood Risk:

Multiple flood reports instigated by NELC make no apologies for highlighting the ever evolving risk to human life, the more recent report instructed by Tingdene unsurprisingly appears to play down such risks. It would be a national scandal for any local authority to wittingly put lives in danger, particularly when so much research and expenditure has been made as part of the decision making process.

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

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

The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

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

The Fitties is designated an Asset of Community Value (ACV)by NELC (2019), "the Local

Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register. The nomination therefore is in relation to the remaining land, i.e.: - roads, verges, tracks and pathways; - VACANT FORMER PLOTS; - Open space, bank to the river; - Humber Mouth Yacht Club and dykes and ditches"

The plots which have been for sale, have been done so in an unethical manner, the adverts were misleading as the plot wasn't for sale, it is leasehold land, also they did not go to the open market which raises questions as to whether this is morally correct and lawful. I believe there has been a waiting list of interested parties if ever the council changed their mind, so why have the landlords brought in a third party to 'sell' the land? Overnight all 11 plots had 'plot for sale' signs installed, it is strongly believed that many had already been sold. NELC always stated vacant plots would not be sold and could not be built on.

It is evident in the application that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlord told me that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.

After careful consideration of the above points

I strongly object to the granting of planning permission for this application

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes DN35 7HW

## **Comment Details**

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I wish to strongly object to the planning application regarding 192 (r/o 193) Humberston Fitties for many reasons:

1. Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk. HOW HAS THIS CHANGED?
2. NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas. HOW HAS THIS CHANGED?
3. The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. HOW HAS THIS CHANGED?
4. The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area. HOW HAS THIS CHANGED?

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

6. The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land chargesregister. The nomination therefore is in relation to the remaining land, i.e.: - Roads, verges, tracks and pathways; - VACANT FORMER PLOTS; - Open space, bank to the river; - Humber Mouth Yacht Club and Community Centre; - Dykes and ditches" HOW HAS THIS CHANGED?

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

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

9. There are many mature trees and shrubs on the empty areas. We are all encouraged to plant trees and re-wild our greenspaces. HOW HAS THIS CHANGED?

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

I repeat my strong objection to this planning application. The possible destruction of the Fitties

conservation area is at stake, will your conscience let you have a part in this? "A journey of a thousand miles begins with a single step", this is our single step

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Christopher Manning

Address: 420 Hainton Avenue Grimsby DN32 9QU

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Owning a chalet on the Fitties and being conversant with the many different issues involving planning permission for the new chalet builds thereon, I have to say that it gets tiresome to repeat all the obvious and numerous reasons why an open space (some call it a vacant plot) should NOT be built upon. There are detailed and very valid objections to this build listed here under "Documents" that put forward very strong grounds with such weight and lucid clarity that planning officers would be negligent in their duty if they decided to recommend approval, consequently encouraging incoming planning applications for the remaining open spaces of which there are a fair few.

Flood risk

No SET compliance

Previous case Plot 80 appeal dismissed. Question of "like case decisions" to maintain public confidence in planning decision process.

Physical intensification of a Conservation Area

Previous decisions by NELC ( pre present intermediate landlord) to refuse builds on grounds of flood risk)

Present validity of plot as " Asset of Community Value"

Erosion of character and heritage - against Conservation values/spirit

When is the NELC going to satisfy its "raison d'etre" and prove its effectiveness in applying the provisions of all official documents with their policy outlines and frameworks?

**DM/1194/23/FUL** | Erect holiday chalet, with associated access, amenity area and boundary treatments | Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Paul Bright

30 Humberston fitties

This is the same objection as plot 105 and the sequential and exception flood risk test required for this development have not been passed.

### **Sequential and Exception Tests**

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

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

It then goes on to state in paragraph 1.2.5

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

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

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

The sequential test is not for THPL to pass as they are not the developer. The leasehold interest for Plot 80 and this plot 192 have been sold to private individuals, and it is those owners and their developments, that need to pass the required flood risk tests. Also, the search area for the applicant to pass the sequential test should be set by the Local Planning Authority and not be limited to Humberston Fitties. There may be more suitable locations with a lower risk of flooding within the borough.

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

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

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

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

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

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties DN36 4EZ

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Conservation Status 1996 and ACV005 2019-2024 protects all the dwellings and fallow land on the Fitties Plotland site..and did include the vacant plots. This was for a reason. To preserve, conserve and maintain this unique site 'intacto' for now and future generations.

Commercial business has circumvented and subverted these legitimate designations for financial gain. The Authority is now 'bounced' . The site is geologically fragile, with a sandy sub-straight on top of clay; ancient water/sewage service infrastructures still in situ. It is at high risk of flooding.

Residents, rental owners and second home owners together form Neighbourhood Watch to keep vigilance. We are at capacity. No more build please. The authentic and intrinsic fundament of modest fitties living, shared for over 100 years, is being eroded and tainted by development.

Thank you

**From:** Lauretta Mckinnon  
**Sent:** Monday, July 29, 2024 4:23 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** Objection to plot 192 Humberston Fitties.

I would like to object to the planning application for plot 192.  
We really cannot cope with any more new builds on the Fitties...this new 2 tonne  
building will seriously increase the flooding risk which will affect my future safety.  
Our safety is in your hands!!

Lauretta Mckinnon  
101 1st Main Rd, Humberston, Grimsby DN36 4EZ, UK

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Mr David Hickinson

Address: 57A Bradley Road Barnoldby Le Beck North East Lincolnshire DN37 0YW

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application on the following grounds: I understand a chalet has previously existed on this site. The proposal for good design and falls in line with the chalet guide, and I wouldn't like to see another static caravan on site if permission was to be refused

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments  
(Amended Plans and Flood Risk Assessment uploaded 30.06.2025)

Case Officer: Owen Toop

## **Customer Details**

Name: Mr David Stoker

Address: 2 Harvest Road Wickersley Rotherham S66 2HX

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The planning has my full support.

Another plot that has already had a chalet on before, there should be no opposing argument.

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments  
(Amended Plans and Flood Risk Assessment uploaded 30.06.2025)

Case Officer: Owen Toop

## **Customer Details**

Name: Mr Lez Newman

Address: 26 Main Road Humberston Fitties Humberston Cleethorpes DN364EU

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Will be Great to see another new chalet on the Fitties and not just an empty plot, it's been empty long enough.

Absolutely looking forward to seeing this develop all the best.

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Ms Sarah Hague

Address: 26 main road Humberston fitties Cleethorpes Dn36 4EU

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I fully support this new build as it is is writhing keeping of the fitties, a new one with be far more pleasing on the eye than some of the wrecks that are tgere

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments  
(Amended Plans and Flood Risk Assessment uploaded 30.06.2025)

Case Officer: Owen Toop

## **Customer Details**

Name: Mrs Denise Stoker

Address: 114 First Main Road Humberston Fittes Grimsby DN36 4EZ

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I fully support the planning for this chalet.

I don't understand people's arguments against these plots especially when there have been chalets there before.

Would prefer to see a chalet rather than a caravan/lodge.

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Mr David Stoker

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

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We would like to offer our support in this application. The plans are in keeping with the chalet guide, as all plans have to be. The design will sit well amongst the neighbouring chalets.

If this proposed development is refused, all it will do is lead to another caravan/lodge being put on the site, which is totally out of character with the Fitties.

# **Comments for Planning Application DM/1194/23/FUL**

## **Application Summary**

Application Number: DM/1194/23/FUL

Address: Plot 192 Humberston Fitties (rear Of 193) Humberston North East Lincolnshire

Proposal: Erect holiday chalet, with associated access, amenity area and boundary treatments

Case Officer: Owen Toop

## **Customer Details**

Name: Mr david hickinson

Address: 327 Main Road Humberston Fitties Cleet DN36 4HA

## **Comment Details**

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I support this application on the following grounds: I understand a chalet has previously existed on this site. The proposal falls in line with the chalet guide, and I wouldn't like to see another static caravan on site if permission was to be refused

**Item 5 - Icing Cabin 15  
Waltham Road Grimsby -  
DM/0817/25/FUL**

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

Tel: 01472 326289 Option 1

### **REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE**

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

Application Number	Reason for Referring to Planning Committee
DM/0817/25/FUL	<p>Application is validated by a similar position from adjacent neighbour.</p> <p>No enforcement action has been taken on a identical development in an adjacent business.</p>

Contact Details: -03/11/25

Signature ..... Date .....

**CLLR Ron Shepherd.**

Name .....

Address: .....

.....