

Item 1 - Waltham Gateway Academy  
Sunningdale Waltham - DM/0443/25/FUL

# **Consultee Comments for Planning Application**

## **DM/0443/25/FUL**

### **Application Summary**

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

Case Officer: Owen Toop

### **Consultee Details**

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

### **Comments**

Waltham Parish Council supports approval of this application.

# **Consultee Comments for Planning Application**

## **DM/0443/25/FUL**

### **Application Summary**

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Case Officer: Lauren Birkwood

### **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 supports approval of this application.

# Comments for Planning Application DM/0443/25/FUL

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Paul Enderby

Address: 41 Woodhall Drive Waltham Grimsby DN37 0UW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed water sprinkler tank is an appalling eyesore and totally unsuitable in that position on the site.

It was not clearly shown on the original plans and omitted from artist's illustrations. Had it been clear at the planning meeting when the project was "approved" where the proposal was subject to a vote of 5 in favour, 5 against until the chairman who had previously abstained quoting a vested interest decided to change his mind and vote in favour, that this tank would be of the size and appearance now blighting our local landscape I cannot believe that the proposal would have been passed at all. The tank should be removed and another solution found. The residents of Sunningdale have had to endure 15 months of filthy roads and footpaths and ruined grass verges. It is high time they were shown some respect.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Stephen Brown

Address: 1 Wray Close Waltham Grimsby DN370XR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of the Estate I regularly walk the area and whilst not directly effected by the unauthorised works I do meet with many other walkers and they are equally appalled by the industrial looking tank, pump house and air source heat pumps. Whilst I do not object to the building of the school it is NEL Council project i.e Council funded, Council designed, Council project managed on Council land with planning determined by the Council even if they are working in partnership with "XYZ", its a Council controlled project and determined from start to finish.

The tank and pump house does not have planning permission as part of the approval for the school and is not shown on the drawings or approval notice. Yet approval is being considered under as AN VARIATION OF CONDITION 1 of the planning approval. This should be treated as an AMENDMENT to the planning consent that is a different process.

Alot has been stated in the comments of the neighbours directly effected by the unauthorised works and the adverse effect on the amenity of the area and health and their well being. These comments I am fully supportive of.

The most horrendous and visually offensive is the sprinkler water storage tank which is 4.862 metres in height and 3.875 metres in diameter and of riveted steel construction, and has a galvanised finish. The bulk height and design is out of character with the surrounding area and has an overbearing presence that diminishes the pleasant character of the neighbourhood

and is contrary to providing "satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)". As such the tank is a blight on the residential amenity of the residents of Sunningdale and surrounding Streets and more widely of residents of Waltham.

I fully expect the NELC planning department and committee will apply the policies of the government's National Planning Policy Guidelines and NELC Council Plan and refuse the application and not approve what has been built and simply ignore their own Local Plan and ride out the consequences of doing so.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Stephen Brown

Address: 1 Wray Close, Waltham, Lincolnshire Grimsby DN37 0XR

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It should be noted it's taken 6 months or so to get a point where the drawings FULLY show the unauthorised. Regarding the latest landscape and school elevation drawing my comments are:

1) The noise generated by the Air Source Heat Pumps are causing stress to adjoining neighbours by these fans and compressors with their almost continuous operation which is very apparent during freezing weather conditions, and whilst I appreciate efforts to resolve this issue has been made on the current set of drawings, the solution shown on the drawings only protect the school from the noise!! The drawing shows the extent of the class Class A acoustic lining in bright green. This should be extended to the full internal perimeter of the ASH compound including the gates and should be extended to the full height of the acoustic fence as shown by the red line on the drawings. I cannot believe this has been missed by the planning department, Environmental Protection dept and others within the NELC. I do not see any acoustic calculations relevant to the current application so surmise it's guesswork once again. Have any been requested by the planning department? I suggest a process of regular monitoring of noise should be enforced under the discharge of the appropriate planning conditions - we shall see.

2) The abomination of the Fire Water Tank is not resolved by the current proposal of a 3m high fence and the addition of two more trees that will take 12 years to grow to height of 5m to 6m. It is unreasonable to expect residents to continue suffering with the industrial outlook that is

exacerbated by a mass of solid fencing any longer than they already done so. It is a situation that NELC has allowed to happen across all departments and now is the time to refuse planning permission and issue an enforcement notice to have the tank removed or altered in some way at a time. I guess again that this will not happen due to the planning, design, build process and management process being that of the NELC .

3) Regarding the performance of the Contractor and the state of the roads ,verges etc. this is controlled under planning and it is conditional that a Site Management Plan is submitted to the planning department for approval PRIOR to the commencement of the work on site. This includes the installation of vehicle wheel wash and formation of site access and on site parking for contractors vehicles. Why has this not been enforced enforced by the Council ?

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Case Officer: Owen Toop

## Customer Details

Name: Mr Stephen Brown

Address: 1 wray close waltham Grimsby DN370XR

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a concerned resident of Waltham village I make the following comments:

The two drawings that have been submitted in relation to the kitchen ventilation,external chiller and sprinkler tank are totally inaccurate in most respects and do not shown all the equipment that has currently being installed on the construction site.

To point out just few issues with drawings

The plant and equipment is missing in plan view.

Proposed Elevation 1 - The water tank is shown but the pump house in front of this is missing  
Proposed Elevation 2- The pump house is shown in this elevation when it should show the Air Source Heat Pumps. The kitchen ventilation equipment as drawn is incorrectly drawn and does not reflect the final design. See Page 1 drawing within the NOISE IMPACT ASSESSMENT 2 OF 2 where this indicates the intended design.

Proposed Elevation 3 - Pump house, Water Tank Kitchen Ventilation and ASHP are not shown  
The design for the fire suppression system should be submitted by the applicant to allow comment as there are no dimensions on the drawings to assess the impact of the pump house and water storage tank.

In conclusion there are many anomalies in the current application that need to be addressed by the applicant and resubmitted to allow informed and considered comments by interested parties.

As it stands it is an invalid application.

Finally, Sports England are not a Statutory Consultee in this instance and did not have any comments to make on this application regarding the planning of school. Therefore I see no reason why the Pump House, Water Tank and ASH cannot be built out of sight from the housing in Sunningdale.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Lisa Iggo

Address: 20, Sunningdale waltham Grimsby DN37 0UD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sprinkler tank has been erected with no planning permission in place. Where the Sprinkler tank and airflow pump are currently placed it totally alters the proposed planned site. Instead of looking like a school the premises now looks like an industrial factory. I purpose that these alterations were not put on original plans due to the fact the plans may not have been approved. Airflow system is noisy and has had numerous complaints from residents. Sprinkler tank is an eye sore and not in keeping with the surrounding area, will it devalue properties looking onto it. If this Sprinkler tank is needed for the purpose of health & safety/fire regulations, why was it not on original plans?

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Lisa Iggo

Address: 20 Sunningdale Waltham Grimsby DN37 0UD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why has sprinkler tank been constructed and pumps turned on when planning permission has not been passed for this amendment. Pumps make noise, noise travels, disturbing neighbours. It now sounds like an industrial building on an industrial site. Bang in the middle of residential homes. This is very unfair on immediate neighbours of school site. Some residents now have this pump station right outside their house. Very unfair, and also corrupt when amendments have not been passed.

**From:** Lisa Iggo  
**Sent:** 22 January 2026 00:19  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** Waltham Gateway Academy

RE Planning Application for DM/0443/25/FUL

The Application for amendments for Waltham Gateway Academy. Why can comments no longer be made? On the letter I received it stated closing date was 26/1/2026

I object to the amendments. Why were they not on original planning. The airflow station is making a noise throughout the day and at night when it travels further and is disturbing residents, I am constantly woken up. I am experiencing tinnitus since pumps were activated. I now need earplugs to block out sound so I can sleep. The council have contacted residents with a plan of action to address this so they admit there is a problem. Solutions are slow arriving. It seems very odd that the Environment officer has not left a comment on portal. Why is this? I myself and numerous other residents have logged noise complaint diaries with NE Lincs council, we have heard nothing back.

The school should part of the community but so far it has caused nothing but problems to the immediate residents surrounding it, particularly those close to sprinkler tank and airflow pumps that were erected with no planning permission! Does this open the flood gates for others to build with permission!!

Residents have put up with a lot from this build. The council need to listen to the people it is affecting directly on a daily basis.

Lisa Iggo  
20 Sunningdale  
Waltham  
Grimsby

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Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Lucy Thompson

Address: 21 Sunningdale Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the retrospective application of a large water tank and generators on the site of Waltham Gateway Academy for the following reasons:

### Visual Impact / Character

- The tank is large, industrial in appearance, and dominates the view from my property and neighbouring homes.
- It is out of keeping with the residential character of the area.
- Conflicts with North East Lincolnshire Local Plan 2013-2032 policies requiring development to respect local character and integrate sensitively.

### Noise and Loss of Amenity

- Operates 24/7, generating continuous noise audible inside homes and gardens.
- Causes disturbance, particularly at night, affecting sleep and quality of life.
- No noise assessment or mitigation measures are proposed.
- Contravenes Local Plan policies requiring developments not to cause unacceptable harm to neighbouring amenity.

### Inappropriate Siting / Lack of Mitigation

- Positioned very close to residential boundaries; alternative locations on site could significantly reduce impact.
- No visual screening (fencing, landscaping) or acoustic mitigation provided.
- Exacerbates both noise and visual intrusion.

#### Retrospective Nature / Planning Process

- Installed without prior planning permission, denying residents the chance to comment.
- Retrospective permission should not be used to bypass standard planning scrutiny, particularly for intrusive structures.

#### Requested Outcome / Mitigation if Approved:

- Refusal of permission.

#### If approval is granted, conditions should include:

- Relocation to a less intrusive position on site.
- Full independent noise assessment and acoustic screening.
- Visual screening/landscaping to reduce impact on residents.
- Restrictions on hours of operation, especially at night.

#### Practical Impact:

The tank currently dominates my garden view and produces noise inside my home at all hours. The lack of mitigation directly affects my ability to enjoy my property peacefully.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Mary Favill

Address: 23 Sunningdale Waltham DN37 0UA

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Over the past few months I have been writing to the Council, the planning department, elected Councillors and the school academy regarding the issues of excessive noise coming from the water tank and 2 generators that have been built without planning permission. A recent correspondence stated we would be notified for consultation regarding re submission of new plan. No notification action was given for comments. I found out by chance that new plans had already been submitted and being processed without notification of consultation with neighbours.

The noise is so bad and loud it can be heard from within my home with the windows shut. The noise is all through the night and impacting on my sleep, which impacts my health and wellbeing due to lack of sleep and being tired throughout the day. Some nights I am only getting 3 hours sleep, which is affecting my health.

All residents around the school, particularly Sunningdale are all having the same issues. This is not an industrial site but a residential area and no consideration has been given to the excessive noise and impact on residents in the area.

The school was suppose to be aesthetic to its surrounding and blend in within a red brick residential area. That it is not!

I have been advised that they will do a site visit for a noise assessment. Can I ask the following

1. The site assessment who is officially assessing the noise and differentiate between the plans and 'as installed'.
2. How is the noise being monitored and by who? Is this going to be an independent assessor?
3. Who will be there to monitor the noise throughout the day and night?
4. Will there be any third party verification? And not just the council's own assessment.

Shame on the council for authorising this build when it's not in character to its surrounding.

Shame on the council for letting unplanned building of a water tank and x2 generators without consideration of the impact on residents in the immediate area with the 24hr noise.

Shame on the council for permitting the opening of the school when it is, in effect, still a building site. What about safety of children.

This was supposed to be a school that blended in with its surrounding neighbours, what we got was an industrial looking building with excessive 24hr noise from generators and a council that has ignored emails of concern and gone ahead with it all anyway.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Mary Favill

Address: 23 Sunningdale Waltham DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the new proposal in regard to the amendments to the current plans.

I am concerned that the developers have made multiple changes to the plans without having plans approved formally. My concerns are as follows:

Sprinkler tank that stands around 4m in height and approximately 3.5m in diameter and made of riveted steel and pump and generators located directly next to the tank.

I have researched NE Lincs Council's planning policy and under the local planning policy 2013 - 2032 under policy 5, 22 and 42 and it states that " appearance and setting of any development should protect any existing features of local amenities". The tank is dominant and overbearing and is not aesthetically in character of the residential area. This contravenes the policy. As residents we were assured that the building would be aesthetically pleasing in line with the red brick surrounding residential area. This is not the case.

Concerns for the excessive continual noise of the pumps and generators. The noise generated is impacting on residents health and wellbeing and are being kept awake at night due what I can only describe as having a small bi plane with its engine running all night.

Your proposals of putting in planting and trees will have no significant impact on the visual effect around the tanks, pump and generators. I will assume that these will not be already mature trees, so in effect, it is going to take 15+ years for the trees to mature.

The proposal of acoustic fencing will be of no use as the acoustic solution suggestion will not remove the noise as the fencing will be erect in proximity of the area rather than directly on it. So having an acoustic fencing would provide no real purpose. Sound travels and if there is a void between the fence and the offensive pumps, the sound will still travel.

I am deeply disappointed in North Lincolnshire Council who failed to act and issue notices to the developer for undertaking the construction of the tank, pumps and generators without planning permission. A Council has demonstrated that they have no intention of working with local residents to help resolve the issues. A council who talk about consultation with residents, but this is fait accompli and more of a ticking the box exercise rather than consultation. A Council that has failed its constituents whom they are suppose to be representing.

I am also aware that there will be restricted parking road markings and CCTV cameras directly in front of my property. My concern is that if parking is going to be monitored and fines issues for not adhering to the road markings, where do residents stand when they have tradesmen visiting their property to undertake work and may need to park directly in front of a property to load, off load, and operate their business at a property.

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Case Officer: Owen Toop

## Customer Details

Name: Ms Mary Favill

Address: 23 Sunningdale Waltham DN370UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to raise a formal complaint regarding a large industrial water tank that has recently been erected at the construction site of the new Waltham Primary School on Sunningdale, Waltham. In addition to the industrial water tank there are also the following:

- pump room for fire suppression system
- heat pumps
- handling units on the roof of the building

Some of the above mentioned concerns are possible noise issues as the generators to operate the above systems will be on the majority of the time. The roof is constructed of solar panels so I would have assumed that these would have been used to generate the above rather than actual generators. Also, the poster on show at the construction site does not visually show any large industrial water tank or generators etc.

I am concerned that the water tank and other structures may have been installed without the necessary planning permission of NE Lincs Planning Department. The construction of the industrial water tank in particular is causing a significant negative impact on the character and appearance of the surrounding area, which is a red bricked residential area, and could potentially affect the value of my property.

My concern is that the large industrial water tank is approximately 15-20 meters in height and will still be visually seen even if a fence is constructed. The location of the above mentioned is directly opposite my property and looks more like an industrial factory site rather than a school that is

suppose to aesthetically please the surroundings, which it is not. The tank is unsightly and has created an intrusive visual impact, significantly affecting the enjoyment of nearby homes and gardens. It appears out of keeping with the local environment and surrounding residential character. (please see attached photos that provide evidence and demonstrates the unsightly and intrusive view)

I am not aware of any planning permission having been granted for this structure. In fact, my research has found that North East Lincolnshire did not approve planning permission for a large industrial water tank on the site of the new school at Waltham. The planning committee minutes from April 2025 show an approval with conditions for a battery energy storage facility, not a water tank at the site. It appears that there may have been confusion between different developments on or near the school site, but a large industrial water tank does not appear to have been part of the approved plans for the new Waltham School.

I kindly request that the Council investigates whether this development has the necessary planning consent. If it does not, I ask that appropriate enforcement action be taken to remedy the situation.

In addition to the above:

As a resident who lives directly opposite this new development, I also raise concerns regarding the entrance to the school being directly opposite my home. This raises serious concerns for other residents, including myself as follows:

traffic congestion - having to deal with significant increase in traffic at the beginning and end of school. Causing increase in car fumes and cars congesting the already narrow road.

access problems: vehicles stopping or queueing or stopping outside my property risk blocking access to and from my home.

Loss of parking: not being able to have on road parking for myself and visitors.

Safety risks: increased vehicle movement and congestion in this area pose a danger to both pedestrians and other road users.

I feel that an alternative entrance to the school should be consider on Lindrick Walk off Woodhall Drive, where there is a circular roadway that would be more suitable to accommodate coming and going of traffic.

I would appreciate being kept informed of the progress of the above matters. Thank you for your attention to this issues.

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Case Officer: Lauren Birkwood

## Customer Details

Name: Robert Brown

Address: 25 Sunningdale Waltham Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sunningdale, Waltham, Grimsby is part of a traditional 1970's red brick residential housing estate with a street scene commensurate with that. However, the view from the front lounge of our property and that of adjoining residents is now that of an industrial estate due to the additional plant and equipment that has been built without obtaining prior approval from the NELC own planning section. This is as follows:

1. Ducted ventilation system
2. Air source heat pumps
3. Fire water storage tank
4. Fire water system pump room

The most horrendous and visually offensive is the sprinkler water storage tank which is 4.862 metres in height and 3.875 metres in diameter and of riveted steel construction, and has a galvanised finish. The bulk height and design is out of character with the surrounding area resulting in an overbearing presence that diminishes the pleasant character of the neighbourhood and is contrary to providing "satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)". As such the tank in particular is detrimental to our health and wellbeing and the residential amenity and of our neighbours and more widely of residents of the housing estate. We do expect the NELC will apply

the policies of the government's National Planning Policy Guidelines.

Additionally, we have been made aware professionally that the storage capacity has been over engineered and larger than it needs to be under the current design requirements of the school which needs looking into as a matter of urgency.

Some of the above items are causing noise issues and can be heard at all hours of the day and night extensively throughout our home since the day they were commissioned. This is having a detrimental effect on our health and wellbeing. I have also been informed by neighbours that they are experiencing the same noise issue. We have discussed this with NELC Environmental Section and have entered daily logs on their website.

Whilst we have never objected to the school being built we are concerned that the NELC as a whole have been remiss in not monitoring the work onsite and stopped the unauthorised work. It is clear there has been zero communication on this matter within the NELC. This includes the Contractor, Architects, Project Management and the Planning Department. Even of more concern is that if this application is passed, it condones such behaviour and sets a bad example that may encourage others to do the same.

We expect that a decision is made in accordance with the conditions set out in Planning Approval referenced to the NELC Local Plan and not be persuaded to pass planning approval as a fait accompli. We quote from NELC Local Plan Policy 5 that is relevant in this matter:

#### Development Boundaries

"Development boundaries are identified on the Policies Map. All development proposals located within or outside of the defined boundaries will be considered with regard to suitability and sustainability, having regard to:

The size, scale, and density of the proposed development. Impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion".

**From:** Robert Brown  
**Sent:** 29 September 2025 17:49  
**To:** Owen Toop (NELC) <[Owen.Toop@nelincs.gov.uk](mailto:Owen.Toop@nelincs.gov.uk)>  
**Subject:** Planning Application DM/0443/25/FUL

Dear Mr Toop

Please find attached a photograph which very much to my dismay and horror is the new view from the front of my property 25, Sunningdale, Waltham, Grimsby. The street scene in my opinion is not any longer that of a 1970's red brick residential housing estate but that of an industrial estate.

I list below some of the offending items:

- Air handling units on the roof of what I assume is the School Hall
- What I assume to be heat pumps
- A water storage tank for fire suppression system
- Pump room for fire suppression system

Interestingly the poster on the building site entrance shows a school building with the air handling equipment better concealed with the contours of the roof and none of the other aforementioned items.

Some of the above items may cause noise issues as generators running camera systems disturbed both us and our neighbours over Christmas last year. This was despite being told they were running on solar energy, obviously not enough sun in December.

I would like to know if the visual impact can be improved, and if so is it the intention to do this?

I therefore request as a matter of urgency a meeting on site with a Planning Officer to discuss our concerns.

Yours sincerely

Robert Brown



# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

Case Officer: Owen Toop

## Customer Details

Name: Mr Robert Brown

Address: 25 Sunningdale Waltham Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/0443/25/FUL | Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

The two drawings that have been submitted in relation to the kitchen ventilation,external chiller and sprinkler tank are totally inaccurate in most respects and do not shown all the equipment that has currently being installed on the construction site.

To point out just few issues with drawings

The plant and equipment is missing in plan view.

Proposed Elevation 1 - The water tank is shown but the pump house in front of this is missing

Proposed Elevation 2- The pump house is shown in this elevation when it should show the Air Source Heat Pumps. The kitchen ventilation equipment as drawn is incorrectly drawn and does not reflect the final design. See Page 1 drawing within the NOISE IMPACT ASSESSMENT 2 OF 2 where this indicates the intended design.

Proposed Elevation 3 - Pump house, Water Tank Kitchen Ventilation and ASHP's are not shown

The design for the fire suppression system should be submitted by the applicant to allow comment as there are no dimensions on the drawings to assess the impact of the pump house and water

storage tank.

In conclusion there are many anomalies in the current application that need to be addressed by the applicant and resubmitted to allow informed and considered comments by interested parties. As it stands it is an invalid application.

Finally, Sports England are not a Statutory Consultee in this instance and did not have any comments to make on this application regarding the planning of school. Therefore I see no reason why the Pump House, Water Tank and ASHP's cannot be built out of sight from the housing in Sunningdale.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

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Proposal: Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

Case Officer: Owen Toop

## Customer Details

Name: Ms Gemma Brown

Address: 25 Sunningdale Waltham Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The view from our house has been drastically affected by the construction of the following industrial looking items which are for The Waltham Gateway Academy:

Air handling units on the roof

Air sourced heat pumps

A water storage tank for sprinkler system

Pump room for sprinkler system

Kitchen ventilation system

The above items will no doubt generate noise which is already becoming an issue and has been reported to the construction company.

According to what I have been told four of the above items have been installed without planning permission.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

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Case Officer: Owen Toop

## Customer Details

Name: Mrs Maureen Brown

Address: 25 Sunningdale Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned regarding the installation of the external chiller, because I fear that we will be able to hear it. We have the same concern for the other mechanical services. We can already hear the generators currently operating on site inside our property when there is work on site. We do not want to have to live with this possibly 24 hours a day when the school is open.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 1 (Approved Plans) and 7 (Landscaping) following DM/0302/25/FUL including alterations to the nursery canopy to rear from solid roof projection to a freestanding structure, installation of additional classroom louvre and external chiller to front, installation of PV panels to front and side, alterations to ventilation plant to rear, erection of detached single storey sports store, sprinkler tank and pumphouse to side, minor alterations and planting of landscaping (AMENDED PLANS - ACCOUSTIC FENCING/LANDSCAPING)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Robert Brown

Address: 25 Sunningdale Waltham Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sunningdale is part of a traditional 1970's residential housing estate with a street scene commensurate with that. However, the view from the front lounge of our property and that of adjoining residents is now that of an industrial estate due to the additional plant that has been built without obtaining prior approval from the NELC planning section.

The most horrendous and visually offensive is the Fire Water Storage Tank which is 4.862 metres in height and 3.875 metres in diameter and of riveted steel construction, and has a galvanised finish. The bulk height and design is out of character with the surrounding area resulting in an overbearing presence that diminishes the pleasant character of the neighbourhood and is contrary to providing "satisfactory appearance and setting for the development and protection of existing features in the interests of local amenity in accordance with Policies 5, 22 and 42 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)". As such the tank in particular is detrimental to our health and wellbeing and the residential amenity and of our neighbours and more widely of residents of the housing estate. We do expect the NELC will apply the policies of the government's National Planning Policy Guidelines.

The issue with the visually offensive Water Storage Tank is not resolved by the current proposal of a 3m high fence and the addition of two more trees that will take 12 years to grow to height of 5 to 6 metres. It is unreasonable to expect residents to continue suffering with the industrial outlook that is exacerbated by a mass of solid fencing any longer than they have already done so. It is a

situation that NELC has allowed to happen across all departments and now is the time to refuse planning permission and issue an enforcement notice to have the tank removed or altered in some way. We guess again that this will not happen due to the planning, design, build process and management process being that of the NELC.

Additionally, we have been made aware professionally that the storage capacity could have been over engineered and larger than it needs to be under the current design requirements of the school which needs looking into as a matter of urgency. This could result in the reduction in height of the tank by 50% if only NELC carried out what is expected of them.

The Air Source Heat Pumps are causing noise issues and can be heard at all hours of the day and night extensively throughout our home since the day they were commissioned. This is having a detrimental effect on our health and wellbeing. The noise generated by the Air Source Heat Pumps fans and compressors with their almost continuous operation which is very apparent during freezing weather conditions. Whilst we appreciate efforts to resolve this issue has been made on the current set of drawings, the solution shown on the drawings only protect the school from the noise. The drawing shows the extent of the Class A acoustic lining in bright green. This should be extended to the full internal perimeter of the ASH compound including the gates and should be extended to the full height of the acoustic fence as shown by the red line on the drawings to afford the same protection for the residents too. We cannot believe this has been missed by the Planning Department, Environmental Protection and others within the NELC. We do not see any acoustic calculations relevant to the current application so surmise its guesswork. We suggest a process of regular monitoring of noise should be enforced under the discharge of the appropriate planning conditions.

Whilst we have never objected to the school being built we are concerned that the NELC as a whole have been remiss in not monitoring the work onsite and stopped the unauthorised work. It is clear there has been zero communication on this matter within the NELC. This includes the Contractor, Architects, Project Management and the Planning Department. Even of more concern is that if this application is passed, it condones such behaviour and sets a bad example that may encourage others to do the same.

We also expect that a decision is made in accordance with the conditions set out in Planning Approval referenced to the NELC Local Plan.

#### Development Boundaries

"Development boundaries are identified on the Policies Map. All development proposals located within or outside of the defined boundaries will be considered with regard to suitability and sustainability, having regard to:

The size, scale, and density of the proposed development. Impact upon neighbouring land uses by

reason of noise, air quality, disturbance or visual intrusion".

We can only conclude that the mitigation that the North East Lincolnshire Council Planning Department are proposing in their latest amendments is a fait accompli because they have allowed unapproved development to the detriment of our neighbourhood and therefore should not be approved.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Nicola Oughton

Address: 27 Sunningdale Waltham Grimsby DN37 0UA

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We reside in Sunningdale Waltham, a residential housing estate that we consider to be a pleasant place to live. Since the construction of Waltham Gateway Academy Primary School there have been some concerning developments. The construction company has installed without NELC planning permission the following:

1. Air source heat pumps
2. Ducted kitchen ventilation system
3. Sprinkler system water storage tank
4. Sprinkler system pump room

The view from the front lounge and dining room of our home and that of our neighbours has been significantly altered. The most noticeable change is the loss of the former landscape which is now dominated by the sprinkler system water storage tank. This structure is incongruous with the character of the neighbourhood and is also a potential health and wellbeing concern for both our home and our neighbours.

Several of the above items are causing significant noise issues. The noise is audible both outside and inside of our home and has been a persistent problem for several months. It is audible at all hours and has adversely affected our ability to sleep and our overall health and wellbeing.

We are disappointed that the NELC has allowed work to be executed without planning permission. However, this should not be permitted to be passed retrospectively simply because it would be inconvenient and expensive to rectify.

From: Nicky  
Sent: 13 October 2025 12:04  
To: Owen Toop (NELC) <[Owen.Toop@nelincs.gov.uk](mailto:Owen.Toop@nelincs.gov.uk)>  
Subject: Waltham Gateway Academy

I object to the look of the water storage tank, air sourced heat pumps and pump room as not in keeping with a residential area, more an industrial site. These have gone ahead with amended planning permission not granted. I also understand the drawings for the amended plans to be inaccurate. Noise is also now an issue overnight and seems to be happening again as it did last year.

Many Thanks  
Nicola Oughton  
27 Sunningdale

Sent from my iPhone

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 1 (Approved Plans) and 7 (Landscaping) following DM/0302/25/FUL including alterations to the nursery canopy to rear from solid roof projection to a freestanding structure, installation of additional classroom louvre and external chiller to front, installation of PV panels to front and side, alterations to ventilation plant to rear, erection of detached single storey sports store, sprinkler tank and pumphouse to side, minor alterations and planting of landscaping (AMENDED PLANS AND DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Carl Thomsen

Address: 46 Sunningdale Waltham DN37 0UG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to voice my objection to the sprinkler tank and store to the side elevation of the school. Although it states this is the side elevation because of the lay of the school these items are in full view of Sunningdale. Frankly the tank is an absolute eyesore and were not included in the original plans and we were not made aware of these by the designers and councillors at the local library prior to the building work commencing. To be honest it seems quite arrogant to erect this without consultation with the people that have to live in the immediate vicinity. Never mind without the relevant planning permission. I believe the tank and surrounding pumps and store should be moved to a more suitable position as it looks industrial in a residential area and would certainly improve the look of a not so attractive building.

Carl Thomsen

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Sandra Drant

Address: 3 Ashbourne Waltham Grimsby DN370UL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: First of all how many times it is necessary to alter/ amend the plans to suit the council's need?

There is no mention on the revised landscape plan to repair the unnecessary destruction of the verge along Sunningdale due to the heavy work traffic transgressing this. Please ensure this is repaired and returned to its previous status.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sandra Drant

Address: 3 Ashbourne Waltham Grimsby DN370UL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It seems to me that no matter how many people have objected to having this build particularly in relation to safety, all our comments have yet again fallen on deaf council ears.

I hope the company will be fined for every day it exceeds the previously agreed construction deadline, as US residents are the ones who have to tolerate their incompetence. No one can blame the weather this time!

Yet again there has been no consideration to anyone already living nearby. No one has considered the impact of parking on residents on Ashbourne either. Who is going to manage the parking? Not the council or police for sure!

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Neil Armitage

Address: 6Ashbourne Waltham N E Lincolnshire

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why is that these amendments were not part of the original planning application, surely someone didn't do a sufficient design study if it wasn't known that a sprinkler system would be required. Also what was Humberside Fire and Rescue doing not considering this during the original application.

The application is supposed to be for proposed works and not completed works. Who is responsible for ensuring this developer developed the site as per APPROVED plans rather than those which we now have.

We all know that any objections are pointless as the council is effectively voting for its own application. It doesn't matter how you badge it, this is a NELC application.

Once again, this local authority has shown no consideration for local residents.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

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Case Officer: Owen Toop

## Customer Details

Name: Mr Greg Syme

Address: 5 Turnberry Approach Waltham North East Lincolnshire DN37 0UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is directed at you Mr Owen Troop,

I have studied your Landscape Proposal and cannot believe what I am observing:-

1) The 2.4m high acoustic fence shown in red that runs on the south side of the site area appears to butt up against the rear fences of the houses / flats in Turnberry Approach. Can we therefore remove our fences and land grab up to this new acoustic fence. There is not a distance shown between the new and existing fences with a minimum gap of 600mm required for maintenance purposes. Can you respond and let me know your stance.

2) The most worrying is your solution to flooding in the south/east corner of the site area. Your solution is to add 1200mm wide swales which will move flood water from north to south into the premises of house 7 and flats 9 and 9a. The water will then run down beside the garage of house 7 and onto their driveway and then into the drainage system on Turnberry Approach road. Previously before the land was allowed to overgrow and absorb flood water the water would come up to the rear door thresholds of house 7 and I now fear this will be a lot worse with water entering these houses/flats without taking into account the severe environmental changes in the weather. I live in house 5 and have added a bore hole approximately 2.5m deep to try to absorb this impact. This will always be a flood area as the clay sits up to 12m deep and without deep lying drainage will impact local homes causing distress and misery. This is a cheap ill thought out solution to the flooding in this area and you should hold your head in shame Mr Troop. I want this recorded so when such an incident happens yourself and the incompetent environmental agency are held to account. However, as previous comments nobody in your responsible situation seems to give a

damn.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I have read the comments made by a resident of Turnberry Approach Waltham.

I would like some assurances that residents gardens/ houses are not at risk of flooding. It is noted that the open education land historically not had any drainage mitigation and the new school playing field will have an engineered drainage solution as per the approved planning application.

There are already issues with water flowing off the school land into residents gardens. Please refer to my comment above about the current lack of drainage, and it was noted during the consultation process that residents had historically had water ingress issues from the open education land. There were such comments within the planning process from residents as "The issue of flooding needs further investigation and evaluation. Heavy rains in the winter months flood the area with waters flowing onto and under existing neighbouring properties". Through the planning process the drainage design was shared with statutory consultees and approved by the committee.

The problem needs to be addressed now and I request a formal response on how you propose to avoid any flooding issues The scheme is not yet complete and the approved drainage will be an improvement on the historic issues residents have had of water ingress.

# Comments for Planning Application DM/0443/25/FUL

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Case Officer: Owen Toop

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reading the comments from residents at Sunningdale and Wray Close, I would make the following comments:

1. In my opinion, the contractors have gone ahead and made changes to the construction of the site without formal approval of the planning process.
2. This application is still outstanding and awaiting approval so should not be progressing without permission.
3. I strongly object to this development without approval and shows a lack of professional behaviour by all parties
4. Any further work should be stopped until this has been brought to a satisfactory conclusion.

# Comments for Planning Application DM/0443/25/FUL

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A TRO was applied for and the underpinning legal order was sealed 26th March 2025 with the TRO coming into operation on 1st September 2025. To date, this has not been implemented and the council is therefore negligent in its actions to comply with planning regulations.

The school is now open and there are significant risks to children, neighbours and the general public. Highways have accepted and confirmed that signs and lines are not in place. What is our planning department doing ?

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I can only echo the views of the residents of Sunningdale and wholeheartedly support them. This council of ours is inept and has failed in its duties to monitor and control this development from the very beginning. Negligence at every level. Let's be perfectly clear, this is not a school site, it's an industrial building site. Right in the middle of a residential area. Children should not be in or around this development.

Planning regulations are not being enforced. The roads around the site are a disgrace and are not being kept clean. There is a traffic regulation order that came into effect on 1st September and is not being implemented or enforced in Sunningdale. Lines, signs and cameras should be installed. I have raised a complaint and am awaiting a response.

The council have completely ignored residents and gone ahead with this development despite major objections.

It's time to involve 3rd parties as the council have not and will not act to address the issues.

To the residents of Sunningdale, get the planning inspectorate involved and the local government ombudsman.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

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Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am in receipt of amended plans dated 5th January 2026.

These amendments do not contribute in any way to the concerns of residents. The contractor has already gone ahead and implemented changes when the planning application remains pending consideration. The council need to explain why they have allowed this project to proceed without formal approval.

The sprinkler tank remains an eyesore and is not in keeping with a residential neighbourhood. Nor does it have formal planning approval.

Heat pumps continue to keep residents awake at night. The noise is unacceptable and should be addressed forth with.

The planning team, in my opinion, have failed to control the construction of this development from the beginning.

This amendment should be formally put in front of the planning committee with attendance from residents. It is of significant importance that any changes should not be taken in house.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 2 (Approved Plans) and 8 (Landscaping) following DM/0448/23/FUL to conduct minor external changes comprising of alterations to the nursery canopy from solid roof projection to a freestanding canopy structure. Installation of additional vent to teaching space. Alterations to PV panel layout and the locations of kitchen ventilation plant and external chiller. Incorporation of external sports store and sprinkler tank

Case Officer: Owen Toop

## Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: New landscape plans unable to be viewed or downloaded

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 1 (Approved Plans) and 7 (Landscaping) following DM/0302/25/FUL including alterations to the nursery canopy to rear from solid roof projection to a freestanding structure, installation of additional classroom louvre and external chiller to front, installation of PV panels to front and side, alterations to ventilation plant to rear, erection of detached single storey sports store, sprinkler tank and pumphouse to side, minor alterations and planting of landscaping (AMENDED PLANS - ACCOUSTIC FENCING/LANDSCAPING)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs C Brown

Address: 16 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When the planning details for the proposed school were originally issued, we raised clear and justified concerns regarding the loss of green space-an asset that local authorities have a duty to safeguard. The importance of such spaces to residents' mental health and wellbeing, as well as to biodiversity and environmental sustainability, cannot be overstated.

At that time, we were explicitly assured that any trees and hedging removed would be appropriately replaced, together with green wire fencing designed to be visually unobtrusive and in keeping with the surrounding area. It is therefore wholly unacceptable that a 2.5-metre solid fence could be erected, which bears no resemblance to what was described or approved. This structure is visually dominant, unsightly, and has a significant adverse impact on the residential amenity of those living nearby.

A permanent structure of this scale and nature, positioned in such close proximity to residential properties, would not normally be permitted under planning regulations. Were a private resident to erect a comparable structure on their own property, it is highly likely that enforcement action would be taken and its removal required.

We are further concerned by what appears to be a pattern of ongoing amendments to the development without proper approval or consultation. This raises serious questions about the consistency and integrity of the planning process. The apparent lack of enforcement gives the impression that due process is not being applied equally, and that the legitimate concerns of long-standing residents are being disregarded.

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 1 (Approved Plans) and 7 (Landscaping) following DM/0302/25/FUL including alterations to the nursery canopy to rear from solid roof projection to a freestanding structure, installation of additional classroom louvre and external chiller to front, installation of PV panels to front and side, alterations to ventilation plant to rear, erection of detached single storey sports store, sprinkler tank and pumphouse to side, minor alterations and planting of landscaping (AMENDED PLANS - ACCOUSTIC FENCING/LANDSCAPING)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr P Brown

Address: 16 Turnberry Approach Waltham Grimsby DN37 0UQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed planning amendments. Having worked in industry for over 40 years, I question why the sprinkler tank was omitted from the original plans and why it has been sited above ground. The tank could have been buried, as is common practice with petrol tanks, or alternatively housed within the roof void of the building. Both options are well-established and acceptable solutions. Either approach would have avoided the need for an unsightly above-ground structure, removed the requirement for screening fencing, and allowed for the construction of a small, discreet pump house.

The proposal to install a 2.5-metre solid fence around the site is wholly inappropriate. Such a barrier would give the appearance of a remand centre rather than a school for young children and is certainly not aesthetically pleasing. This is contrary to the assurances given at the planning meeting I attended prior to the commencement of works.

Furthermore, any replanted trees and hedging should be located on the public side of any fencing, in order to enhance the outlook for local residents and passers-by who will view the site on a daily basis. The current approach appears excessive and disproportionate to the issue being addressed. You do not need a sledge hammer to crack a nut!

# Comments for Planning Application DM/0443/25/FUL

## Application Summary

Application Number: DM/0443/25/FUL

Address: Waltham Gateway Academy Sunningdale Waltham North East Lincolnshire

Proposal: Variation of Conditions 1 (Approved Plans) and 7 (Landscaping) following DM/0302/25/FUL including alterations to the nursery canopy to rear from solid roof projection to a freestanding structure, installation of additional classroom louvre and external chiller to front, installation of PV panels to front and side, alterations to ventilation plant to rear, erection of detached single storey sports store, sprinkler tank and pumphouse to side, minor alterations and planting of landscaping (AMENDED PLANS - ACCOUSTIC FENCING/LANDSCAPING)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr A Brown

Address: Archer Road Waltham Grimsby DN370UF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I acknowledge receipt of the amended plans dated 5 January 2026. Please note that I strongly object to the proposed changes and do not support the amendments outlined.

It is concerning that the developer has already implemented multiple alterations to the original planning application without formal approval. For example, the installation of an unsightly sprinkler tank-more appropriate for a water treatment facility than a residential development-has already taken place, and now further changes to the landscaping are being proposed.

Residents have already endured the loss of green space, which served as a natural habitat for various species, including bats, squirrels, and badgers. We were assured that its replacement would be both appropriate and aesthetically pleasing. However, I fail to see how the introduction of a 2.5-meter fence meets that commitment.

If the proposed acoustic fencing is intended to mitigate noise from heat pumps and other additions to the site, I would suggest that such measures be applied directly around the sources of noise. As sound waves disperse over distance, installing fencing 100 meters away from the problem areas seems ineffective.

In my view, the council and planning team have failed to exercise adequate oversight throughout this project. Residents' concerns have not been addressed, changes have not been properly managed or approved, and ongoing variations to the plans continue to cause unnecessary stress to those most affected. These issues raise serious questions about the professional standards being upheld.

**From:** Ruth Lewin  
**Sent:** 15 January 2026 19:23  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** Planning Application Reference DM/0443/25/FUL

I would like to strongly object to your further proposals in your recent letter dated 5 January. We have gone through so much since the initial start of these works and are now left with a large lake and a mountain of mud and unsightly fence. This fence is all that my 88 disabled husband can look at all day long and now you propose a permanent acoustic fence. That is just not reasonable as we do not hear any noise being at 55 Archer Road. We just long to have completion of the project which is acceptable for all parties.

I just can't believe the hassel this project has caused when the school at Scartho was completed and opened on time. Obviously the proper research was not carried out initially - hence all the delays and changes to plans. It used to be a beautiful wildlife area over there and it has caused a lot of grief seeing everything destroyed and our view constricted to a fence for the past 15 months. Please take the residents' views into consideration. Please acknowledge receipt of this email.

Thank you.  
Sincerely  
Ruth Lewin

55 Archer Road

Item 2 - Land North Of Energy Park Way  
Grimsby - DM/0451/25/FUL

# STALLINGBOROUGH PARISH COUNCIL

Clerk to the Council – Kathy Peers Telephone 07494 577661  
*e-mail 'clerk@stallingboroughparishcouncil.com*

To:  
[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)

10<sup>th</sup> July 2025

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 9<sup>th</sup> July 2025 and submits the following comments:

**Planning Application Reference: DM/0451/25/FUL**

**Proposal: Construction of a waste treatment facility to include 47m (approximately) high flue with ancillary related development including associated access, infrastructure and landscaping**

**Location: Land North Of Energy Park Way Grimsby**

No objections.

Yours faithfully,

**KJ Peers**  
**Clerk to the Council**

# Healing Parish Council

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

14<sup>th</sup> July 2025

Planning Dept. NELC  
BY EMAIL

Dear Sirs,

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

**Planning Application Reference: DM/0451/25/FUL**

**Proposal: Construction of a waste treatment facility to include 47m (approximately) high flue with ancillary related development including associated access, infrastructure and landscaping**

**Location: Land North Of Energy Park Way Grimsby**

*No objections.*

Yours faithfully,

Mrs. Kathy Peers  
Clerk – Healing Parish Council

# Comments for Planning Application DM/0451/25/FUL

## Application Summary

Application Number: DM/0451/25/FUL

Address: Land North Of Energy Park Way Grimsby North East Lincolnshire

Proposal: Construction of a waste treatment facility (hazardous waste treated by high temperature thermal processing and energy recovery) to include 47m (approximately) high flue with ancillary related development including associated access, infrastructure, landscaping and raising of ground levels. (Amended Description provided for clarity) and amended Habitat Regulations Assessment received 9th December 2025

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Carl Thomas

Address: Great Coates Village Council 28 Allington Drive Grimsby DN37 9FF

## Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great Coates Village Council supports the proposed development in principle and recognises the wider economic and employment benefits arising from continued investment along the Humber Bank, which is broadly welcomed.

However, the Council wishes to raise ongoing and increasing concerns regarding traffic impacts through Great Coates. As a quiet, predominantly residential village, Great Coates has experienced a significant rise in traffic volumes in recent years as a direct consequence of cumulative development along the Humber Bank. This has included an increase in heavy goods vehicles and commuter traffic using village routes as through-roads.

While this individual application may not, in isolation, give rise to severe impacts, the cumulative effect of multiple developments is now becoming increasingly apparent. The Parish Council therefore considers it appropriate that traffic reduction and mitigation measures are actively explored, both in relation to this proposal and as part of a wider, strategic approach to future development along the Humber Bank.

The Council strongly encourages the Local Planning Authority and Highway Authority to give due consideration to measures aimed at reducing through-traffic in Great Coates, improving road safety, and protecting residential amenity. This may include traffic management, routing strategies, or other mitigation measures proportionate to the scale of development.

In summary, while the Parish Council supports the development itself, it urges that traffic impacts on Great Coates are fully acknowledged and addressed to ensure sustainable growth that does not disproportionately affect the village and its residents.

# Comments for Planning Application DM/0451/25/FUL

## Application Summary

Application Number: DM/0451/25/FUL

Address: Land North Of Energy Park Way Grimsby North East Lincolnshire

Proposal: Construction of a waste treatment facility to include 47m (approximately) high flue with ancillary related development including associated access, infrastructure and landscaping

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Carl Thomas

Address: Great Coates Village Council 28 Allington Drive Grimsby DN37 9FF

## Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great Coates Village Council have no objections to this application.

Item 3 - 21 High Street Cleethorpes -  
DM/0756/25/FUL

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Alistair UYSAL

Address: 12 Clixby Close Cleethorpes Dn35 0hs

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is absolutely no way we need any meow takeaways in this area. Isn't this side of the high st subject to s4 policy restricting the number of hot food premises allowed ? And where is this proposed takeaway going

To store their refuse bin? Private yard behind and they don't get permission from the land owner . I asked already and he's confirmed he won't allow any refuse bins on his land.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Shivan Mustafa

Address: 14 market place Cleethorpes Dn35 8la

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I want to object to this application. There are already enough fast food shops in this area. We do NOT need any more. Surely this development is an infringement of the S3 policy the high street was subject to? As I recall previous applications being declined due to this. And where are they proposing to site the refuse bins? As I know the owner of the service yard behind the property won't give permission for anyone to use their land.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Muhsin Tural

Address: 20 market place Cleethorpes Dn35 0hs

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application. There are far too many fast food takeaways already. I own the land behind this property and don't give the owners permission to site a refuse bin which I believe is required as part of a hot food license application

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Ali Ali

Address: 71 Bradford Avenue Cleethorpes Dn35 0bb

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have enough takeaways on this street. No need for more.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Finley Regan

Address: 15 Ruebens Close Grimsby DN33 3TY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This new establishment will offer a different cuisine and service style to those currently in the vicinity. This increase in consumer choice and diversity of retail/food offer is welcomed by local residents and contributes to the overall function and appeal of the neighbourhood centre. Other businesses nearby such as the newly opened, 'Antalya Grill House', located at 40-42 High street are bringing plenty of custom into this town, such as myself, so therefore I don't see any reason to object against a business trying to achieve the same objective that mutually benefits all parties and consequently improves the overall economy

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Lesley Walker

Address: 17 Isaacs Hill Cleethorpes DN35 8JU

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Sir/Madam,

I am writing to express my full support for the planning application relating to the proposed hot food establishment. I strongly believe this development would bring clear benefits to the local area, both economically and socially.

The premises in question have remained vacant for a considerable number of years, and this has had a visibly negative impact on the surrounding streetscape. Approving this application would not only bring a long-neglected property back into use but also create much-needed local jobs and help to reinvigorate the area.

Given the location-directly opposite several nightclubs and late-night venues-a well-maintained, brightly lit food outlet would make a welcome and positive contribution to the local night-time economy. It would enhance the safety and vibrancy of the street during late hours and provide a cleaner, more inviting environment for those socialising nearby.

It's also worth noting that while there are a few existing takeaways in the vicinity, the standard of those establishments leaves much to be desired. The area is crying out for a quality venue that raises the bar and provides better service and food options. The proposed establishment can deliver exactly that-bringing higher standards and genuine competition, which can only be beneficial for consumers and the wider community.

I have also observed that many of the objections lodged against this application appear to come from individuals or businesses directly linked to existing takeaway outlets. This raises concerns

about the objectivity and fairness of their comments. It is regrettable to see attempts to stifle healthy competition under the guise of planning objections. I urge the planning committee to recognise this and give weight only to genuine, evidence-based concerns rather than self-interested opposition.

In conclusion, this proposal represents a valuable opportunity to bring a disused property back into productive use, create employment, and contribute positively to the character and safety of the area. I strongly encourage the council to support and approve the application.

Yours faithfully,

Lesley Walker

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Jamie Myall

Address: 112 Bentley Street Cleethorpes DN35 8DZ

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The establishment of a new place for residents to access food, whether for a meal or family takeaway, adds to the social fabric of the area. It provides a focal point and a convenience service that supports our modern living patterns, enhancing the sense of community convenience and belonging. Personally, I am excited to see what they are going to bring to the town.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Stephen Oswin

Address: 24 High Street Cleethorpes DN35 8LA

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a close neighbour, I am in full support of this planning application. The application's detailed plans for mechanical extraction and ventilation systems are robust and appear fully compliant with industry best practice. We are satisfied that the specified equipment, including appropriate flue positioning, will effectively mitigate against odour and noise impacts on neighbouring properties. As long as there is no environmental or noise impacts for us, I don't see a problem with this as a close neighbour who has lived here for over 10 years.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Liam Blastland

Address: 24 Manchester Street Cleethorpes DN35 7QE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The application facilitates the productive re-use of a unit that has been vacant for a substantial period. I think I speak for the majority when I say we are fed up with empty shops and businesses closing down. Bringing this commercial space back into active use prevents the appearance of a derelict frontage and improves the visual amenity of the shopping parade, addressing a common concern regarding empty shops, especially for a High Street which used to be bursting with business and colours. We should be encouraging businesses in a time where buildings are decaying with inactivity. Therefore, I state that I am in full support of this planning application.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Thirunavukarasu Krishnaregan

Address: 27 High Street Cleethorpes DN35 8LA

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of this planning application. As a local business owner and neighbour myself, we strongly support this application as it introduces a new business that will contribute significantly to the local centre's vitality. The operation will attract new footfall, encouraging evening trade and extending the hours of activity, which is crucial for the economic well-being and security of this specific commercial area. It will also help to revive the bustling summer time that is slowly but surely declining in this town. Not to mention the inactivity and footfall during the winter time. In addition, the property is situated between 2 other hot food outlets which close at a late time and both acquire premises licenses so I can't see a reason for there to be any time constraints. There are no residential houses along the street and there is minimal residents within the close area, so noise and disturbance is likely to be minimal.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Alexander Bishop

Address: 39 st john st Humberston Dn36 4dy

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To whom this may concern.

I have had a look at the proposal of a takeaway, which I & my family are in favour of.

I've seen a few other comments regarding the landlord not allowing a bin? Obviously someone with common sense would say many years ago there was more waste producing establishments on the block like the ambassador or the thai place prior, i wouldnt be suprised if the person saying it is even the landlord. Most likley a greedy business man trying to lower competition.

In all honesty the takeaways that are currently situated there are absolutely appalling anyway this is why they worry they know if someone who does a decent job of basic takeaway food they will be low on trade. I'm much awaiting the approval so i can finally have a decent takeaway in Cleethorpes as the rest are rubbish i wouldn't even give it to my dog!

Also that shop has been empty for decades nearly, which looks bad on the area so this will definitely have a positive impact on the high street.

A final note the plan looks very good, seating as well so when people pile out they have somewhere to eat and sit properly unlike the other shops where majority people are sat on the floor which can be unsafe. Go for it. Good luck i certainly cant wait to try.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Katie Grace

Address: 42 College Street Cleethorpes Dn35 8bw

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to express my support for the proposed takeaway. The current unit has been vacant for several years with no sign of interest or viable use, so this development would help bring life back to a long-empty property and improve the appearance of the area.

The surrounding takeaways in the area are generally of poor quality, and a new business offering better food and service would be a welcome improvement for local residents and visitors alike.

It's also positive to see that the proposal includes seating. This will benefit people visiting the town in the evenings, especially those on a night out who are looking for somewhere to sit and eat safely and comfortably.

Overall, this application would provide a valuable boost to the local area, helping to fill an empty shop unit and improve the local food offering.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Miss Alishajo Bellamy

Address: 74 Suggitts Lane, North East Lincolnshire, England, DN35 7JJ Cleethorpes DN357JJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:By remaining open during the evening hours, the new business will introduce activity and light to the street at a time when many other premises are closed. This passive surveillance is a positive public safety benefit, discouraging anti-social behaviour in the immediate vicinity, which is prevalent in the night time in this area. I can see this extra surveillance helping the local authorities, whether that be through providing CCTV or witness supports.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Abdullah Al Amin

Address: 8 Bentley Street Cleethorpes DN35 8DN

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing to express my full support for the proposed fast food takeaway at the High Street in Cleethorpes

At present, the existing takeaways in the area are of poor quality, with most being owned and operated by the same individual. This has resulted in very little variety or competition, and as a result, local residents have limited choice when it comes to affordable and quality food options.

It's also worth noting that at least two of the addresses listed as objectors are owned by the same person who already operates multiple takeaways locally, and another objection appears to be connected to them as well. This raises concerns that some of the objections may not represent genuine public opinion but instead an attempt to prevent fair competition.

This application presents a great opportunity for a small, independent business to make positive use of an empty building that is currently contributing nothing to the area. Approving this proposal would bring investment, job opportunities, and improved food choice for the community.

For these reasons, I strongly support this planning application and believe it would be a valuable addition to the local area.

Yours faithfully,  
Abdullah Al Amin

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Kieran Donovan

Address: 92 Alexandra Road Grimsby DN1 1RW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of this application. The location is highly accessible by foot and public transport for local residents, promoting sustainable travel. While we acknowledge the need for visitor parking, the proposed operational model is focused primarily on local custom and delivery, and the existing public parking provision in the area is deemed adequate for this scale of operation. There aren't many residential buildings nearby, so I cannot see there being complaint.

# Comments for Planning Application DM/0756/25/FUL

## Application Summary

Application Number: DM/0756/25/FUL

Address: 21 High Street Cleethorpes North East Lincolnshire DN35 8LA

Proposal: Change of use from shop to hot food takeaway and restaurant to include installation of extractor flue at the rear and associated works

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Barbara Kershaw

Address: 7 Brooklands Avenue Cleethorpes Dn35 8qw

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:STRONG SUPPORT FOR APPLICATION - 21 HIGH STREET, CLEETHORPES (DN35)

I give my full and unequivocal support to this application.

This unit has been left empty for years, serving no purpose whatsoever. An empty shop does nothing for the High Street except signal decline, neglect, and a lack of ambition. Any objection that ignores this reality is either disingenuous or deliberately obstructive.

The objections raised are transparent and self-serving. It is common knowledge locally that the majority of takeaways along this stretch are owned or controlled by a very small number of individuals. The idea that objections are being made out of concern for planning policy, residential amenity, or public interest is frankly laughable. This is about suppressing competition, pure and simple. The planning system should not be hijacked to protect monopolies or personal interests. Claims that "another takeaway is not needed" are weak at best. Many of the existing operations offer extremely poor-quality food and service, contributing little to the reputation of the area. If operators are worried about competition, the answer is to raise standards, not attempt to block new entrants through questionable objections.

The most ridiculous and audacious comments relate to the rear yard and bin storage. Historically, when there were more operational units, there were more bins, and there was no issue whatsoever. The rear yard is a shared service area. Any suggestion that a landlord can selectively refuse access to one lawful business while allowing others is either a gross misrepresentation of the facts or a fundamental misunderstanding of property and access rights.

If a landlord were genuinely attempting to block a lawful business from basic waste arrangements in a shared service yard, that is not a planning issue - it is a legal one and should be challenged in court, not weaponised through planning objections. Such claims appear designed purely to sabotage this application and should be treated with the scepticism they deserve.

In short:

A long-vacant unit is finally being brought back into use

Investment, employment, and footfall will increase

Competition will improve standards, not damage them

Objections are driven by fear, protectionism, and vested interests, not planning merit

I urge the Council to disregard misleading and self-interested objections and approve this application without hesitation. Cleethorpes does not benefit from empty shops, cartel behaviour, or scare tactics - it benefits from new businesses, fair competition, and progress.

Item 4 - Church Farm 7 Station Road Great  
Coates - DM/0155/25/FUL

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated parking, private gardens, access roads and associated works -  
ADDITIONAL/AMENDED PLANS (RECEIVED 20TH AUGUST)

Case Officer: Lauren Birkwood

## Customer Details

Name: Carl Thomas

Address: Great Coates Village Council 28 Allington Drive Grimsby DN37 9FF

## Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We object to the proposed development. While we appreciate the development will bring an improvement to the area whereby we presently have derelict buildings we have serious concerns regarding the impact this development will have on our village, particularly with regard to traffic, overdevelopment, and flood risks, all without any improvement to local infrastructure.

### 1. Increased Traffic and Highway Safety

The proposed development will increase traffic through the village, particularly on Old Road where by the existing junction is a blind spot when exiting onto Station Road. We already struggle with congestion at peak times and this raises safety concerns with the nursery school nearby. The additional volume of vehicles will pose risks to pedestrians, cyclists, and existing road users. Furthermore, the village infrastructure is not designed to accommodate such a rise in traffic, which could lead to increased accidents and further pressure on parking and road safety.

In addition, Cooks Lane is narrow with no on street parking available and limited pavements creating not only a safety risk but also potential congestion and access to emergency vehicles.

### 2. Overdevelopment and Strain on Local Services

The village has already seen a number of new housing developments in recent years, yet there has been no corresponding improvement in infrastructure. Roads and pavements through the village are in need of repair and such developments only exasperate the condition of roads and pavements.

This development is not included within the currently adopted Local Plan.

### 3. Flood Risk and Environmental Concerns

The proposed site is in an area that is already prone to drainage issues and surface water flooding. The addition of further hard surfaces, such as roads and driveways, without appropriate mitigation measures, could exacerbate flood risks, not only on the development site but also in surrounding properties and public areas and further into the village. Without sufficient investment in flood prevention and drainage infrastructure, this poses a significant risk to local residents.

#### 4. Consideration to Wildlife

This area has remained unused for many years and has likely become a vital habitat for various wildlife species, including bats. The proposed development will inevitably disrupt the existing ecosystem, potentially displacing or harming the wildlife that has thrived in this undisturbed environment. Careful consideration and appropriate mitigation measures should be implemented to minimise the impact on local biodiversity.

For these reasons, we strongly object to this application.

Should the Planning Committee be minded to grant permission we would encourage the committee allocate Section 106 funding which can be used to improve the infrastructure within the village.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Carl Thomas

Address: Great Coates Village Council 28 Allington Drive Griumby DN37 9FF

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to the proposed development. While we appreciate the development will bring an improvement to the area whereby we presently have derelict buildings we have serious concerns regarding the impact this development will have on our village, particularly with regard to traffic, overdevelopment, and flood risks, all without any improvement to local infrastructure.

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In addition, Cooks Lane is narrow with no on street parking available and limited pavements creating not only a safety risk but also potential congestion and access to emergency vehicles.

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The village has already seen a number of new housing developments in recent years, yet there has been no corresponding improvement in infrastructure. Roads and pavements through the village are in need of repair and such developments only exasperate the condition of roads and pavements.

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The proposed site is in an area that is already prone to drainage issues and surface water

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For these reasons, we strongly object to this application.

Should the Planning Committee be minded to grant permission we would encourage the committee allocate Section 106 funding which can be used to improve the infrastructure within the village.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated parking, private gardens, access roads and associated works -  
ADDITIONAL/AMENDED PLANS (RECEIVED 20TH AUGUST)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Brian Stewart

Address: 110 Great Coates Road Great Coates Grimsby DN37 9NS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As stated in our previous submission, our principal concern with the proposed development is the extent to which we will be overlooked and the consequent loss of privacy.

The amended plans do not include fencing to provide us with an effective screen. It appears that no account has been taken of the fact that the development site is elevated relative to our property.

The NW-facing garden boundary of the proposed No.9 residence is about 2 metres above our adjacent land. This would require a 1.8 m close boarded timber fence to provide an effective screen matching that included elsewhere in the development plan.

The SW-facing garden boundary of No.9 faces onto the approach to our main entrance and would constitute a considerable degree of intrusion. The current extent of shrubbery does not provide a screen. The planting of more shrubs would not serve as an effective screen for several years. A tall fence is needed here as well.

A sympathetic approach would be for fencing to be erected before construction work begins so as to shield us from disturbance.

In conclusion : we have lived here for 44 years with an absence of immediate neighbours and the proposed development will have a considerable effect on us. We object to the loss of privacy that will result if this development goes ahead unmodified and we request that the developers take steps to limit this effect.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated parking, private gardens, access roads and associated works - AMENDED PLANS AND TRANSPORT STATEMENT (RECEIVED 29TH JANUARY 2026)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Brian Stewart

Address: 110 Great Coates Road Great Coates Grimsby DN37 9NS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In our previous comments (8th April '25 and 10th Oct '25) we have raised our concerns about the extent to which our plot will be overlooked from the garden of the proposed No.9 residence, pointing out the relative elevation of the development, and requesting that steps be taken to construct a screen e.g. close-boarded timber fence.

We note that the on-line plan indicates a boundary between us and No.9 consisting of 'new native hedge with trees planting to form landscaping boundary with Lincolnshire style post & rail fencing behind the hedgerow'.

Given that a hedge of this nature will take years to establish, and that post & rail fencing could not be considered in any sense to provide a screen, we request that this proposal be reconsidered.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Brian Stewart

Address: 110 Great Coates Road Great Coates Grimsby DN37 9NS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:OVERVIEW :

With the current need for housing and the desirability of focusing on brown-field sites, the development plan has undoubted merit. However, consideration needs to be given to its impact on the local community.

Great Coates in the past forty years has seen a progressive increase in its housing stock and the village has experienced a very significant increase in population. The current proposal for development at Church Farm needs to be seen in the light of this unremitting pressure. An argument can certainly be made against any further development.

A further consideration is that of the housing density proposed for the Church Farm site. Nine dwellings, with their associated car-parking requirements, on a relatively small area, can be seen as excessive. If the development does go ahead, a reduction in the number of homes proposed would be beneficial.

## IMPACT ON 110 GREAT COATES ROAD :

At 110 Great Coates Road, we, the occupiers, are chiefly concerned with the extent to which we will be overlooked by the development, and the consequent loss of privacy, should the development go ahead unmodified. No consideration seems to have been given to the elevation of the old farm-yard site relative to the surroundings, in particular relative to our land immediately adjacent to it.

There are aspects of the proposed plans that could be amended to ameliorate the impact that the development will have on us:

1. The building proposed for Plot 9 is a two storey dwelling with upper floor bedroom windows overlooking at close range our garden and principal entrance. As proposed, this element of the development very much puts us in close proximity with neighbours. The dwelling at No.9 could be omitted altogether from the plan without seriously diminishing the plan's overall objective. We therefore object to the proposal for a dwelling on site 9.

If, in spite of our objection, this part of the development goes ahead, there are measures that could be taken to lessen the effect on us. For example, No.9 could be reconfigured as a single storey property which would significantly reduce its impact on us. At a minimum, the property, while remaining two-storey, could be redesigned with conservation roof lights instead of conventional bedroom windows. This would align the design of No. 9 with Nos. 6 and 8 as well as substantially reducing the development's impact on us.

2. Immediately to the north of the site is our woodland area, developed since 1988. This now has the character of a nature reserve and we frequently spend time in this part of the garden. At the boundary with Plot 9 there is a difference in levels of about 2 metres, the 'woodland' beginning at the lower level of the bank. The property built on Plot 9 will therefore have a considerable height advantage over the woodland. At present the architectural plans appear to indicate that there are no windows to be included on the end of the No 9 dwelling facing north. We would like to feel certain that this will be the case if the development goes ahead.

3. Over the forty or so years that we have lived at 110, there has been no need for a secure fence or barrier between our garden and the Church Farm territory. The shrubbery that we have developed at the eastern edge of the garden does not constitute an effective hedge or screen. We would hope that if the development goes ahead, a wall or fence would be erected to make an effective screen. This would ensure a continuation of our privacy and security. Ideally the screen would be a 2 metre high barrier and would be erected early in the building schedule.

(A final thought on the need for fences and walls : the Church Farm site (and our garden) are part of the home territory of a population of roe deer. They visit frequently in the day time and (we think) every night. They cause significant damage to shrubs and herbaceous plants, and are resistant to all forms of discouragement. The developers might like to consider the advisability of constructing walls/fences etc as a means of deer-proofing the properties.)

#### IN CONCLUSION :

We have owned 110 Great Coates Road since 1981. From that time till the present, we have lived for 44 years with an absence of immediate neighbours. The proposed development will therefore have a considerable effect on us. We object to the loss of privacy that will result if this

development goes ahead unmodified, and we request that the developers minimise the extent of its effect on us by all possible means.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Anton Le Saux

Address: Dairy Farm Cottage Old Road Great Coates North East Lincolnshire DN37 9NX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the planning proposal.

The size of the planned development is far too much for the area and the access to the planned site. The road giving access to the site (Old Road) is a single track road and the increased traffic that this will bring is too much without further development of the infrastructure.

I also have concerns for the environment and local wildlife. Living next door to this development I have pictures and evidence of Barn Owls that nest and roost in the area. Deer that reside here, we have bats in the evening around the fruit trees along with hedgehogs and an occasional fox and badger. The area has been unused for some time and this change will be a significant impact on the ecosystem here.

Again living next door to this planned development I can confirm that during the winter months the area is prone to flooding and without more development to the infrastructure this would be an issue.

The other issue I see is the amount of area that has been put aside for parking, there is not enough allocated space for parking which means cars will be parked on the surrounding roads and areas. There is already insufficient parking for residents and this will only impact it further.

For the reasons above, as a resident I strongly object to this application

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Tracy Le Saux

Address: Dairy Farm Cottage Great Coates DN37 9NX

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the proposed site plans it has given me concern about the changes in our current privacy. The proposed site plans are suggesting that my current property will be surrounded by new buildings that are two stories high and over looking our property that is currently private. This will be a significant change for us and will impact not only the desirability of our property but also our daily lives and activities.

If planning for this amount of properties is approved, I would suggest that it should only be done on the basis that the new buildings are single story

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms justine gibbons

Address: 9 Church Cottages Station Road Great Coates DN37 9NJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With respect to all the concerns raised by Mr Carl Thomas of the Village council I strongly agree with all the objections. In addition, as a resident for many years, I can confirm that the "wild meadow field", which is opposite my property floods in heavy rain and the water remains so for many weeks, eventually naturally draining away. Station Road, also floods consistently. I have experienced the negative impact this has had on the courtyard of Church Cottages and expect that even more hard standing in the area beyond the meadow will drive the water into the meadow and when the ground is saturated will force more surface water towards Station Road and our properties. This has the potential to flood our courtyards more often. The deer, birds and other animals that I can confirm use the meadow, especially when it has a pond for many weeks, will be rendered inaccessible to the animals, how will they access it through a development? In addition, we are in a conservation area, isn't this to protect their natural habitat and the rural setting of our village. Tearing down barns etc will change the area significantly.

I have seen the traffic increase significantly in recent years and surely more houses in an already heavily congested area, will have a detrimental impact. There are not enough parking spaces for each house allocated by developers, forcing any new residents to park elsewhere. Where will those vehicles park? The narrow road of Old Road would surely be used as parking, causing more accidents. Vehicles currently using Old Road are not able to pass easily without using the verges.

As a resident I feel very strongly that the development is not right for the area.

# Comments for Planning Application DM/0155/25/FUL

## Application Summary

Application Number: DM/0155/25/FUL

Address: Church Farm 7 Station Road Great Coates North East Lincolnshire DN37 9NP

Proposal: Demolish existing brick and portal framed barns to erect nine residential dwellings including associated car ports, parking, private gardens, access roads and associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Barry Hancock

Address: The Limes, Meer Booth road Antons Gowt Boston PE22 7BG

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Dear Lauren Birkwood

Swifts, a migrant bird from South Africa come here every year to breed in the roof space of our houses. In recent years, access to roof space has been blocked off through roof repair, renovation or sometimes house demolition. This has led to a dramatic decline of 60% in the last 20 years. As a result, swifts are now red listed and in serious danger of extinction.

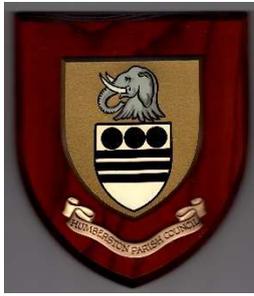
Ensuring provision is made for swifts via the planning system is crucial, so anything you can do to encourage developers and applicants to incorporate swift bricks into building plans would be very valuable. The bricks are easy to fit, inexpensive, unobtrusive, will cater for other red listed species like house sparrow, house martin and starling, and will last the lifetime of the building. It should be noted that the NPPF says that policies should incorporate features like swift nesting bricks.

Three swift nesting bricks used here for each plot, except for those with lower elevations, for this colonial nesting species would be ideal. I am very happy to provide further information if it would be helpful, please do not hesitate to get in touch.

Yours sincerely

Barry Hancock - swift survival worker

Item 5 - 15 Humberston Fitties Humberston -  
DM/0916/25/FULA



# Humberston Village Council

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Clerk to the Council – Mrs. K. Peers

[Tel:- 07494 577661](tel:07494577661)

Email:- [clerk@humberstonvillagecouncil.gov.uk](mailto:clerk@humberstonvillagecouncil.gov.uk)

Dear Sirs,

19<sup>th</sup> November 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 18<sup>th</sup> November 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0916/25/FULA**

**Proposal: Remove existing workshop and part of pergola, erect single storey extension to rear and alterations to include a roof light. Erect new pergola with polycarbonate roof at rear, alterations to existing decking areas and alterations to existing shed to form a bin store. Erect a covered balcony to the South and East elevations, increase height of the existing chimney stack, renew all existing cladding with mixed horizontal and vertical cladding and replace all existing uPVC windows and doors with new timber framed units, introduce several ships porthole windows and form secondary driveway to the East side of the plot, alterations to existing fences and associated works.**

**Location: 15 Humberston Fitties Humberston**

*Objections – the Village Council would strongly support the objections from the Heritage Officer and would recommend that this application is turned down. These are not just adjustments and alterations but practically a new build chalet. It should be refused on the basis of comments 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](tel:07494577661)

Email:- [clerk@humberstonvillagecouncil.gov.uk](mailto:clerk@humberstonvillagecouncil.gov.uk)

Dear Sirs,

7<sup>th</sup> January 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6<sup>th</sup> January 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0916/25/FULA**

**Proposal: Remove existing workshop and part of pergola, erect single storey extension to rear with**

**alterations to include roof lights. Alterations to the existing shed to form a bin store. Erect a covered porch**

**extension to the front elevation, increase the height of the existing chimney stack, renew all existing**

**cladding with mixed horizontal and vertical cladding and replace all existing uPVC windows and doors with**

**new timber framed units, introduce several ships porthole windows and alterations to existing fences and**

**associated works - Amended Plans and Description December 2025**

**Location: 15 Humberston Fitties Humberston**

*Objections – the Village Council is in agreement with the comments made by the Heritage Officer and fully supports these.*

Yours faithfully,

**Mrs E Shawhulme – Vice Chair of the Council  
Humberston Village Council**

Wendover Hall, Wendover Lane,  
Humberston DN36 4HX