

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.

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

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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

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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 show all the equipment that has currently been installed on the construction site.

To point out just a 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.

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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

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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

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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

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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

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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

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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 planning 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

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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

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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 amendment's 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

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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

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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

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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

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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.

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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: New landscape plans unable to be viewed or downloaded

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

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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

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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 accoustic fence. That is just not reasonable as we do not hear any noice 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 beautul 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 - 36 The Drive Waltham -  
DM/0944/25/FUL

# **Consultee Comments for Planning Application**

## **DM/0944/25/FUL**

### **Application Summary**

Application Number: DM/0944/25/FUL

Address: 36 The Drive Waltham North East Lincolnshire DN37 0FB

Proposal: Variation of Condition 2 (Approved Plans) following DM/0107/25/FUL to include revised access road and relocation of parking

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 recommends refusal of this application on grounds that the proposed development requires the removal of three mature trees, and the number of replacement trees has been reduced from 45 to 27. The Council considers that this change would result in an unacceptable environmental and visual impact.