

Item 2 - Land At Riby Road  
Stallingborough -  
DM/0455/25/FUL

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Trevor Crofts

Address: 2 Clarkson Drive Grimsby DN418BQ

## Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We ask that a more comprehensive archaeological survey is done on this land before construction starts, the area has identified archaeological sites of interest.

The risk of increasing flood risk is gradually increasing with every area of land allowed to be changed from farmland. The loss of more agricultural land is a great concern, especially considering the increasing flooding in other agricultural areas in our ward.

I understand that a high pressure pipeline run within the area designated for solar cells, we also understand that no known methods of firefighting within battery cells have been established with our Fire service. This raises a major concern of any incidents (that have and do occur with fires within solar battery cells). The solar panels may also affect the cathodic protection that prevents corrosion along this high pressure pipeline.

How shall this affect the duty of the North Beck drain, we know this is a chalk stream and any contaminates (from building, flooding or worse still fire fighting) shall have major impacts to its stability. Are all the bunding and flood risk assessments suitable to prevent this type of contamination?

No tree lines or hedgerows should be removed/cut back and all PRow's should be preserved, especially when laying the cabling to Grimsby West Sub Station.

Section 106 funding should be sort for the life expectancy of the solar farm and the local village (Stallingborough) should see every benefit this may bring.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) -

AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## 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.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## 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.

# Healing Parish Council

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

12<sup>th</sup> November 2025

Planning Dept. NELC  
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting of Healing Parish Council held on Tuesday 11<sup>th</sup> November 2025 – the comments and observations from the Parish Council are shown as follows:

**Planning Application Reference: DM/0455/25/FUL**

**Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) - AMENDED**

**PLANS AND DOCUMENTS, OCTOBER 2025**

**Location: Land At Riby Road Stallingborough**

*Objections – Concerns at loss of farming land locally; concerns at loss of possible chalk stream environment and biodiversity impact; flood risk makes this development unacceptable – the loss of countryside land impacts greatly on drainage issues and this would be the case with this Development; concerns at battery safety with regard to fire safety concerns.*

Yours faithfully,

Mrs. Kathy Peers  
Clerk – Healing Parish Council

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) -

AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mr Robert Dannatt

Address: 4 pelham crescent, Keelby Keelby Near Grimsby North East Lincolnshire dn41 8ew

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Keelby Parish Council.

Having looked at the plans and information given to us and after debating this at our council meeting, We as a full council strongly object to this planning application / development for the following reasons;

1. As Keelby is sighted directly next to the proposed development therefore it will have a profound affect to the village due to the loss of natural views across open farmland and the unsightly view the the village will have to endure for many years.
2. the safety risk to all that live in Keelby due to the large battery storage that is known and documented to have a toxic environment and health impact to all that breath in the fumes in the event of a fire that cannot be put out only managed. This is now more a reality due to the battery storage being moved nearer to Keelby due to the same concerns by other Parishes.
3. the loss of good quality farmland that in the event of a further world disaster that would help up maintain our independence.
4. The loss of property value in the village without any guarantees that all will be compensated for

the full term of the project.

5. The village will not benefit by way of reduced energy bills as the electricity that is to be produced on this site is not going directly to our grid.

6. We have environmental concerns due to the number of run off water courses that go from the village and travel through Stallingborough before entering the Humber estuary.

7. We have the backing of most of the village when we say that we strongly oppose this development now and in the future.

Regards

Robert Dannatt

Keelby Parish Council

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr James Bean

Address: Lincolnshire County Council County Offices Lincoln LN1 1YI

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application as we should not be putting solar panels on farm land at all, this reduces our ability to produce food domestically and makes us far more reliant on imported produce.

## LINCOLNSHIRE OBJECTS TO RENEWABLE EYESORES

The heritage officer for North East Lincolnshire has stated that the geophysical survey has produced some interesting results that need to be investigated further. I would agree as Lincolnshire's history is of national importance, so any indication of archaeology needs to be followed up and I would suggest that a full archaeological survey needs to be carried out across the whole site.

The Environment agency has objected to the planning application, as submitted, because the proposed

development would pose an unacceptable risk of pollution of groundwater. They recommend that planning permission should be refused on this basis, in line with paragraph 180 of the National Planning Policy Framework, Policy S56 of the Central Lincolnshire Local Plan 2023, and Policy 31 of the North East Lincolnshire Local Plan 2018.

I also note that the Environment Agency object due to the absence of an acceptable flood risk assessment (FRA) they object to this application and recommend that planning permission is refused.

I also note that the Environment Agency are concerned about this development due to its likely effect on North Beck Drain, a chalk stream, which is listed as being of 'principal' importance under s41 of the Natural Environment and Rural Communities (NERC) Act 2006. They therefore recommend that planning permission is refused.

England's Biodiversity strategy identifies those priority habitats which are also listed as being of 'principal' importance under section 41 of the NERC Act 2006. This Act states that Local Planning Authorities must consider these habitats in their decision-making, because of their duty to conserve biodiversity (section 40).

Now let's talk about safety, it is a known fact that 1 cell in every 1,000,000 will fail and cause a thermal run away spreading to every other cell in an individual BESS container.

Standard procedures for fighting fires in BESS units is to fight them defensively while they burn out as they cannot be extinguished, this process involves using water at a minimum flow rate of 25ltrs/second for up to 24hrs in order to contain the fire and cool the surrounding BESS units to prevent the fire from spreading. The run off from fighting such a fire would be huge and would inevitably pollute not just the chalk stream "North Beck Drain" but also the aquifers within zones 1 and 2 of a drinking water safeguard zone, this is unacceptable and this application should be denied on these grounds alone.

Now let's talk about toxic fumes, the whole time that a BESS unit is burning, usually around 24hrs it is giving off huge quantities of toxic gases which if inhaled cause permanent damage to respiratory systems. As there is no way to control where these toxic gases go I would suggest that it is recklessly negligent to ever consider placing BESS units anywhere near residential or even industrial areas due to the severe risk to public health.

I notice that Uniper have raised concerns regarding the proximity of this site to their high pressure gas pipeline, stating that the installation of the sub structure could adversely affect the integrity and safety of this pipeline. Imagine the catastrophic results if this pipeline failed in conjunction with a BESS fire or if it failed as the result of a BESS fire, it would make Flixborough look like a camp fire.

In conclusion I would suggest that this site is completely unsuitable and that this application must be denied, any other decision would be negligent and would demonstrate a total lack of regard for public safety and the environment.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) - AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mr Kyle Hewis

Address: 12 Manor Court Stallingborough DN41 8TQ

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this proposal as it is eradicating much needed, arable farmland which is vital to UK internal food production and wildlife. Official gov.uk statistics for 2021 and 2024 (latest available) state that the UK produces 60% of its own food (54% is kept for internal consumption, NOT including animal feed, the remainder is exported). This means no more than 40% of our food is imported and most of this is seasonal fruits for obvious reasons. If we are looking to protect the environment then we want to keep this statistic as if we rid ourselves of arable farmland then at best omissions are offset, and worst, omissions are increased as we are having to import more food from overseas that we could grow ourselves which means an increase in shipping or airfreight to reach our island and then road transport to reach the consumers.

We must also look at the affect on wildlife and though perimeter fences are no obstacles to bugs, birds and possibly rabbits they are an unnecessary obstacle for deers which are already unfortunately killed and seriously maimed in road accidents caused by a loss of their habitat in rural areas to developments, such as solar.

North East Lincolnshire, in my view, is already oversaturated with Solar Farms for such a small area and I will comment briefly on the apparent disproportionate target for the whole of Lincolnshire in regards to solar developments on the traditional farmland of Britain. It is not my place to comment on other areas but this sentiment is seemingly echoed.

BESS represents another unneeded risk as we do not have the necessary amenities to extinguish

potential fires and due to the proposed location both Stallingborough and Keelby are equally threatened by a very real eventuality.

# 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)

13<sup>th</sup> August 2025

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 13<sup>th</sup> August 2025 and submits the following comments:

**Planning Application Reference: DM/0455/25/FUL**

**Proposal: Planning application for construction of solar farm and battery energy storage system (BESS), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)**

**Location: Land At Riby Road Stallingborough**

*Objections on the following points:*

- *A full archaeological survey needs to be instigated at this site as it was believed to be of important archaeological interest to the village*
- *Flood risk makes this development unacceptable – the loss of countryside land impacts greatly on drainage issues and this would be the case with this development*
- *The Parish Council has raised concerns on previous applications with battery storage for solar farms, on the safety of the battery system with regard to fire risk – this still has not been addressed properly or evidence shown that appropriate assessments have taken place*
- *Concerns over the chalk stream and impact on biodiversity in this area*
- *The Parish Council would expect to have been approached with regard to some community benefit for Stallingborough village from a site of this size and with this predicted impact.*

*At the present time the Parish Council would wish to see the application refused.*

Yours faithfully,

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

1 Beach View Court, Norfolk Lane,  
Cleethorpes DN35 8BT

# 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)

12<sup>th</sup> March 2026

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 11<sup>th</sup> March 2026 and submits the following comments:

**Planning Application Reference: DM/0455/25/FUL**

**Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) – AMENDED PLANS AND DOCUMENTS, OCTOBER 2025**

**Location: Land At Riby Road Stallingborough**

*No objections now – the PC original objections are now withdrawn but it does wish to comment that it does have concerns on the loss of good agricultural land locally which results in the village being surrounded by solar farms.*

Yours faithfully,

KJ Peers

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

1 Beach View Court, Norfolk Lane,  
Cleethorpes DN35 8BT

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) -

AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Dorothy Armiger

Address: White Lodge Riby road Stallingborough nr Grimsby DN41 8BU

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Thank you for your letter of information received this morning.

My husband and I are both most concerned about the level of traffic thundering down our road day and night and throughout the night recently. We feel with the construction of the solar farm being built in near vicinity to our home, the level of traffic is bound to increase. We do appreciate that this is a government decision to wreck the countryside appearance, however this will affect the overall health of both residents and wildlife detrimentally by the speed of the existing traffic being added to.

We feel justified in requesting that Riby Road A1173 , have an enforced speed limit of 30mph to enable the solar traffic access

safely to their allocated site. We have noticed in past time the recording of speed of traffic but where the monitoring was placed immediately after the roundabout, the traffic hadnt built up speed, therefore where it should have been placed further down the road where the speed had increased considerably. With traffic ignoring the 60mph sign we constantly have huge wagons thundering past us at unearthly speeds beyond the designated 60mph, this has to be curbed otherwise the solar farm traffic slowing down to access their site of working are going to encounter speed problems and there will beyond any doubt , be an horrific pile up at the entry point.

Please take note of this as we live so close to the road we are seeing these potential accidents with speeding lorries and wagons and youthful drivers of performance cars and motor cycles taking chances and overtaking immediately after the last bend. where are the cameras desperately needed on this road.

Apologies for the saga but feel strongly that nobody is taking any notice of the speeding problem on this long straight stretch of road, so Please, take some action once the solar farm site begins construction. We are aware that it is no good complaining about the said solar farm we have already voiced opinion and that went unheard.

thank you.

Dorothy Armiger

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) -

AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mr Guy Sleeman

Address: 24 Victoria Road Keelby DN418EH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although there have been updated documents produced, every point of my previous comments is still valid. There has also since been the start of construction of a similar scheme at Aylesby just a few miles away, and checking the planning portal there is an application for one near Bradley. Net Zero Madness.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Guy Sleeman

Address: 24 Victoria Road Keelby DN418EH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal.

From looking on the planning portal documentation it appears they held a consultation in the village of Stallingborough, which is some way from the development so obviously the residents there will not object as they cannot see it from their back garden. I suspect this was to ensure the feedback was more favourable to put in their pie charts.

There has already been a recent installation of a similar project just a couple of miles away which is an eye sore for people like my parents living on the south eastern boundary of Immingham. This planning application near Keelby is larger and much closer to the village so will have much more of an impact on the surrounding area.

Solar panels don't belong on prime farm land, they belong on the roof of a warehouse, shop, factory, house or some of the vast amounts of land in industrial areas that is now empty due to the decline in UK industry. There are many areas around the Humber bank that could be used that aren't immediately next to a small village.

This is yet more prime farmland being taken out of the system and being replaced by Solar panels for a couple of individuals to make a lot of money. The land is currently full of crops.

The consultation documentation keeps lying about the "Climate Crisis" being the biggest threat to our food supply when there is no evidence that solar farms like this are going to do anything positive for our food supply. If our farmers have less fields to grow food that will absolutely have an impact on food supply. The biggest threat to our food supply is not having farmers or land growing food.

The monstrous area of coverage appears to be 3-4times the size of Keelby village. Yet the output is just 'up to' 50MW, less than 4 modern offshore wind turbines. The power generated is low in relation to the detrimental impact of mass removal of prime farm land.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Susan Knight

Address: 8 West View Close Keelby Lincolnshire DN41 8 HL

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proximity to the village of Keelby presents a danger to the residents, as should the battery storage facility ever over heat and burst into flames there is no ability, at this time, to extinguish the fire. Also there is a strong possibility of a dangerous gas cloud being produced, from the fire. Developments of this nature should never be allowed so close to housing. I ask that your council and West Lindsey council, reject this proposal.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr leanne gilbert

Address: 1 Woodapple Court Stallingborough Grimsby DN41 8TA

## Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A significant amount of good agricultural land has already been given up to solar farms and general industrial developments, which has removed good drainage land and means the approach to stallingborough is now overtaken by industry and solar farm developments.

This has reduced the amount of hedgerows and general wildlife habitats. Due to the reduced general land drainage it is feared the floods of 2007 could easily be repeated and the consequences could be far worse.

The amount of industry, solar cell and battery cells also increases the risk of fire in the area, which is already home to Major Accident Hazard sites and puts the village at a potentially high risk. Do we have sufficient and proven fire fighting capability in the area?

Lack of green belts surrounding the village also has the knock on effect in depreciating the value of housing for our parishioners. People moved here to be in the country and surrounded by good agricultural heritage, not to be in the middle of an industrial development!

Stallingborough has significant heritage we want to preserve, so a more thorough archaeological survey is required to preserve anything of interest.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Kyle Hewis

Address: 12 Manor Court Stallingborough DN41 8TQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I fully object to this proposal as it is eradicating much needed, arable farmland which is vital to UK internal food production and wildlife. Official gov.uk statistics for 2021 and 2024 (latest available) state that the UK produces 60% of its own food (54% is kept for internal consumption, NOT including animal feed, the remainder is exported). This means no more than 40% of our food is imported and most of this is seasonal fruits for obvious reasons. If we are looking to protect the environment then we want to keep this statistic as if we rid ourselves of arable farmland then at best omissions are offset, and worst, omissions are increased as we are having to import more food from overseas that we could grow ourselves which means an increase in shipping or airfreight to reach our island and then road transport to reach the consumers.

We must also look at the affect on wildlife and though perimeter fences are no obstacles to bugs, birds and possibly rabbits they are an unnecessary obstacle for deers which are already unfortunately killed and seriously maimed in road accidents caused by a loss of their habitat in rural areas to developments, such as solar.

North East Lincolnshire, in my view, is already oversaturated with Solar Farms for such a small area and I will comment briefly on the apparent disproportionate target for the whole of Lincolnshire in regards to solar developments on the traditional farmland of Britain. It is not my place to comment on other areas but this sentiment is seemingly echoed.

I will also like to address the technicality of the proposal being for up to 49.9mw, conveniently 0.1mw under 50mw, how can this be a realistic estimate and should be rounded up to the nearest whole for a more realistic estimate.

BESS represents another unneeded risk as we do not have the necessary amenities to extinguish potential fires and due to the proposed location both Stallingborough and Keelby are equally threatened by a very real eventuality.

I therefore object to this proposal

Thanks

Kyle Hewis

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Caine Brown

Address: 14 Woodlands Avenue Keelby DN41 8SE

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: My main concerns are around nature, and allowing this to coexist. I prefer the proposed works opposed to larger housing expansion which the land could be used for. I also support the footpath, both preserving the right of way, and permissive path. I would be curious to know how noise and nuisance would be kept to a minimum for nearby residents, as well as how wildlife such as deer are affected by the works. Thank you

**From:** Mike Walters

**Date:** 1 August 2025 at 22:58:11 BST

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

**Subject:** Application no:DM/0455/25/FUL Solar Farm Riby Rd

Please receive this as a formal objection to the above proposed application for a solar farm.

I consider that a major development as proposed should have instigated a wider consultation and public awareness than is the case, particularly given it's proximity to the village of Keelby, it's effective industrialisation of agricultural lands and detrimental effect on the countryside.

A small notice on a crooked old footpath sign in Church Lane which is quite non conspicuous, is a ridiculous and disproportionate consultation to the need for wider awareness of the proposals. Why haven't Keelby residents received a consultation letter from the Council or the developers as part of a genuine transparent process. If the application is approved I will seek further information about this aspect of consultation as a possible defect in process.

I called the planning department on Wednesday 30 th July and was assured the case officer would call me back to discuss this matter but did not receive any call back, not acceptable!

I have walked along the right of way for over 25 years and am certain the right of way is being downgraded from a statutory basis to permissive only: why? Permissive means it can be terminated in theory, this is wrong and unacceptable!

The site proposed is agricultural land and crops have been grown for decades so the land must be of reasonable quality. To lose this land for industrial use is an unacceptable incursion into countryside and wrong change of use. The site has a strong amenity value across the valley containing Keelby with aspects towards Pelham Pillar and effectively the Wolds and reciprocally.

Has the application included an Environmental Impact Assessment, it appears not from your portal, why not!

The Council and most critically central government needs to have a more strategic approach to use of brown land as a long term strategy for energy renewal rather than knee jerk loss of important agricultural land with consequent detrimental effects to the countryside amenity value.

This application must be considered by the Planning Committee and not under delegated powers due to the major implications outlined above.

Please bring this objection to the attention of the Committee.

Yours faithfully

Mike Walters  
7 Church Lane  
Keelby  
DN41 8ED

Sent from my iPhone

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Andrew Bromley

Address: 36 Aire close Immingham Dn40 2dt

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why take up food producing farmland. Cover car parks and business properties with solar panels, this is a more sensible idea. Doing what Edd Millipratt wants to do will cost this country more in the long run and RUIN this country financially, PLUS they are an eyesore that no one in "power" will have to see on a regular basis but locals, like myself, will have to "endure" every journey out of Immingham! Please use common sense for once.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Lee Sixsmith

Address: Badgers Lodge Church Lane Keelby Grimsby DN41 8ED

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is lots of available land around the industrial areas on the Humber Bank without encroaching into the greenbelt village areas. Do not ruin our countryside.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Kirsty Johnson

Address: 26 aire close Immingham England GB DN40 2DT

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This land is frequented by wildlife and deer are often seen in these fields. There is already enough land being taken up by a solar farm on Matthew ford way which the public see no benefit from so is pointless.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Kevin Terrington

Address: 29 Garden Village, North Killingholme immingham DN40 3JR

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe that using GOOD arable farm land is a short sighted solution. Germany, for instance are putting them upright along the verges of Motorways and in some places in the median strip!!

Other countries have their own solutions.. on top of car parks , buildings etc.

If this was agreed then you are not only wasting the opportunity for the growing of British food while they are covering the land, but also poisoning the land so even in future once the panels have gone the land will have been ruined. Surely the growing of food comes before solar panels, which have plenty of alternative places.

Ultimately we have only a finite amount of arable land to feed the people in the future should there be a conflict. Therefore I believe this application should be rejected!!

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Karen Roscoe

Address: 9 saddle way Keelby Grimsby Dn41 8hd

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The solar farm is being built on good farm land. Yes we need electricity but we need food more. What will happen when the whole of the country is covered in solar panels and wind farms but we have nothing to eat.

Solar panels can be placed on roofs not on good farm land. The money should be spent to subsidise panels on all buildings not open fields

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Dr Robert Williams

Address: 1 Maple Avenue Keelby Keelby DN41 8EN

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this is an inappropriate development in this area. This seems to be another example where prime agricultural land is being used for non-crop purposes, where less productive land could be used instead.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Julia Harley

Address: 16 Beck Close Keelby Grimsby DN41 8SB

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: The distant view from my lounge window will be a sea of solar panels, replacing the current crop nearing its time to be harvested for food. I'm not against solar farms in general but curious to know why are the farmers willingly giving up their land to solar rather than providing food for the nation? Is it not viable to be a farmer any more? Probably not, but you can't eat a solar panel! Are the incentives being offered by developers just too good for farmers to turn them down? There is an abundance of brown field land along the Humber bank ie around the Immingham tip, that could be developed into solar and wind energy farms, actually improving the look of that area.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Elizabeth Pearson

Address: 22 Holly Close Stallingborough Grimsby DN41 8TG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not need anymore solar farms . This is not a dumping ground . The energy does not even come to us . Please build this down south NOW

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Robert Larder

Address: 3 Beck close Keelby Dn418sb

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not needed

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mrs Melissa Fox

Address: 8 The Limes Stallingborough Grimsby DN41 8AG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Object due to solar farms taking up our natural farm land and destroying habitats for animals.

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Mr Paul Cadey

Address: Mill cottage riby road stallingborough Grimsby Dn418bu

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed solar farm.

In my opinion there are plenty of places these solar farms could be placed without using up valuable farmland. It's looking like Lindsey oil refinery will be closing. That would be the ideal placement for one huge solar farm allowing us to keep our land for food security. Also there are numerous sites along the Humber bank where the factories once stood which are ideal spots. We already have a large solar farm on the outskirts of the village, you have 1000 houses proposed for your 10 year plan on the outskirts of the village which would increase the size of Stallingborough four fold.

When are we going to put a stop to our beautiful Lincolnshire countryside being spoilt, not only for us, but for our children and grand children.

There are better ways of producing and distributing electricity, unfortunately the government are blinkered and choose the cheapest option every time.

I ask the council to stand up to government pressure and say no to covering Lincolnshire in solar farms and pylons.

Think of the legacy you are leaving for future generations

# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council)

Case Officer: Richard Limmer

## Customer Details

Name: Marcus Blessington

Address: 3 Mount Farm Mews Stallingborough DN41 8DJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is already a large solar installation located near the A180, which is close to existing infrastructure and better suited for industrial development. The proposed new site represents an unnecessary encroachment into rural countryside. Continuing development closer to the existing solar farm would reduce the need to further fragment open landscapes, preserving more greenfield land and supporting a more consolidated, planned renewable energy strategy.

The area proposed for development supports a wide range of local wildlife. Industrial-scale solar farms can significantly disrupt local ecosystems, not only during construction but through long-term habitat loss and fragmentation. This proposal risks disturbing important foraging and breeding areas and may negatively impact protected or priority species.

Planning policy at both the national and local levels (such as the National Planning Policy Framework - NPPF) places a strong emphasis on protecting biodiversity. Unless a detailed ecological survey demonstrates that wildlife will be adequately protected and enhanced - not just maintained - the development risks contravening these principles.

The construction and maintenance of a solar farm of this scale will inevitably increase traffic, particularly heavy vehicles accessing the site. This raises concerns over road safety, disruption to local communities, and potential damage to rural lanes not built for sustained HGV use. Without a detailed traffic and transport management plan, these impacts cannot be properly assessed or

mitigated.

The area in question has a distinctly rural character, providing open vistas and green corridors that form part of the area's landscape identity. Even if not visible from individual properties, the large-scale change from open countryside to industrial solar infrastructure will irreversibly alter the landscape. National planning policy states that developments should recognise the intrinsic character and beauty of the countryside. This proposal undermines that principle by industrialising a natural landscape.

While the move toward renewable energy is vital, it must be done in a balanced and responsible way. This proposal threatens local biodiversity, undermines the rural character of the area, and ignores more suitable alternative locations such as the area around the existing solar farm near the A180.

I respectfully urge the planning authority to reject this application and request that the developer reconsiders a more appropriate, less sensitive site.

Dear Richard,

On behalf of Harworth and MF Strawson we wish to comment on the planning application submission for construction of a solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw).

We note from the red line area and site location plan (see below) that the proposed cabling route is along Aylesby Road to connect into the Grimsby West Substation.



As you may be aware, Harworth and MF Strawson are actively promoting Grimsby West which is a Strategic Housing Site Allocation that features in the adopted North East Lincolnshire Local Plan under Policy 14. We are in the process of preparing a planning application for this proposed development with the intention of submission within the next three months.

The section of Aylesby Road where the proposed cable routing has been indicated is also the subject of review and design alterations as part of the proposed transport strategy to serve our development and the wider highway network. Amongst other things, we are proposing a link road that will connect the A1136 with the A46 in the south and this alignment will cross Aylesby Road at a point where the proposed cable route is indicated.

It is important that our development proposal is not prejudiced by the proposed infrastructure requirements for this planning application. Prior to determination of the application, we consider the following should be satisfactorily resolved should the Council be minded to grant planning consent for this development:

The underground proposed cable work needs to be laid at a suitable depth and be appropriately aligned to avoid having any implications on the highway redesign works we are proposing for Aylesby Road: and

Understand the timing of delivery so that wherever possible both schemes can proceed on a coordinated basis to limit disruption.

We consider it would be constructive to arrange a meeting to discuss and resolve these matters further with Harworth, the applicant and yourself.

Kind regard

James

**James Hobson**

**Managing Director**



# Comments for Planning Application DM/0455/25/FUL

## Application Summary

Application Number: DM/0455/25/FUL

Address: Land At Riby Road Stallingborough North East Lincolnshire

Proposal: Planning application for construction of solar farm (up to 49.9mw) and battery energy storage system (BESS) (up to 500mw), comprising ground mounted solar photovoltaic panels, battery containers, transformers, high voltage electrical substation and ancillary infrastructure including underground cabling, fencing, CCTV, internal access tracks, water storage tanks and an attenuation pond together with landscape enhancements, woodland and a permissive footpath for a temporary period of 40 years (cross boundary application with West Lindsey Council) -

AMENDED PLANS AND DOCUMENTS, OCTOBER 2025

Case Officer: Richard Limmer

## Customer Details

Name: Mr Brian Stewart

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

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We should all be in favour of this proposal.

The further development of sources of green energy is vital for the health of the planet's climate - the more green energy we make, the quicker things will get back to normal. In a few hundred years the planet may have emerged from the crisis of man-made climate change; then perhaps the solar panels can be put away.

Item 3 - Land Adjacent To 9  
Ashby Close And 19  
Glenfield Road Grimsby -  
DM/0806/24/FUL

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

Tel: 01472 326289 Option 1

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

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

Application Number	Reason for Referring to Planning Committee
DM/0806/24/FUL	<p>This application was previously heard by the Planning Committee and a decision was deferred to allow for clarification on two issues:</p> <ul style="list-style-type: none"> <li>a) Determination as to whether or not a footpath on one edge of the land in question is a Public Right of Way</li> <li>b) Whether or not the land in question was originally designated as a public amenity space and its usage as such.</li> </ul> <p>I believe that when the application comes back for consideration, it would be preferable for it to be considered again by the Planning Committee to allow residents' views to be heard.</p>

Contact Details: -

Signature ..... Date 30<sup>th</sup> Nov 2025

Name Cllr Steve Holland

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

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 Glenfield road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Horrendous building/structure definitely not in keeping with its neighbours and the surrounding area. It looks like townhouses its making our town into a slum northern area for city folk too buy cheap housing! It's an eyesore ! Why do they sky lights in the attics .

Adjoining residents will suffer overshadowing, overlooking or loss of privacy. But it's all about the ££ signs to developers not peoples privacy or the wellbeing of people who live on the street.

There will be any increase in noise and disturbance, for example from the comings and goings of extra traffic. Parking is already a nightmare . Have you tried getting down the street some days if cars are parked wither side its a struggle. Never mind extra home owners and cars but no extra spaces to park. Especially school time traffic is awful but even parking after 5pm doesn't always mean you get on your front . Where are they going to park? there is no adequate parking and the development would be dangerous for both road users and pedestrians. Especially pedestrains which are school children, it would basically be opposite the school entrance. The public footpath is affeced because many children come down the path to get to school.

There is also visual effect upon the landscape, i.e. loss of trees and hedgerows

The proposal conflicts with this council's planning . The introduction of a 'green wedges policy'.

This policy has a number of elements which will be disregarded.

To give greater protection to the gaps between settlements in key areas of concern;

To safeguard areas that provide buffers between incompatible uses;

To connect areas of recreation, to protect areas that serve as a green lung stretching into urban areas;

And NELincs have policy proposed to specifically address health and wellbeing. Where does cramming 4 houses at the end of two streets which are cul de sacs .

Also policy is the neighbours have 21 days to object or comment but yet only get the letter just over 2 weeks before.

Not happy with this. We have said before we don't want development there voiced our concerns before but here we are again.

**From:** Hayley Bevan  
**Sent:** Thursday, October 10, 2024 9:32 PM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** Objection DM/0806/24/FUL

Good evening

I rang earlier.

I just want to add this to my objection as It wouldn't allow me to download files earlier. I have tried to draw on the proposal plan .

I live at 52 Glenfield road marked in blue on the diagram.

I , my husband neighbours or guests park where the yellow dots are , meaning we would be blocking the driveway of the new build. We are a family of 7, 2 drivers soon to be 3 with a teenage son needing to get to his apprenticeship.

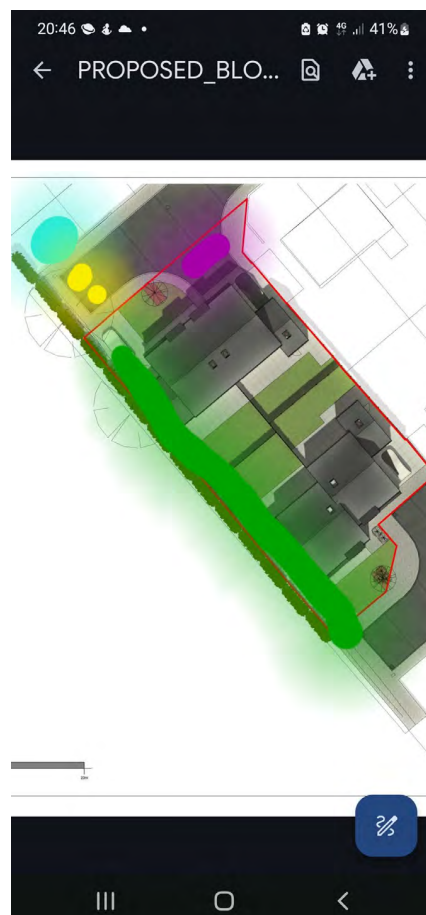
The proposals take some of the main road (drawn in purple) where I and others reverse to turn round since it is a dead end. How would an ambulance or fire engine be able to turn round down the street. The proposed plans would make it hard to turn round at a dead end on a straight road for any vehicle as it takes some of the road. It also means those who drop their children off cannot turn round and the children cannot walk down the public footpath (green drawing) . Blocking the road and making it congested and dangerous. As discussed, parents are not allowed to drive through the school grounds, hence they stop on the road. Also, there drive would block my parking space and/or driveway.

The green line is where the children walk down the public path to school. I walked the route over 20 years when living on Wybers and attended Whitgift school. So will they be made to walk round the main road where the buses and people rushing to take and drop their children off are. I will be taking a petition into the school and making parents aware of the proposal.

Please could you let me know you have received this email and that my points have been noted. And please can you advise why they would be taking the road as part of the sale.

Regards

Hayley Bevan.



**From:** Hayley Bevan

**Sent:** 10 October 2024 21:32

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

**Subject:** Objection

Good evening

I rang earlier and spoke to Owen Toop.

I just want to add this to my objection as it wouldn't allow me to download files earlier. I have tried to draw on the proposal plan .

I live at 52 Glenfield road marked in blue on the diagram.

I, my husband neighbours or any visitors to residents park where the yellow dots are when possible meaning we would be blocking the driveway of the new build. We are a family of 7, 2 drivers with a teenage son learning to drive.

The proposals take some of the main road (drawn in purple) where I and others reverse to turn round since it is a dead end. How would an ambulance or fire engine be able to turn round down the street. The proposed plans would make it hard to turn round at a dead end on a straight road for any vehicle as it takes some of the road. It also means those who drop their children off cannot turn round and the children cannot walk down the public footpath (green line) . Blocking the road and making it congested and dangerous as it's always busy during weekends and school hours especially . As discussed, parents are not allowed to drive through the school grounds, hence they stop on the road. Also, their drive would block a parking space and/or driveway.

The green line where the children walk down the public path to school. I walked the route over 20 years when living on Wybers and attended Whitgift school. So will they be made to walk round Larmour Road that is also busy at times.

Please could you let me know you have received this email and that my points have been noted. And please can you advise why they would be taking the road as part of the sale. As the drawing would also interfere with the gentleman's access to their garage by the looks of it.

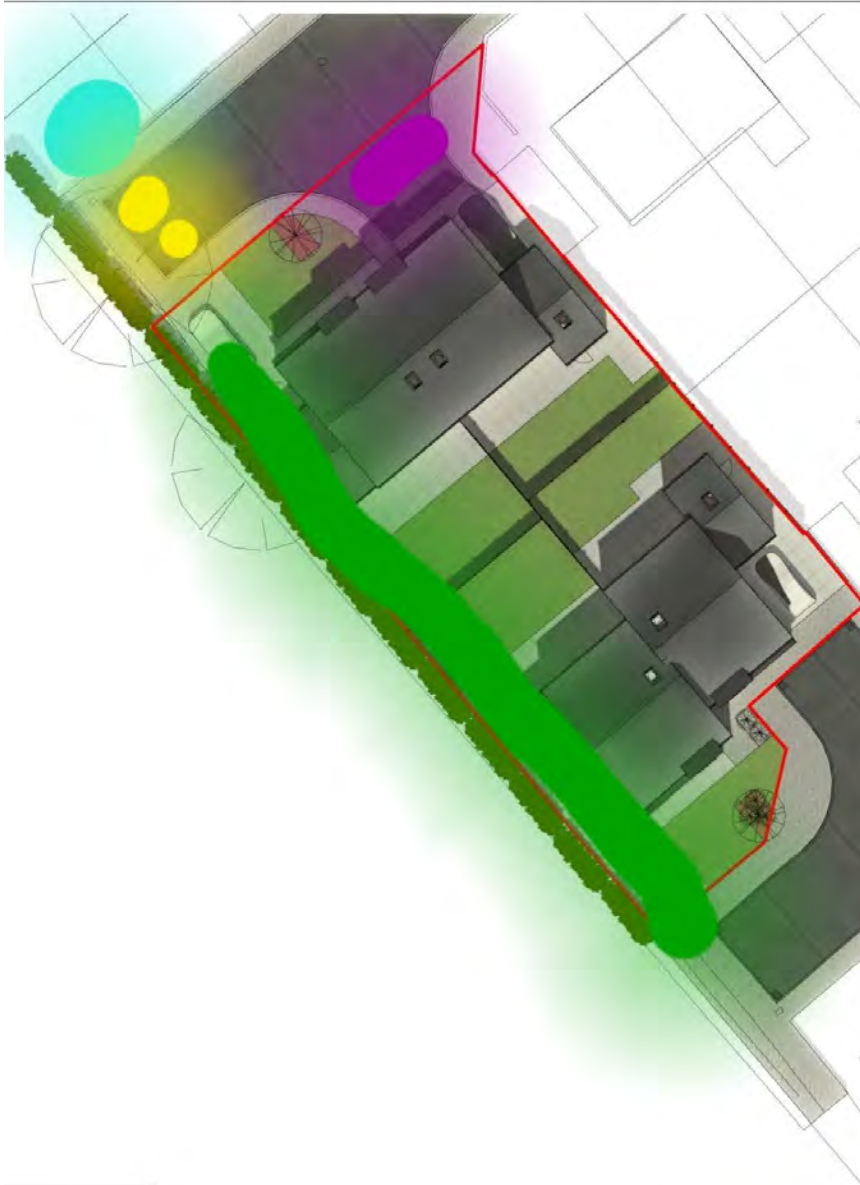
Regards

Hayley Bevan.

20:46

4G 41%

← PROPOSED\_BLO...





# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Jordan Bevan

Address: 52 Glenfield road Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:object to planning permission:

I object to this planning .

1. Loss of Recreational Space: The development result in the loss of valuable space that is important for community recreation and wildlife.

This area is essential for the well-being of our community's children, providing a safe and eco environment for them to engage in physical activities and social interactions. The loss of this space would not only limit recreational opportunities but also negatively impact the local various wildlife. Preserving these grounds is crucial for maintaining a healthy and vibrant community. Many children play here and also many useful this route to get to school.

2. Impact on Wildlife: Construction will disrupt the habitats of local wildlife.

3. Increased Traffic and Noise: New developments lead to increased traffic and noise pollution, negatively affecting the quality of life for nearby residents. But we are being kept in the dark as been told that plans to build on the field is in the pipe line with a road through?

4. Lack of Community Consultation: one yellow sign on the area they plan to build on. The other half of the Street not informed. Date was not in keeping with 3 week . It will impact on all when theirs no turn around at the end of each cul de sac + parking wars.

5. Inadequate Infrastructure: road cannot support the new development, this is a significant concern , parking, delivery drivers, waste collection. Emergency services!!

Utterly ridiculous. Rameco, nothing eco about it. Just pound signs and disruption.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Bevan

Address: 52 Glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hahaha absolutely brilliant let's really annoy everyone that opposed this by restricting their parking even more than it is, so much so that I now can't park outside my house or even near it, definitely some brown envelopes exchanging hands if this happens,

The fact that ram eco haven't even paid for the land yet shows how confident they are in this, say it all really

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 glenfield road grimsby Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I am writing to formally object to the planning permission for this development for the reasons previously stated. I believe that this development will have a negative impact on our community, particularly concerning increased traffic issues, loss of green space, wildlife.

Additionally, I would also like to express my objection to the proposed double yellow lines. These restrictions will hinder residents by limiting available parking spaces, making it more challenging for us to find convenient parking near our homes. Which will impact on the wider street. This change could lead to increased congestion and frustration for local residents who rely on street parking. But once again the council don't care.

I met with Owen Toop and he basically said this will be happening

The land hadn't even be bought, Showing how confident RamEco are. If Owen Toop and the other and had waited around they would have seen how many children uae the public footpath. They state the alternative route doesn't add any time on for children walking but it does add risks. Also if they have trucks that aide for the development that again is a risk.

I urge you to reconsider both the planning permission and the implementation of the double yellow lines, as they will adversely affect our community. I urge you to listen to the residents . Plenty of other land available to build on which wouldnt impact on as many residents as this would. But its all about the pound signs. I asked why two houses couldn't be built instead of cramming 4 on.

Removing the footpath and adding to the traffic issues, the guy with Owen Toop said basically it wouldn't be cost effective for developments.

Says it all!!

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Hayley Bevan

Address: 52 glenfield road grimsby Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's ridiculous how they keep pushing for these designs despite the objections.

No matter how many times the designs change, it's clear we don't want houses there. It really feels like it's all about lining the Ramella's (RamEcos) pockets, and there's nothing eco-friendly about that.

Squeezing four four-bedroom houses onto that small bit of land is a complete joke. When I asked why they were cramming so many houses in, I was told two wouldn't be cost-effective. That screams greed to me. It's absurd, and it really does feel like it's all about making money rather than considering the community's needs.

It seems like our opinions don't matter at all. Seriously, the proposed foundation work is set to start in July-August 2025, right in time for a peaceful summer holiday. I can't even enjoy my own garden without the noise.

The land hadn't even been sold yet, but RamEco was already putting timeframes on it. It's been a joke from the start. Not one proper consultation from Mr. Toop. You stated we would be invited to one in March. Now the plans have changed again.

It's funny how others are informed before us residents.

And then RamEco has the nerve to say that maintaining good neighbor relations will be crucial. How about they actually listen to what we've been saying? We don't want them building here. There are plenty of other building plots elsewhere!

But we already know the agenda: cram four houses on that land and then push through a road right through the school field, which they've already got plans in motion for. Which Mr. Toop lied to us about. Stop treating us like fools, feels like they're just bulldozing ahead with the plans without any regard for the community or the impact it'll have. It's frustrating to see how little they care about our concerns. I will continue to object and I will continue to make it known that we do not want this.

Shame on you NELincs, not caring what residents think. And keep allowing plans to change without even a consultation period or listening to us.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Bevan

Address: 52 glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No reason for it at all just someone wanting to make a fast ££££, we get enough traffic down here due to the school let alone having building trucks etc up and down all day, many children walking around makes this a dangerous move, leave it as it is lots of children play on here such a shame to lose it

**From:** Mark Bevan  
**Sent:** 11 April 2025 10:49  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** Owen Toop- Glenfield road

I cannot add my comment I thought we had til the 14th as it states on the important dates so again comment disabled is ?another ploy to stop us having a objection. Please add my comment .

MARK BEVAN  
52 Glenfield Road  
Grimsby.

Once again WE strongly object , but in response to the developers tit for tat statement.

**\*Reduced Parking Spaces for Existing Residents:\***

The provision of off-street parking for new homes does not automatically translate to a reduction in parking issues for existing residents. This development will likely increase the total number of vehicles in the area, potentially leading to parking congestion; existing residents may find it challenging to find on-street parking due to an influx of vehicles and the new double yellow lines you propose . . Which the highway guy said as only been proposed to work positively in favour of your new builds. But hey it benefits your plans doesn't benefit anyone else.

**\*Development Preventing Walk-Through:\***

The argument that the extra distance is acceptable does not take into account the inconvenience to pedestrians, especially families with children or those with mobility issues. The dangers it poses for school pupils from not just Whitgift but Wybers primary and Great Coates School. The loss of a direct walking route can discourage walking in general, increase reliance on vehicles, and further erode the local community with parking issues

**\* Wildlife:\***

The proposal to plant new trees and maintain the hedgerow may be insufficient to offset the loss of existing habitats. Even with assurances for wildlife corridors like Hedgehog Highways, the removal of a tree can significantly disturb local ecosystems. Furthermore, the suggested measures may not be effective in mitigating the loss of biodiversity in the immediate area, especially in the short term.

**\*Area Used as Play Area for Local Children:\***

The acknowledgment that the area was previously a disused car park does not negate its ongoing recreational use by local children as an informal play area. The developers' stance that the land cannot be deemed safe does not take into account the community's adaptation to local circumstances, and removing this space may lead to a lack of safe play areas for children within walking distance from their homes. You state you have sympathy for this matter as parents yourself. Tell me where is the sympathy. Clearly your two boys have space to run round in your eco friendly environment. Our children don't have many safe spaces round here.

**\*Disruption Due to Building Works:\***

While measures to mitigate disruption have been mentioned, construction projects often create unintended consequences, such as noise pollution, increased traffic disruption, and dust that can affect neighboring residents' quality of life. Residents may find the potential inconveniences outweigh the prospective benefits of new housing developments. After all as Mr Toop was told one neighbour has a terminal illness and doesn't want to spend the remainder of their time on their house with doors

and windows shut throughout summer. They won't be able to sit in their own garden due to noise and pollution. But again greed is more important than need.

**\*Houses Not in Keeping with the Street:\***

While the developers argue that the new homes will resemble existing semi-detached houses, the materials used (e.g., brick vs. cladding) can create a jarring aesthetic. The claim of empathy towards the street scene might be subjective. Show me what houses down this street have car porches. And the ones facing Ashby look nothing like the neighbours. Next joke Rameco?

**\*Affordable housing\***

The need for affordable housing . Pardon. If the Freshney Valley goes ahead with 3000 homes theirs no need for these semis squashed on a tiny bit of land.. we already have the new builds being built on Cromwell fields. Look around what makes these affordable. Nothing. It lines someone's pocket like we've all said . GREED NOT NEED.

**\*Response to Accusations and Harassment:\*\***

- While the developers' description of residents' comments as "frivolous and hurtful" could perhaps suggest maybe you're not fully engaging with the real and deeply felt concerns from the community. If residents feel alienated or dismissed, the developers risk creating further conflict while failing to address the legitimate fears and objections of those impacted by their plans. Not being listened to has caused this. How many times have we all objected. Some may say we're being harassed. As every time we object RamEco change their plans and we go through this objection malarkey again. You forget many elderly neighbours dont have access to online comment sections and have to write an objection. Not once have you been to speak with residents. Sent Owen Toop on your behalf. Who also misinformed us wheres the plans we was suppose to get. One big cover up by NEL and we all still belive brown envelopes exchanged.

In conclusion, while the development proposal responds to some concerns with plans and reassurances, it may not adequately address the broader social, environmental, and practical implications of the project, which should be carefully considered by planning authorities and the community alike. Time to listen to the residents. Nothing personal Liz/Rob but plenty of land elsewhere to build on, so look elsewhere.

---

**From:** Hayley Bevan <  
**Sent:** 11 April 2025 11:39  
**To:** ONN, Melanie (MP) <  
**Cc:** Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>  
**Subject:** Urgent. Planning application objection

Hayley Bevan  
52 Glenfield road  
Grimsby  
DN37 9EF

11/04/2025

Dear Melanie Onn

I hope this letter finds you well. I am writing to express my concerns regarding the proposed planning permission for the development of land adjacent to Glenfield Road, Ashby close .

<https://planninganddevelopment.nelincs.gov.uk/online-applications/applicationDetails.do?keyVal=SK0KGQLJGXX00&activeTab=summary>

The potential loss of the existing recreational playground and public path that have served our community and school pupils for many years. They state losing the path will not add time.on tje

pupils walking to school but it was add risks. Walking along the main road. As you can see we have fought this since September and now would ask for your support.

As you are aware, these spaces are not merely vacant lots; they play a critical role in our children's physical and social development. The ground has been a vital area for children to engage in outdoor activities, promoting physical health, fostering social skills, and offering a safe environment for play as houses over look this sage space. The loss of this space would significantly reduce the available recreational areas for families in our community, potentially leading to adverse effects on children's well-being.

Additionally, the public path that runs adjacent to the proposed development is essential for school pupils who rely on it to safely access their educational facilities. Removing or altering this path would not slightly increase the travel distance for these students but also compromise their safety, as they would be forced to navigate busier routes without the convenience and security of the existing pathway.

The growing trend of urban development often overlooks the importance of maintaining green spaces and safe pathways; however, it is crucial for the overall health of our community that we prioritize these integral resources. Preserving the playground and public path should be a fundamental consideration in the planning process, as it supports not only the physical health of children but also their emotional and social development. Why do we need 4 x 4 bed houses on that tiny bit of land with the proposal of the frsheny valley, new builds on Cambridge and houses already for sale on this street which haven't sold. Please inform where the need is for affordable housing. Theirs no need for this it's greed. The council selling the land for profit. The developers lining their pockets, no concern for residents views. We have been objecting since October but then they keep harassing us with adjustments, meaning we have to re-object again. This is not so simple for the elderly resident who doesn't have Internet access. Pete at the end house of Glenfield road which the development would be direct next to, he has terminal cancer. He told Mr Toop direct he wishes for his final months in his own home without building noise and pollution in the summer. No one cares about his or anyone else's health and wellbeing though.

I urge you to take our concerns into account and advocate for the preservation of the ground and public path in your discussions surrounding this development proposal. Our children deserve safe and accessible places to play and engage with their peers, and it is our duty as a community to ensure these resources are safeguarded for future generations. Why do the council not.make it a park. We know why, that's not financially beneficial to the council.

Thank you for your attention to this important matter. I look forward to your support in advocating for our community's children and the safeguarding of their recreational spaces. Please look at the link and the neighbours objections. The apparent community comments ends 14/4/25 but actually no one can longer add comments, conveniently.

I have copied Planning Owen Toop into thie.

Sincerely,

Hayley Bevan

**From:** Hayley Bevan

**Sent:** 26 November 2025 17:10

**To:** Lauren Birkwood (NELC) <[Lauren.Birkwood@nelincs.gov.uk](mailto:Lauren.Birkwood@nelincs.gov.uk)>

**Subject:** Again, Objection to Planning Proposal – Residents’ Concerns Ignored and Community Harmed

Again, Objection to Planning Proposal – Residents’ Concerns Ignored and Community Harmed

Hello.

I am writing for the fourth time to formally object to the ongoing planning proposals for the land opposite my home. The repeated resubmission of these plans—despite overwhelming and well-documented community opposition—is causing significant and unnecessary stress to residents. It is both detrimental and deeply unfair.

We have made our position clear from the very beginning: we do not want this development.

To reiterate, the community has already taken extensive action:

We submitted a petition with over 300 signatures.

The issue has been covered by local news and the local newspaper.

We have applied for a public right of way.

We provided historical maps dating back to the late 1960s showing the land designated as a playground and recreational community space, which the previous planning officer acknowledged.

We submitted statements from local schools.

We attended the planning committee meeting where it was agreed that all planning activity should be paused while the public right of way application was investigated.

Despite all this, our objections appear to be dismissed repeatedly. It raises uncomfortable questions about why RamEco’s interests are being prioritised and who, exactly, has been persuaded by them (brown envelopes spring to mind). Why does financial gain for the sake of building just four houses—which do not even meet local housing requirements—outweigh the voices of the people who actually live here?

It is unacceptable that residents are being forced to restate the same objections over and over, as though our previous submissions hold no value. Our stance has not changed, and it will not change.

Furthermore, a quick search today shows over 500 four-bedroom houses currently for sale in the Grimsby area. That being before the proposed 3000 homes behind Morrisons

and the new houses being built on the new Keepmoat estate, or the new build (4 beds) planned near the cricketers pub. There is no genuine local housing need being met by destroying this land. Yet on the land there was always two public rights of ways one which we have currently challenged.

This space is far more than a patch of ground for developers to profit from. It has served as a central, safe, and cherished community area for over 50 years—a place where children play safely, wildlife thrives, families gather, and generations have made memories. It has been maintained and valued by residents for decades.

Why are our longstanding and consistent opinions disregarded? Why does the council believe it has the right to sell off a community asset while ignoring the people who have lived here—some since the 1960s?

We urge you once again to listen to the community you are supposed to represent, to respect the evidence and objections already submitted, and to bring an end to this relentless and unnecessary process that RamEco continue to bring. Once again, the new plans are not yet available, however, I must once again object. It is evident that the only thing they consider “eco-friendly” is their own bank balance, which they hope to increase at the expense of our community land.

Regards  
Hayley Bevan  
52 Glenfield Road  
GRIMSBY  
DN379EF

**From:** Hayley Bevan

**Sent:** 20 March 2026 18:27

**To:** Planning - IGE <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>; Lauren Birkwood (NELC)

<[Lauren.Birkwood@nelincs.gov.uk](mailto:Lauren.Birkwood@nelincs.gov.uk)>; Matthew Chaplin (NELC)

<[Matthew.Chaplin@nelincs.gov.uk](mailto:Matthew.Chaplin@nelincs.gov.uk)>

**Subject:** Glenfield Road

Mr Chaplin:

The planning application has incorporated the Definitive Map Modification Order of a claimed

Public Footpath. I am happy with the proposed path and it will be the continuation of the path that runs to Waby Close, this is what the residents wanted.

In response:

That may be your view, but it doesn't reflect what many of us actually want. We do not want or need these new builds, regardless of how the path is routed or justified within the application. Dressing it up with a footpath modification doesn't make the development acceptable.

There are serious concerns about overdevelopment, safety, loss of character, and the impact on existing residents that you're choosing to overlook. Claiming this is "what the residents wanted" is misleading at best many of us strongly disagree.

The issue here isn't the path. It's the development itself, and that remains firmly opposed.

52 Glenfield Road, Grimsby

---

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Linton Jones

Address: 13 Glenfield rd Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's ridiculous to erect 4 properties in a already crowded area we struggle for parking as the school is across the road and have people blocking us in.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Miss Susan Rawcliffe

Address: 13 Glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: School traffic alone has nearly caused accidents. More traffic in the area will put the children at the school at more risk. Trees are going to be taken down which will effect wildlife and nature! This is an area where local young children play because they are close to home and their parents can keep a close eye on them. It will effect the local community in what i feel a negative way. There is plenty of people in the area that leave food for the wildlife and erecting these buildings will stop that.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Jack Morley

Address: 10 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi planning team,

As a homeowner living on Ashby close I object to the building of two pairs of two storey semi-detached dwellings, the road is already crowded with vehicles and caravans the majority of the time.

Additionally, the area where these houses are proposed, is one of the only safe spaces in the area, around our homes where children can play, without having to go a distance away from our quiet neighbourhood.

Furthermore, the residents here enjoy a quiet, and peaceful area, this building works will be a nuisance for months to all the homeowners. On top of this, how will heavy machinery be accessing the site without completely disrupting our lives, crowding the road, blocking the road.

Finally, as a concerned neighbour, this just seems like greed, and with only 2 weeks provided to the residents to review your plans, what's next, do you have plans for building some houses on the tiny patch of green we have left in the area (on Waby Close).

Your sincerely a concerned neighbour

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Pauline Ford

Address: 3 Ashby Close Grimsby DN379HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a homeowner living on Ashby Close(53 years) my main objections are that we will lose the vehicle turn round and the play area for the resident children. Also the disruption it will cause to everyone.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Katie Robinson

Address: 50 westerdale way Grimsby Dn379bz

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This area is not appropriate to add additional housing, this would be very unsafe for children living in the area to gain access to great Coates school as if these houses were built they would require to access the road via the main road. Also traffic which is already an issue would be much worse which would impact on the safety of children the school is already chaotic on school runs and this is with multiple parking options.

Whitgift school children would also be at risk having to go via the main road as opposed to the cut through of glenfield road.

Why do we need more housing on the willows? Antisocial behaviour is already rife without adding more housing to an area which is not the greatest.

**From:** Ruby Blastland

**Sent:** Friday, October 11, 2024 5:50 PM

**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>

**Subject:** Glenfield road

Good evening ,I emailed earlier today with regards to DM/0806/24/FUL and forgot to mention two very important issues the first one being the destruction of the beautiful tree that has been there since before we moved here over 20 years ago and secondly the area which the planned new builds are being built is the only safe area round here for children to play ,there are no other safe areas in the immediate vicinity. Kind regards  
R.Blastland

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Mark and Ruby blastland

Address: 48 glenfield road 48 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again we have received a letter about the planned new builds on glenfield road and Ashby close showing us the amended details for the planned houses ! Isn't it time you realised that whatever plans you put in we the local residents are going to object!! We don't want these house that are by no means in keeping with the rest of the neighbourhood they look ridiculous!!

This area is the only safe space for kids to play Here's an idea why not develop this tiny bit of land into a better play area for kids to play ? Oops silly me it's because there's no money to be made in a project like that is there!!!

**From:** ruby blastland

**Sent:** Friday, October 11, 2024 1:18 PM

**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>

**Subject:** Glenfield road

Good afternoon,

I live at 48 Glenfield road and have some concern regarding the planned new builds ref DM/0806/24/FUL.

I am very concerned about all the extra builders traffic our street is very small and gets very congested at school times now since Whitgift stopped parents using the carpark we already have trouble getting to our house especially at home time. My next concern is that the planned new build will take away the much needed and much used turning points not just for cars but delivery men ,bin men and emergency services should they be needed .There will be no cut through for pedestrians either.also the new build are supposed to be in keeping with our house but I don't see any cladding on any of our houses .My main worry is the parking for residents it's difficult down here already so with new houses it's going to be even harder.

Kind regards Ruby Blastland

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road, Willow's estate Grimsby DN379EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Email has been sent.

In our opinion it is Greed and no thoughts to the children and neighbors

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road willows Estate Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I cannot believe that you are removing a safe area that mine, my grand children, neighbours and school children are being neglected. you have absolutely no concerns about children's safety they have learnt to ride bikes, play ball and sit and chat. we have lived here 40 years and for good reason Safety.

greed by the council is what we see. and as for the company who have brought forward plans well there are no words ECO we are informed NOT A CHANCE.

Double yellow lines now that is a laugh in it self where do people park and my adjoining neighbours where do they park their car ??? . Seriously you greedy people are only lining your pockets not considering the people in the area.

And as for the traffic people Do they not realise how dangerous that road is for children extending there walk to Whitgift school. Are they being paid by these people ECO to let plans through ?

We are utterly disgusted by the whole scenario and as for the council the area has had absolutely nothing done to it for years, whoops sorry they spray for ants once a year. the pathways down Glenfield are dangerous. Many of the residents have lived here for years and we all should be considered.

number 48 where can they park as a lamp post etc in the way if indeed they can afford to change their garden into a larger drive.

That area needs to be kept for children and money spent to make it a space where they can sit away from computers and play normal games and socialise with their bikes, play ball with their pups etc etc.

But do any of you care sadly we know the answers

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Mary Gaughan

Address: 50.GLENFIELD Road willows Estate Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My goodness how we are lied to as a community.

this area is a safety net for our children grandchildren and school children.

Funny how we were advised there would be a meeting. Told there would not be houses built on Whitgift school.

Greed utter greed for wanting to build on an area of safety for the children.

Council you have lied and are disrespectful for the whole community.

Hang your head in shame .

WE STRONGLY OBJECT TO THE ERECTION OF PATHETIC SO CALLED ECO HOMES.

**From:** mary Gaughan  
**Sent:** 26 November 2025 21:37  
**To:** Lauren Birkwood (NELC) <[Lauren.Birkwood@nelincs.gov.uk](mailto:Lauren.Birkwood@nelincs.gov.uk)>  
**Subject:** Re: Ashby and Glenfield Rd

My address 50 Glenfield Rd willows estate Grimsby dn37 9ef.  
Looking like needs Local and national TV looking into this as something is very wrong .

**From:** mary Gaughan  
**Sent:** 26 November 2025 16:40  
**To:** Lauren Birkwood (NELC) <[Lauren.Birkwood@nelincs.gov.uk](mailto:Lauren.Birkwood@nelincs.gov.uk)>; Cllr - Steve Holland (NELC) < Hayley Bevan  
**Subject:** Ashby and Glenfield Rd

My husband and I strongly object yet again for planned development of houses on our play area.  
It is disgusting that yet again we have to write in and object.  
Also when we were at the last planning meeting we were advised that until the right of way had been looked at nothing would be done.  
We as a group thought there would be some underhand work going on.

Mary and Anthony Gaughan

**From:** Mary Gaughan

**Sent:** 26 March 2026 16:19

**To:** Lauren Birkwood (NELC) >; Matthew Chaplin (NELC); Planning - IGE >; Melanie Onn MP

**Subject:** Glenfield road, Ashby road

One again the community is being left in the dark and screwed by unwanted development. Melanie Onn you say the government wants to keep play areas and safe areas please intervene as a community we value this area. It is right of way for hundreds of children . They stop and chat prior to and after school. Local children use the area for the past 50 years.

The elected council or some of them are not taking into consideration the voice s of the community.

Certainly, Mr Chaplin is more for the developers than the area and leaving us unable to comment. We are not happy and it certainly is not as a community we wanted so please do not lie.

We hoped that for once safety and common sense not greed would come out on top for a change.

Why are you allowing the developers to continue and put in changes without allowing us the community comment.

Disgusted is a very mild word and as it is presently 40 days of lent I am holding my tongue.

Basically leave our play area alone we have far too many houses and not enough areas to chill and keep children safe .

Mr and Mrs A.M Gaughan

50 Glenfield Road

Grimsby

DN37 9EF

**From:** Mary Gaughan

**Sent:** Friday, October 11, 2024 3:18 PM

**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>

**Subject:** ref DM/0806/24/FUL

As a householder who will be affected by the proposed planning of houses directly across from my home i wish to complain.

1. Aug 23, I contacted planning as we heard rumours to be advised that this was incorrect. Again a few weeks ago rumours my new neighbour contacted to be advised that there were no plans. Why have we been lied to with regards to planning ? .
2. Is anyone thinking of the dangers for the Whitgift school children who access school via this walk way, they would be walking down main roads
3. How are ambulances ,fire, Bin men going to access safely.
4. Parents use the road to park as we have a small area and this in it self is at times very inconvenient but if children are safe that is the main priority.
5. All my children and now my grandchildren have learned to ride bikes, play safely. Parents know their children are safe because as neighbours being here almost 40 years we care.
6. It is an area in which we feed the birds and seagulls.
7. Council have done very little if nothing to this play area over the years.
8. For 48,50 and 52 we secured our properties for safety and privacy, no consultation or information prior to yesterdays letter is disgusting.
9. And receive a letter on the 10<sup>th</sup> with very little movement to discuss with neighbours etc before the closing date of 28<sup>th</sup> is not acceptable.
10. To say we are angry is an understatement and the proposed buildings eco friendly rubbish. They do not fit in with the area.
11. I did ring this afternoon but my understanding is you are away from the office, not acceptable given the short time to complain.

Yours sincerely Mr and Mrs AM .MM Gaughan dated 11/10/2024 @ 15.15

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to reply back to the statement from Rameco Ltd.

Parking spaces : you mention about the new houses having ample parking yet what you do not address is how you have turned part of the street in to double yellow parking. This then takes parking spaces away from the residents which already live down the street.

Walkthrough pathway : it is not about the distant having to walk around it is the safety of the children! The area gets very busy at school drop off and collection. This then makes it unsafe for the children who have to walk home or are walking to the out of school club on wybers.

The land being used as a play area : the land may well of been a car park but the area has more children using the land as a safe place to play. You say you have sympathy yet you still want to take that safe place away. Children play ball games, rides bikes and scooters on there. Away from the main roads and the dangers. There is plenty of disused land being built on. Are we going to take away all the safe places for children to play on? The field opposite the shops on the willows is crossing a busy round and only a few weeks ago 13 nursery aged children was in danger on that field by someone riding a motorbike! Why shouldn't children have a close by open space they can play and socialise. More and more children are suffering with mental health and disability needs giving them space to play is better than sitting inside.

I don't understand why a tiny bit of land needs to be built on. We have lived in our house since 2013 and it has always been a used area for the local residents and the children of the schools nearby. Please go find another piece of land which isn't at the end of a street what doesn't need anymore houses down it. There is a house already down Glenfield Road up for sale which has

been up for sale for a while and hasn't sold. There is 3 houses down Crossland Road up for sale. What makes you think building 4 houses in an already built up area are going to sell? There is a housing development on near the leisure centre being built houses still available to buy. There is hundreds of new build houses being built on Cambridge Road, there is a piece of land near the trawl going to have houses built on. There is too many houses being built for people who can't even afford mortgages and the interest rates at this present time. There is just no need for the houses to be built on the land if anything it needs to be a small park for the children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Dave Mumby

Address: 46 glenfield road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These houses do not fit into the existing neighbourhood. They do not match the architecture of current properties. The parking situation is already untenable at weekends, evenings and school drop offs and pick ups. The potential of another 4 cars at least being added to each cul-de-sac is not feasible.

The highways report appears to have been done during a working day, and does not give a realistic view of the state of parking already out of office hours.

The loss of a public footpath combined with a safe place for children to play will also make it harder for children commuting to the schools.

Construction works will bring no end of disruption to the surrounding neighbours and access for construction vehicles will be incredibly difficult.

The houses will be right up to the boundaries of existing house impacting privacy, and their ways of life. Not to mention a few health issues which will be exacerbated.

There is no indication of anything eco friendly regarding these houses, no solar panels, no heat pumps.

These houses will stand out in the street as they do not match any of the surrounding buildings.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Dave Mumby

Address: 46 Glenfield Road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These amendments made do nothing other than further hinder the current residents. You haven't address the lack of parking problem in the slightest, only made it harder especially those at the end of the cul-de-sac. You add yellow lines but we can guarantee your parking police won't come in the week at school time, when it's needed. But will come at a weekend when families are trying to see each other and now have to park 100/200 yards away from the address!!

You've taken no consideration for the residents, you've made no contact with us except a letter, which I may add people on wybers and great Coates got almost a week before we did!!!! And everytime you say you'll come and look for yourself Mr Troop it's always conveniently at dinner time midweek. Why never on an evening Mr Troop or a weekend? Why never at 2:30pm when the school kicks out? Because that won't suit your agenda will it. To then tell residents it's probably getting passed anyway. Stinks of yet another north east lincs council backhander. Really are clueless about the real peoples lives and really don't care unless you can squeeze four more sets of council tax.

Have you seen the proposed houses? Because you're telling us they match the current properties?! They look nothing like the houses down here.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to your planning opposite our house. You have added yellow parking lines in to the turning circle and around the pathway. However when I arrived home today (25/02) at approximately 2:20pm I could not park on my own driveway because of cars being parked on the road to pick their children up from school. I had to park my car in the turning circle however if this planning was to go ahead I would not be able to park there. The yellow lines have just made more difficulties for the residents of the area! The road is narrow enough already and it can only be parked one side so cars are still able to cross. Taking space away and putting more housing down the street is making an already over populated space with vehicles even more dangerous.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rebecca Mumby

Address: 46 Glenfield Road Grimsby DN37 9EF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application of DM/0806/24/FUL

This is a public footpath for many school aged children. This footpath takes them away from the busy roads of the willows estate. The land is also used for many children within the area as a safe space to play and ride their bikes.

The area is already full of cars for the houses around here, many parking on the road. To bring extra cars and traffic to the road brings more danger for the children in the area and also the school children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Des McMEnamin

Address: 7 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous correspondence-and in light of the many concerns raised by others in the community-it is becoming increasingly clear to me that the voices of those directly affected by this proposal are being overshadowed. This has left me feeling both frustrated and deeply disheartened.

When I think about what this space means, I don't just see a patch of land-I see something that contributes quietly but powerfully to the rhythm and spirit of our neighbourhood. There's a certain comfort that comes from knowing that such spaces exist-unstructured, familiar, and shared. They help define what makes a place feel safe, where children can play, kick a football, hang out together, close to their homes, close to their parents.

It troubles me to think of decisions being made that appear to prioritise progress over people. I can't help but feel that what we stand to lose hasn't been fully considered. It's not simply about the physical changes-it's about the shift in what our community represents.

Ashby Close has always felt like a place where calm and safety go hand in hand. The very nature of the street supports a way of living that is increasingly rare these days-quiet, neighbourly, and reassuring. To compromise that would be, in my view, a step in the wrong direction.

I hope, with sincerity, that the thoughts and perspectives of residents like myself are given genuine weight in the council's considerations.



# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Des McMenamin

Address: 7 Ashby Close Grimsby Willows DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Strong Objection to Proposed Development

I am writing to express my strong objection to the proposed development project in our community. The implications of this project are far-reaching and deeply concerning, particularly regarding the following points:

**Children's Play Area:** Our community currently lacks sufficient safe play areas for children. The proposed development will encroach on existing recreational spaces, limiting access to essential outdoor areas for our youth, which are crucial for their physical and social development.

**Congested Traffic:** Increased development will inevitably lead to higher traffic volumes in an already congested area. This not only poses safety risks for pedestrians and cyclists but also contributes to air pollution and deteriorating road conditions. Our infrastructure is ill-equipped to handle the additional burden.

**Disruption to the Neighbourhood:** The construction and subsequent activity from this development will create significant disruption to our community. Increased noise, dust, and traffic will negatively impact the quality of life for residents. We deserve to live in a peaceful environment, free from constant disturbance.

**Inconsequential Gains vs. Significant Impacts:** The potential gains from this development appear to be minimal compared to the substantial negative impacts on our community. It is essential to weigh these factors carefully and prioritise long-term well-being over short-term benefits.

In conclusion, I urge you to reconsider this proposal. The potential negative impacts on our children, our environment, our traffic situation, and our neighbourhood are too significant to ignore. I hope you will take these concerns seriously and prioritise the well-being of our community.

A concerned neighbour

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Des McMenamain

Address: 7 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous correspondence, as well as the objections raised by other residents affected, it is increasingly clear that our concerns are being treated as secondary in this matter. I must reiterate my strong objection to the proposed development and highlight the significant impact it would have on our community.

The space in question is vital for younger children, providing a safe and well-used area where they can play, particularly at weekends. Removing this space would deprive them of an important social and recreational environment, which is crucial for their well-being.

Additionally, the proposed rerouting of pedestrian access onto a busy main road poses a serious safety risk. This is neither a practical nor a responsible solution, as it compromises the safety and well-being of residents, particularly children and elderly pedestrians.

The perceived gains from this proposal are minimal in comparison to the detrimental effects it would have on the local community. Ashby Close is a quiet, no-through road that fosters a safe and secure environment for residents. Removing this space would be to the detriment of all who live here, and I strongly urge the council to reconsider its approach in the best interests of the community

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mr Ashley Beckett

Address: 9 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would refer to my earlier objections from 14th October 2024, and all the others from that period, it would seem that none of the issues raised have been addressed. The amended plans and documents would actually make the situation worse for the current residents. There is no comment on the loss of a right of way with a public footpath across the land having been there for near 50 years. The new documents suggesting a revised pedestrian route is unlikely to be used. The schools pupils are unlikely to take this route and will therefore remain on the more dangerous main road. The plans show outlines of cars on Ashby Close parked on opposite sides of the road, however this is not possible without blocking the road as it isn't wide enough to park that way.

There are comments in the documents that residents have off-street parking but in the majority of cases this is very limited in space barely enough for 1 car which results in parking on the street. At busy times the turning heads are used to avoid blocking the street and this is usually evenings and weekend when it is less likely the heads are in regular use. I would suggest the development would exacerbate the parking issues and create even greater congestion.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Ashley Beckett

Address: 9 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would like to object to the proposed building of 4 residences on the land between Ashby Close and Glenfield Road.

We believe that if it were to go ahead there would be various detrimental effects to the local community.

The land in question is used by local children and visiting grandchildren as a safe area to play close to home for easy supervision. The development would remove this amenity which is what it was originally designed for. There are limited alternate local areas that can still be used when it has been raining as they are usually grassed and get muddy.

The area is used by school children who go to and from Whitgift school. The original details for the sale of the land was bordered by footpaths all the way round. The development looks to remove this possible public right of way, going right up to the school fence and the 2 properties bordering the footpaths and this would remove this route for the school children forcing them to use the busier roads increasing their risk for accident. How can the footpaths be included in the development if they were not part of the land for sale?

There is quite a lot of local wildlife that would be affected. The larger trees house a Rookery every year, we have several bird species visit the garden, many of which use the hedgerow under these trees, including Tit's, Robin, Blackbird, Magpie, Collard Dove, Wood Pigeon and occasionally a Sparrow Hawk. The downside for the birds is that the foxes also look to the hedgerow as a food source and I believe we occasionally have a hedgehog or two. The land is often used by residents

as an area to provide food for local wildlife so that they can be observed for our enjoyment as wild animals. In addition to losing this opportunity we believe that despite the development claiming to not remove the hedgerow it would be that close to the buildings it would still have a detrimental effect.

The development would remove several spaces for on street parking. Both roads giving access to this area are too narrow for cars to be able to park on both sides of the road and retain enough room to get by this causes issues of space especially when there are visitors. Residents do their best to keep the turning areas at the end of both cul-de-sac's clear so that larger vehicles such as delivery vans or refuse lorries have room to turn around but there are times when the area is used but this will be taken away by the development.

The buildings will potentially reduce the amount of sunlight in the bordering properties especially in winter when the sun is lower. Natural sunlight is known to improve mental wellbeing especially in the more depressing months of winter.

We also believe the development would give a loss of privacy to the current properties bordering the land due to windows in the development being able to overlook their gardens.

The designs are not in keeping with the rest of the local architecture and will look out of place.

It would seem the development is an attempt at a small financial gain to the detriment and without consideration to the local community by parties outside of said community who would be unaffected.

**From:** e-mail A Beckett  
**Sent:** 21 December 2025 22:45  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** DM/0806/24/FUL

Submitted 21st December 2025

I was unable to enter my objection online as it was flagged as closed even though it is within the required date for submission.

We wish to reiterate our previous objections to this development including it not being in keeping with the architecture of the surrounding properties, being outside of the current building line of the current properties, loss of parking and road head facilities, and especially the loss of current amenities namely the play/recreation area and deemed write of way across the whole of the area to the side of the end properties on Ashby Close/Glenfield Road including both paved footpaths to either side of the play/recreation area, resulting in increased safety risk to school children tsking the main road to school.

Mr & Mrs Beckett  
9 Ashby Close  
Grimsby

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Nicola Hall

Address: 66 Greyfriars Grimsby DN37 9QU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This path is important for the safety of school children travelling from and to school from surrounding areas. There is no requirement of them to walk on the very busy main road.

The houses to be built don't fit in with the surrounding houses.

Out of school club based at Wybers school uses this path to walk the children from Great Coates school to and from school safely.

**From:** Tina Hallam-gravells  
**Sent:** Wednesday, October 16, 2024 10:25 AM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** DM/0806/24/FUL CONSTRUCTION

Re construction of homes Ashby close and glenfield road. The word that springs to mind is plonking, as that is what is happening just for money with no regard to the affect this will have on our neighbourhood.

You are taking away a well used pedestrian footpath which is widely used by elderly walking to get on a bus, dog walkers and children going to and from school. We all know you don't care about the fact that area is used as a safe space for children to play, were they can be monitored.

Glenfield road narrows at the junction to larmour the top end you intend to build on will become more of a bottle neck than it is now, cars, lorries, emergency services struggle to get down there now at school times, this situation will become intolerable with you taking away the turning points. My husband and I leave for work early in the morning, it's no joke when you can't get to your house at 2.30, that's going to be impossible if this gets given the go ahead.

In my mind this sets a precedent for you councillors to give go ahead for glenfield road to stretch to great coates road because plans are afoot to build on Whitgift field!!!

17 Glenfield Road  
Grimsby

**From:**  
**Sent:** Wednesday, October 16, 2024 2:22 PM  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** RE: DM/0806/24/FUL

Sarah Dennis  
96 Timberley Drive  
Grimsby  
DN37 9QZ

Have child u goes to Whitgift and walks that way plus many more children too. Use to walk that way myself when a child attending same school.

**From:**  
**Sent:** Wednesday, October 16, 2024 2:08 PM  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** DM/0806/24/FUL

I like to put a objection to the two pair of semi to be built on Glenfield Road. The public footpath leading to John Whitgift school is used daily by many children and it shouldn't be took away.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Miss Lauren Hallam

Address: 37 Eskdale Way Grimsby DN37 9EB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have lived on this Estate all my life, spending my teenage years on Glenfield Road. This road/area of the estate has always been a quiet, residential area. The majority of the people that live on that part of Glenfield have lived there since my parents, my sibling and myself moved there in 2006. Over the last few years there has been a noticeable change in the flow of traffic at that end of the cul-de-sac, mainly parents picking their children up from Whitgift, along with school buses coming in and out. Which makes it extremely hard to park when visiting my parents, not to mention the difficulty any form of emergency services would have even attempting to drive down there. The area of land you're proposing to build on is a safe place for children to cut through to and from school, the wider community to be able to walk from willows to wybers and vice versa. Many of the residents on that end of Glenfield have young children and grandchildren that play on that SMALL patch of land, my son included. And once again the local authority are seeing £ signs and wanting to take away any little bit of land they can to build on!! I can only imagine the congestion this is going to cause, not to mention the fact there are already proposed plans to extend this on to whitgift school field. Why you want to build on a quiet residential area is beyond me. As previously stated I grew up on Glenfield and the residents around my parents are mainly elderly, have you thought about that? I can only imagine the upset this is going to cause to them!! How about you build a few little bike ramps on there so our children can continue to have freedom and play safely. Maybe this is the plan? To take away any little bit of freedom our children have left... the plot thickens!!

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Trudi Knight

Address: 8 ashby close Grimsby Dn379hj

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development,

The development will lead to higher traffic volumes, I cannot imagine how lorries and building vehicles would get down these small roads causing parking problems congestions and upset for us residents

It is a major safe walk way for whitgift and greatcoates school children,

This is also a safe area for children to play as there is no danger of traffic or antisocial behaviour

Also how would cars, bin men and vans turn around as the plan has taken away our turning points.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Mark Knight

Address: 8 Ashby Close Grimsby DN379HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a property that directly overlooks the land in question, I strongly object to the proposal.

This is THE safe place for young children in the area to play and learn to ride their bikes. Families play ball games in that space, on a weekend, encouraging and forging new friendships.

The long hedgerow, along the plot, is an essential 'green corridor' for hedgehogs that visit our gardens. We have a feeding area set up to facilitate their nightly excursions. As well as Hedgehogs we have a family of foxes that come through the hedge and across that plot, to visit our gardens for many years now. Curlew and Sparrow Hawks perch and forage in the peace and quiet of the area also.

We have an arched window that has a purpose built view of the Medieval twelfth century St. Nicholas' church, surrounded by greenery. This view, which was a selling point, would be destroyed.

There are residents on Ashby Close that park at the side of the turning space. The proposed layout would remove this space as it is a new driveway exit. The two driveways parallel to the hedgerow also seem to impact the pavement area also. Construction traffic would massively impact the two roads leading to the site. Do we park several roads away, for month on end? regardless of the accessibility and mobility needs of our older neighbours?

A deeply concerned resident.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mr Andrew Wood

Address: 9 Glenfield Road Grimsby Dn379ef

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Parking is already a problem down this road with the school nearby and this will only add to the daily problems with parking for all residents. Building new houses in that area is not needed.

And it would take away a valuable play area for children and a cut through for many including dog walkers

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Mrs susan smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having looked at the amended plans I still object to the building of these houses.

The council obviously has not been down these roads at school leaving time or at weekends, and placing yellow lines will only make matters worse and also extremely dangerous for the children walking to school, as they will have to walk via the busy main road.

I don't think the council are listening to the local residents, either not bothered or don't care as they don't live here.

I have lived here for 49 years, raised my children, who played on the area and now have grandchildren who play on it as well.

This area should be left as a right of way and a free space for children to enjoy.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Susan Smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections to these houses remain the same as before, the impact on us the local residents, school children and local wildlife.

The council are still not listening to what the local residents are saying, and have not advised us about the promised meeting.

I notice the footpath has been removed and as I previously stated, this area is used by local children and grandchildren as a safe place for them to reach schools, and to play on and ride their bikes and scooters avoiding the busy main road ( a lot safer than on a busy road).

It seems that the emergency vehicle turn around area has also been removed which I thought was a legal requirement.

The hedgerow and trees along the boundary of the school field is home to wildlife and birds.

Please listen to the local residents.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs susan smith

Address: 4 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to raise my objections of the building of the dwellings at the end of Ashby Close and Glenfield Road, as a resident of Ashby Close for 49 years.

Both of these roads are cul de sacs and according to the plans the emergency vehicle turn around area in

Glenfield Road is being built over ( is this legal). Also the public right of way (footpath) between these two roads is also being built over (is this legal). This right of way is used daily by local school children to get to school avoiding the busy main road area. As for taking down established hedges and trees (home to many birds and wildlife) this is not very environmentally friendly.

Do you think it is a good idea to remove an area which is the only safe area in the vicinity for the local children to play safely on, which was used by our children and now our grandchildren.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Andrea Ambridge

Address: 5 Ashby Close Willows Estate Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again I must strongly object to this planning application, for all of the reasons previously mentioned.

It will have a negative impact on local residents.

It will have a negative impact on local schoolchildren.

It will have a negative impact on local wildlife.

Last, and certainly not least, the access for emergency vehicles is likely to be compromised as there will inevitably be more vehicles parked on an already busy road.

I urge you to take all the comments received into account, and ultimately realise that these proposed new properties are just not right for this piece of land.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Andrea Ambridge

Address: 5 Ashby Close Grimsby DN37 9HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a long term resident of Ashby Close, I wish to raise an objection to the proposed development at the end of Ashby Close & Glenfield Rd.

This objection is based on a number of significant reasons.

- 1.) The proposed site is used by local children as an area where they can play safely, away from any risk of traffic, and near their home.
- 2.) This is also used as an access to Whitgift School, which is much safer than using the nearby main road (not only by Whitgift pupils but also primary school pupils who use the facilities).
- 3.) There would be a negative impact on local wildlife, with the removal of a large established tree, and building directly adjacent to a large section of hedgerow.
- 4.) Parking is already an issue, additional properties will inevitably compound this issue.
- 5.) The turning area at the end of each street which is used by refuse lorries, delivery vans, and emergency vehicles would be lost.
- 6.) Many existing properties of both Ashby Close

& Glenfield Rd would be negatively impacted with regard to privacy, and views across the fields.

7.) Finally, 24 weeks of the inevitable disruption that will be caused - we all deserve to live in peace don't we !!!

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Judith Mumby

Address: 20 Meadowbank Great Coates GRIMSBY DN37 9PG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. It is proposed to build over the current road "fish-tails" which would make access for emergency services, bin lorries, delivery lorries extremely difficult.

2. In my opinion the plans would seem to be an over-development of the plot and the houses are totally out of character with the surrounding properties. Most of the existing properties are semi-detached houses, some with rendering to part of the front, whereas the proposed have timber cladding.

3. Most of the current development have a reasonable front and back garden whilst the proposed would have very little.

4. Parking is already an issue in the area (I have never seen the area looking so empty and "inviting" as on the photograph with the plans - it must have been taken when most current occupants were at work!).

5. The plans are for four bedroom houses, yet with parking for one car. I would suggest that most properties have two cars and there is the potential for at least four at the suggested properties if a family with adult teenagers bought them. Where do all the cars go?

6. The land in question has been used for many years as a safe route to walk to either The Wybers or Willows schools. If access were removed surely this would send more children via the main road and associated potential dangers of traffic?

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 20th January 2025 site plan showing traffic regulation order [double yellow lines] and construction transport management plan)

Case Officer: Owen Toop

## Customer Details

Name: Ms Katie BATEMAN

Address: 30 cherry tree crecent Grimsby DN344JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I formally object to the proposed double yellow lines on Glenfield Rd. I believe that implementing these restrictions will significantly hinder residents and negatively impact on them.

Firstly, the double yellow lines will eliminate valuable parking spaces for residents, making it increasingly difficult for us to find parking near our homes. This is especially concerning for families and those with mobility issues who rely on close access to their vehicles. The increased difficulty in parking could lead to congestion in surrounding areas as residents search for alternative spaces.

Furthermore, these restrictions could create unnecessary frustration among residents who have lived in this community for years. The lack of available parking may result in increased traffic as cars circle the block, seeking places to park. This could also pose safety concerns, as more vehicles may end up parked in less suitable areas, potentially obstructing visibility and access for emergency services.

I urge you to reconsider the implementation of the double yellow lines, as they will not only inconvenience residents but also contribute to a less welcoming neighborhood environment.

Owen Toop admitted that double yellows could of been brought up by the highway agency at any

time but has only been now because of the proposed new builds. To ensure they could access their drives. What about current residents. Or again they don't matter. As long as RamEco can build the new houses for £££ should be ashamed. if you read this nothing Eco friendly about you.

Katie Bateman

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Miss aaliyah gray

Address: 30 Cherry Tree Crescent grimsby DN34 4JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I urge you to reconsider this proposal and listen to the voices of the community who value this green area. More importantly is community well-being rather than prioritising profit Ram-eco.

Thank you for considering my objection.

Sincerely Aaliyah

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Katie Bateman

Address: 30 Cherry Tree Crescent Grimsby DN34 4JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Katie Bateman

30 cherry Tree crescent,

Grimsby

DN34 4JY

Planning department, North East Lincolnshire council  
Grimsby

Subject: Objection to Planning Permission for Proposed Development of 4 Dwellings on Green Land

Dear who this may concern.

I am writing to formally object to the planning application for the proposed development of four dwellings on the green land located at Glenfield road willows estate. This area is not only a cherished green space but also serves as an essential route for children and families accessing John Whitgift Academy, as well as providing a habitat for local wildlife.

**\*\*1. Impact on Children's Safety:\*\***

This green land is frequently used by children walking to and from school. The proposed development will contribute to increased traffic and potential hazards in an already tight street. The

addition of four dwellings will likely exacerbate parking issues, making it difficult for parents to drop off and pick up their children safely.

I urge you to visit this area before school start time and pick up its always chaos with hundreds of children and cars.

**\*\*2. Wildlife Habitat:\*\***

The area in question serves as a vital habitat for various species of wildlife. The construction of these dwellings will disrupt their natural habitat, potentially leading to a decline in local biodiversity. It is crucial to preserve these green spaces for the benefit of wildlife and the surrounding community.

**\*\*3. Parking and Traffic Concerns:\*\***

The street is already congested, with limited parking available. The addition of four new households will undoubtedly increase the number of vehicles and further obstruct traffic flow, creating unsafe conditions for pedestrians, particularly children. It is essential to consider the implications this development will have on the existing community infrastructure.

**\*\*4. Loss of Green Space:\*\***

Green spaces are essential for the well-being of residents and wildlife alike. The loss of this land would diminish the quality of life for local residents, depriving them of recreational areas and negatively affecting the aesthetic appeal of the neighborhood.

I urge the planning committee to reconsider this application in light of the significant concerns regarding safety, environmental impact, and community well-being. Preserving this green land is vital for both our local ecosystem and the safety of our children.

Thank you for considering my objection. I hope that you will take these concerns seriously and protect our community's interests.

Sincerely,

Katie Bateman

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Ms Katie Bateman

Address: 30 cherry tree crescent Grimsby DN344JY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Subject: Objection to Proposed Housing Development

Dear Planning Department

I am writing to formally object to the proposed housing development on the land adjacent to my sister's property. I believe this development poses several serious concerns for our community that warrant careful consideration.

1. **\*\*Safety Concerns for Children\*\***: Our children regularly play in the area, and we keep a watchful eye on them. The construction of additional houses would increase traffic in our cul-de-sac, potentially jeopardizing the safety of our children.
2. **\*\*Traffic and Parking Issues\*\***: Parking is already a significant challenge in our cul-de-sac, particularly on bin collection days when bins obstruct pathways. The additional housing would exacerbate this issue, making it even harder for residents to find parking.
3. **\*\*Loss of Access\*\***: The proposed development would obstruct the footpath that many schoolchildren use daily to access school. Losing this access would endanger the safety and convenience of our children's journeys to and from school.
4. **\*\*Aesthetic Incompatibility\*\***: The proposed housing does not align with the existing character of our neighborhood, which predominantly consists of semi-detached homes and larger four-bedroom detached houses. This inconsistency could negatively impact the aesthetic of our

community.

5. **\*\*Concern Over Profit Motive\*\***: It seems that this development is motivated more by financial gain than by addressing the housing crisis. If the council were genuinely focused on solving this issue, they would prioritize developing affordable housing rather than selling off public land for profit.

6. **\*\*Negative Impact on Community\*\***: The impact of this development on our community has not been adequately considered. Late-night construction noise, disruption during development, and loss of green space will diminish the quality of life for all residents.

In conclusion, I urge you to reconsider the proposed housing development. The current layout and community dynamics must be prioritized, and I believe alternative solutions should be explored that truly benefit the residents of our area.

Thank you for your attention to this matter.

Sincerely,

Katie Bateman

30 Cherry tree Crescent Grimsby DN344JY

18/10/2024

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sarah Jagger

Address: 5 Larmour Road Grimsby DN37 9HH

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I would like to object to this proposal as this area has been lovingly named 'the gravel' by my 8 year old son and his friends.

My son and his friends use this area as a safe place to play away from the traffic. It is the only place around here for them to safely enjoy being outside in the fresh air and not sat at home on the Internet. My son struggles with his emotions so to be able to play out on a safe area as a release is everything to him.

This area is becoming more popular with younger families and I'm sure for the residents around this area it is lovely for them to see children out playing and having fun. I'm certain they'd rather look out of their windows to see this than to be in an overcrowded street looking out at new build houses!

Please don't take away 'the gravel' from our children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Sarah Jagger

Address: 5 Larmour Road Grimsby DN379HH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this proposal as this area has been lovingly named 'the gravel' by my 8 year old son and his friends.

My son and his friends use this area as a safe place to play away from the traffic. It is the only place around here for them to safely enjoy being outside in the fresh air and not sat at home on the Internet. My son struggles with his emotions so to be able to play out on a safe area as a release is everything to him.

This area is becoming more popular with younger families and I'm sure for the residents around this area it is lovely for them to see children out playing and having fun. I'm certain they'd rather look out of their windows to see this than to be in an overcrowded street looking out at new build houses!

Please don't take away 'the gravel' from our children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Mrs Rachel Fawcett

Address: 8 Larmour Road, Grimsby, DN37 9HH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think the plan to build 4 houses on this plot is ridiculous. A lot of local children and parents use this as a safe place to play and learn to ride bikes etc. construction traffic would be a huge hazard to children leaving the local schools as traffic is already manic during daytime hours. Also a lot of elderly residents have family visiting which already causes parking issues. There are plenty of other places in the town which would be more suitable for houses to be built on.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping

Case Officer: Owen Toop

## Customer Details

Name: Lord Rik Fawcett

Address: 8 Larmour Road Grimsby DN37 9HH

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident on the street I believe this to be an utterly ridiculous idea and totally unnecessary.. The area in which your proposal is situated is a favoured place to play for my 8 year old daughter and her friends.. It is the safest place for them to go where we know exactly where they are and don't have to worry about the dangers of traffic and antisocial behaviour that occurs at the other available locations on the Willows.. Your proposal would also impact many school children (both Whitgift and Great Coates) that use that area as a safe cut through to and from the schools each day, avoiding the busy main roads through the estate.

There is also the negative impact on the surrounding wildlife that live and breed in the hedgerow and the tree, which you would be unnecessarily removing, making them homeless in a world that is already destroying many of their habitats.. We have a huge versatile array of wildlife that visits this area and it would be detrimental to the environment , and us residents, to take away the homes that these animals desperately need..

Next we have the impact to us local residents that will undoubtedly occur when you have multiple building supply vehicles visiting the sites, not to mention the danger to the previously mentioned children and parents heading to and from school each day..

Parking is always an issue on the street in normal everyday life, so where is it expected that numerous work vans and pick ups will park during the construction process??? There isn't the room for the amount of vehicles that would be required on such a site that wouldn't impact local residents being able to park at their own homes..

I've not read a single positive comment on why these houses should be built on the proposed site, so I just hope that our voices will be heard and this ridiculous idea is stopped!!

**From:** Pete Rose  
**Sent:** Monday, October 14, 2024 11:05 AM  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>

**Subject:** Planning Application Reference: DM/0806/24/FUL

**F.A.O. Owen Troop.**

I write in reference to the proposed erection of two pairs of two storey semi-detached dwellings:

My father (Peter Rose) resides directly adjacent to the proposed build at 19 Glenfield road & feel serious consideration should be given to his case.

He has lived at the property along with my late mother for 35 years & in June 2024 was diagnosed with terminal lung cancer & at that point was given less than a 5% chance of living a further 12 months.

Since that initial consultation we are hoping that a new treatment of oral targeted chemotherapy may extend that period but in all honesty we have no guarantee.

This build would directly impact our father & due to his illness simply does not need the stress & anxiety this proposed build would cause him in what inevitably will be a tough time for our family.

I would ask the planning committee that given our current situation & potential outcome, would you want any of your parents potentially living out the last months of their live surrounded by a building site in what is a very peaceful & quiet neighbourhood,

While we appreciate the need for new housing, the dwellings planned in this location seem odd to say the least & at worst an exercise in pure commercial greed.

We would like our objection raised on the grounds of common decency & would hope empathy for my Dad's situation would be acknowledged.

Please be assured we simply will not stand by idly as a family & allow what could be the last 12 months of his life to be at the centre of noisy building site.

Kind Regards,

Pete Rose

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Jenny Jermaine

Address: 12 Anderby Drive Grimsby DN37 9EU

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel as a local to this area my children have little to no play spaces. Losing this space would mean the space opposite the valiant of which is full of antisocial behaviour and unsettling for my children to be around. The amount of green spaces available to us is limited, and for the environment too.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Ms Kymberley Lawson

Address: 23 Wentworth Road Grimsby Dn344ar

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We do not want to see yet another recreational area become shoebox houses that no one can afford.

I am disgusted that the council have not listen to the views of the local residents who have objected to this, many times. Yet no consultations been held- shame on you councillors who agree to this and keep dragging it out with updated plans. All meaning people have to repeated voice opinions which aren't even listened to. Also I don't know if this is relevant but the councils reason behind this park on Bradley Road "idea" was quote " because they are short of green spaces," and yet they are looking at taking this recreational space away which many children play on. Many children use this to route to get to school. It's greed not need. No need for them to squeeze 4 houses on this bit of land.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mr Joseph Dobson

Address: 26 melrose way Grimsby Dn379hz

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the building application. There are houses being built everywhere, and there are no recreation grounds left for children to play. Why do we need so many houses crammed in when Freshney Valley is also in the pipeline with 3,000 homes? It's just ridiculous and soon be no empty land left .

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Ms Toni Dixon

Address: 2c Collingwood Crescent Grimsby DN34 5RG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a Grimsby resident I object to the planning application due to the requested change of layout! Which will result in extra traffic & local residents having to reverse back out of the area & with being so close to a school seems not only dangerous to drivers, residents but school children.

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mr Nathan Hardy

Address: 8 Church View Grimsby DN34 4LE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To Whom It May Concern,

I am writing to object to the planning application for the proposed four houses. This development is not eco-friendly and will significantly disrupt the neighboring community.

The construction and increased traffic will negatively impact the local environment, harming wildlife and reducing green space. Additionally, the close proximity of these houses to existing homes will lead to noise and privacy issues for residents.

I strongly urge you to reconsider this application in light of the potential harm it poses to our community and the environment.

Thank you for your attention to this matter.

Sincerely,

Nathan Hardy

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Mrs Tara Nicholson

Address: 20 Glenfield Road Grimsby Dn37 9ee

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic has already increased down this street due to the school no longer allowing drop offs on site. Cars park there during school drops offs. We also use this area as a safe cut through when taking my 3 children to school

# Comments for Planning Application DM/0806/24/FUL

## Application Summary

Application Number: DM/0806/24/FUL

Address: Land Adjacent To 9 Ashby Close And 19 Glenfield Road Ashby Close Grimsby North East Lincolnshire

Proposal: Erection of two pairs of two storey semi-detached dwellings totalling four units to include associated tree works, hardstanding and landscaping (Amended plans received 17th March 2025 - omission of bay windows and canopies to all four plots, plot 2 garage omission replaced by car port, alterations to turning head and footpath dimensions) |cr| |cr|

Case Officer: Owen Toop

## Customer Details

Name: Miss Rebecca Greener

Address: 8 Crosland Road Grimsby DN37 9DS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel this will have impact on the safety of the Whitgift school children who use this walkway to school, and as a neighbour I am concerned how this will affect the traffic on school times if double yellow lines are in place

Item 4 - Torq Garage  
Scarho Road Grimsby -  
DM/0631/25/FUL

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store, erect additional jet wash enclosure with various associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Nick Giles

Address: 85 Scartho Road grimsby DN332AE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:How/where are the additional parking spots going to be for customers using the new bakery on an already over populated and fast flowing road?

I strongly feel that a new noise pollution test should be considered as the already situated jet wash is already noisy. We can hear the 'beeps' from the machine even when we are in the back garden.

2 of the machines will create further noise nuisance and i would like to suggest that this is also performed closer to the 9pm operational cut off time once the traffic noise has settled slightly.

I feel it's very obvious that the area is too small to have petrol pumps, jet washes, bakery, shop and an air hose before any additional vehicles are considered.

The area is already very bright and noisy in the evening before any further additions are made.

I would like to add that 74 Scartho Road is currently empty and up for sale and the owners of this property should be made aware of this application with a matter of urgency as i am sure this will affect the sale of their property hugely and should have the opportunity to comment.

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store, erect additional jet wash enclosure with various associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mrs Deborah Rountree

Address: 2 St Martin's Cres Grimsby DN33 1BG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the planning application for the removal of the car wash facility and the extension to the sales building at St Martins Service Station, Scartho Road, Grimsby.

I am a concerned resident of the local area, and I believe that the proposed development will have a significant negative impact on both the immediate vicinity and the broader community.

The area surrounding the Serbice station particularly the forecourt, is already subject to ongoing antisocial behaviour and disruptive noise. The proposal to extend the site and increase the available services, will exacerbate these issues. Increased footfall and traffic in the area will lead to even more noise and disturbance, which will affect the quality of life for residents, particularly during late-night hours.

There is a clear pattern of disregard for the local environment by the staff and management of the service station. The site frequently emits litter, which is blown down the street, creating an unsightly and unpleasant environment.

Staff members have been observed regularly using leaf blowers to clear debris off the forecourt onto the path and highway.

The extension of the sales building and the addition of a new jet wash facility will only increase the likelihood of further waste and disruption, as it seems that the current management has shown little commitment to maintaining the site or its surroundings.

The addition of a bakery, the expansion of retail offerings, and the proposed extended operating hours will likely lead to a significant increase in the number of customers visiting the site, both by foot and by vehicle. This will put additional strain on an already busy area, leading to:

Increased congestion on Scartho Road and surrounding streets.

Additional noise and disturbance from a higher volume of customers, particularly during the early mornings (6:00 AM) and late evenings (until 11:00 PM).

A potential rise in antisocial behaviour due to the higher volume of customers and extended operating hours.

As noted in the application, the facility will operate from 6:00 AM to 11:00 PM, an additional hour in the morning over the current approved hours. This extension of operating hours will likely exacerbate the ongoing issues with noise and disruption, particularly in the early hours of the morning.

It is also concerning that the current lighting arrangements at the service station often result in lights being left on throughout the night, contributing to light pollution in the area. The continued operation of the site until 11:00 PM, along with the potential for further extensions of the building and facilities, could worsen this issue. As residents, we already experience considerable disturbance from these lights, which have a detrimental impact on our ability to sleep and enjoy the natural environment.

While I understand the desire to improve the service station and provide additional jobs to the local area, I believe that the proposed development will have a significant negative impact on the local community, the environment, and the well-being of residents. The concerns outlined above, including increased noise, antisocial behaviour, environmental degradation, and further disruption to local traffic and safety, outweigh the benefits of the proposed expansion.

I respectfully urge the planning committee to consider these factors and reject the planning application.

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store with various associated works. Hours of operation remain 07:00 - 23:00 each day (Amended description, site plan and updated noise impact assessment).

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr James Johnson

Address: 3 St Martins cres Grimsby DN331BG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the owner directly behind the garage, with my bedroom within 10m of the proposed bakery. I maintain my strong objection to this application.

RESPONSE While the jet wash refurbishment is welcomed, hot food bakery position remains unchanged and unacceptably close to my property. The revised plans ignore my reasonable alternative: relocate bakery to rear of the site (old car wash location) where it would be 20+m from homes instead of 5-10m.

CRITICAL FLAWS IN NOISE ASSESSMENT (A287AD.003)

Submitted noise assessment is fundamentally flawed:

1. Wrong Monitoring Location: Noise monitoring was conducted from a lamppost on the garage forecourt (Section 3.3), NOT from my property. I am NSR 2 - the most affected receptor where the assessment admits 1dB background exceedance (Table 10.0). The forecourt has completely different acoustics from my garden due to road traffic noise and deliveries.

2. No Actual Delivery Measurements: Delivery noise is based on theoretical calculations from a different Greggs site in Gillingham Table 13.0, not real measurements during actual deliveries at THIS site.

3. Ignores Early Morning Operations: The assessment claims 0700-2300 operations only, but commercial bakeries require fresh baking from 0400-0600. Night-time background levels are 44-47 dB LA90 (Table 5.0), not the 53 dB used in the assessment. Against genuine nighttime levels, bakery operations would cause substantial adverse impact.

4. Artificially Inflated Background Levels: By monitoring from the busy forecourt instead of my quiet garden/bedroom, background noise is inflated, making the bakery noise appear less significant.

NELC OFFICERS HAVE WITNESSED THESE ISSUES

NELC Environmental Health officers have visited my property and neighbours' properties multiple

times and personally witnessed: the extreme proximity (5-10m), existing light pollution affecting my home, current operational problems, and the difference in acoustic environment between my property and forecourt where monitoring occurred.

Despite witnessed visits, I have received no formal feedback, how this evidence relates to the planning determination.

#### ONGOING OPERATIONAL FAILURES

I have made formal complaints to NELC regarding unresolved issues that demonstrate poor operational management:

- Lights continue to be left on overnight despite complaints
- Delivery trucks create excessive noise with shouting during loading/unloading
- Loud generators/chiller units running on refrigerated trucks
- Out-of-hours fuel tanker deliveries breaching existing 0800-1800 agreement.
- Engine idling despite complaints

These continue despite NELC officers witnessing the problems. The proposed delivery management plan (Section 4.5-4.6) is meaningless given demonstrated failure to manage current operations.

#### REQUEST FOR INDEPENDENT ASSESSMENT

I request the Council commission independent acoustic monitoring from MY property (not the forecourt) during actual delivery operations, including generator noise, shouting, and out-of-hours breaches. NELC officers who visited must provide formal written reports detailing what they witnessed, highlighting the proximity.

#### IMPACT ON PROPERTY(NSR 2)

The bakery at 10m from my bedroom will cause:

- Early morning noise (4-6am baking operations, daily deliveries)
- Continuous extraction fan noise 16+ hours daily
- Persistent cooking odours affecting my garden and ability to open windows
- Additional light pollution compounding existing unresolved issues
- Refrigerated truck generator noise and shouting during deliveries

The assessment's own mitigation requires 18m distance from dwellings (Section 4.3) - my property is only 10m away.

#### MATERIAL PLANNING CONSIDERATIONS

This application fails Policy 5 (Design and Amenity) due to:

- Demonstrable harm to residential amenity (noise, odour, light)
- Inadequate technical assessment (wrong monitoring location)
- Cumulative impact with existing unresolved issues witnessed by NELC
- Failure to consider reasonable alternative (rear positioning)
- Ongoing breaches of existing conditions demonstrate operator cannot comply with any new conditions

#### CONCLUSION

I request REFUSAL on grounds of:

- 1.Flawed noise assessment conducted from wrong location
- 2.Unacceptable impact on residential amenity

3.Demonstrated poor operational management with ongoing breaches

4.Reasonable alternative (rear positioning) ignored without justification

5.NELC officers' witnessed evidence supports refusal

If approved despite these objections, I insist on conditions requiring: independent acoustic verification from my property before commencement; mandatory resolution of existing breached conditions; prohibition on operations before 07:00; acoustic barrier along my boundary; prohibition on refrigerated truck generators, shouting, and out-of-hours deliveries; automatic lighting controls; and right of review if complaints substantiated.

The applicant provides no justification for rejecting rear positioning that would allow business expansion while protecting residence

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store with various associated works. Hours of operation remain 07:00 - 23:00 each day (Amended description, site plan and updated noise impact assessment).

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr James Johnson

Address: 3 St Martins Cres Grimsby DN331BG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am owner of 3 St Martins Crescent, directly behind. My primary concern is the proposed Greggs bakery positioned 5m from my boundary wall, 10m from my bedroom. I maintain strong objection following revised plans and noise assessment A287AD.004.

**FUNDAMENTALLY FLAWED ASSESSMENT**

NELC Env Health recommended approval based on noise assessment with critical flaw: monitoring conducted from lamppost on garage forecourt, NOT my property. I am NSR 2 where assessment admits 1 dB background exceedance (Table 11.0).

I acknowledge proposed conditions (07:00-23:00, no activities before 07:00), delivery restrictions, and extraction repositioning. I welcome ongoing monitoring. However, assessment reveals 06:30am plant operations contradicting Environmental Health's 07:00 start condition.

**WRONG MONITORING LOCATION**

Monitoring from forecourt lamppost adjacent to busy A1243. My property shielded from road noise by garage. Forecourt environment completely different from my quiet garden. Background at my property significantly lower than 53 dB used. NELC accepted without verification from my property.

**06:30AM CONTRADICTS 07:00 CONDITION**

Assessment reveals 06:30am plant operations (Sections 2.6, 3.7). This contradicts condition: "no activities outside 07:00-23:00." Assessment shows 48 dB background from busy forecourt, not my quiet bedroom. True background at 06:30am would be 35-40 dB causing significant disturbance.

This contradiction must be resolved.

**JET WASH SPRAY COVER REMOVED**

Existing jet wash has roof cover preventing overspray into my property and neighbour's (No.4). Revised plans remove this, causing chemical spray into my garden.

**INCREASED DELIVERIES**

Deliveries cause nuisance: fuel deliveries with noise/vibrations, trucks with shouting and refrigerated generators, engine idling. Greggs adds daily deliveries compounding problems. Assessment uses theoretical Gillingham data, not actual measurements.

#### UNRESOLVED SITE MANAGEMENT

Yellow Lighting: Severe pollution into my kitchen from evening until closing and beyond. Not addressed. No lighting scheme.

Overgrown Vegetation: Trees overgrow onto my property dropping sap making garden unusable.

Overnight Lights: Despite complaints and NELC visits, lights often left on.

#### NELC OFFICERS WITNESSED

Officers visited multiple times witnessing: 5m proximity, light pollution, noise issues, difference between my property and forecourt. No formal feedback received.

#### ASSESSMENT ADMITS EXCEEDANCE

Even with flawed monitoring: NSR 2 rating 54 dB, Background 53 dB, Exceedance +1 dB (Table 11.0). Dismissed as "negligible" but from WRONG LOCATION. True exceedance higher, especially at 06:30am.

#### PROXIMITY: 5M FROM BOUNDARY

06:30am-23:00 (contradicts 07:00 condition): AC/refrigeration 16+ hours from 06:30am.

Continuous odours into bedroom/garden. Noise at 06:30am when prohibited. Cannot open windows.

Deliveries: Generators, alarms, shouting. 5m = maximum impact.

Lighting: Yellow forecourt throughout hours and beyond. Additional bakery lighting into kitchen.

#### REASONABLE ALTERNATIVE

Rear positioning (old car wash): 20+m vs 5m, eliminates 06:30am disturbance, enables expansion while protecting amenity. No justification for rejecting.

#### CONTEXT IGNORED

06:30am contradicts 07:00 condition undermining assessment. Night background 44-47 dB (Table 5.0) relevant for 06:30am, not 48-53 dB used. My property quieter than forecourt. Poor management: fuel noise/vibrations, yellow lighting, overgrown vegetation with sap, jet wash cover removal, overnight lights.

#### REFUSAL GROUNDS

Assessment NOT from my property, theoretical delivery noise, wrong 06:30am background 5m proximity, 10m bedroom, 06:30am operations, 16+ hour noise, deliveries, no acoustic mitigation for boundary

Jet wash spray cover removed

Unresolved: yellow lighting, vegetation with sap, overnight lights, delivery noise

Increased daily deliveries

06:30am vs 07:00 contradiction

Poor management witnessed by NELC

Flawed assessment accepted despite officers witnessing proximity

#### REQUEST

REFUSAL or independent monitoring from MY PROPERTY during deliveries and 06:30-07:00. Applicant must justify: why bakery cannot be at rear (20+m) mitigating nuisance and reducing restrictions; spray cover removal; yellow lighting unaddressed; vegetation unmanaged; how new operations safeguard neighbours when existing operations unmanaged.

#### CONCLUSION

Greggs 5m from my boundary, operating from 06:30am (contradicting 07:00 condition), 16+ hour noise, daily deliveries, and spray mitigation removal is unacceptable. NELC accepted a forecourt assessment, not from my property where I will experience the impact. Even this flawed assessment admits exceedance at my property. The 06:30am vs 07:00 contradiction alone renders the application unworkable - the applicant cannot comply with both. Unresolved issues (yellow lighting, tree sap, overnight lights, delivery noise) demonstrate poor management that will worsen with intensification. Rear positioning resolves all concerns, promoting growth.

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store, erect additional jet wash enclosure with various associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr James Johnson

Address: 3 St Martins Cres Grimsby DN331BG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the owner of the property directly behind the Garage, that is separated by a brick wall with services located against the wall and my living area and bedroom within 5m of the wall and 10/15m of the first pump.

Firstly I wish to clarify that I am not opposed in principle to the garage's plans to extend its services and recognise the importance of local business growth and the asset to the local community. However, I have significant concerns about the placement of the new jet wash facilities and food outlet bakery, given their immediate proximity to my property, also regarding operations at the business that cause disturbances with neighbours and have not been addressed and how future operations can be managed to mitigate further disturbances to the residence.

I want to highlight that it is important that any operations and developments do not negatively impact the quality of life for existing residents. This involves considering factors of noise, light, privacy, access, sunlight, smells, overspray from jetwashes and the overall character of the area. I understand that detailed surveys have been completed on the premises and feedback has been received from various stakeholders, however it is essential that the voice of the local residence is also heard and considered with this planning process, balancing the needs of new development with the existing community's well-being.

To highlight existing operational and facility nuisances that have been reported by local residence to MFG / Torq and are unresolved:

- Light pollution, installation of new white LED lighting on the forecourt spills into my/neighbours property and, yellow neon lights from the forecourt roof lighting up my kitchen, lighting left on out of operational hours causing unnecessary light pollution.

- Overgrowing trees, unmanaged growth on boundaries, bushes and trees overgrow, not managed by the garage, block light to properties
- Delivery noise, noise during deliveries with vans and trucks leaving engines running.
- Antisocial behaviour, several attempts at theft/robberies at the garage, staff members lone working, cars playing loud music when washing without invention from staff.
- Noise from air pumps/jet wash, unnecessary beeps/pump noises from amenities.
- Noise from staff cleaning with leaf blower when clearing forecourt, blowing rubbish into the road.
- Perimeter wall (to my property) in disrepair.

Key comments:

#### 1. Unsuitable Placement of Jet Washes and Bakery.

The proposed jet washes/bakery are within 10 metres of my bedroom window and only 5 metres from my property boundary. This proximity will cause excessive noise, a reduction of privacy/light pollution, increase traffic and disturbance, constant smells, and risk chemical spray and odours affecting my home and garden. Additionally, the absence of mitigation measures, such as a roof over the new jet washes, only compounds these concerns. Currently there is one jetwash with a roof system to mitigate overspray into both my property and my neighbour (4). New plans proposed shows 2 jetwash facilities against the boundary wall with no spray mitigation.

#### 2. Alternative Location for New Facilities.

The overall garage extension would be best served by locating the jet wash facilities and bakery at the rear of the premises, in the area where the existing car wash is currently situated, with vents and air con/chiller units located towards the road. This location is set further from neighbouring homes and would better contain noise, activity, and potential nuisance. Importantly, it would minimise disruption for all residents and be less intrusive to the peaceful enjoyment of surrounding properties.

#### 3. Impact on Residential Amenity

While I support the development's intention to improve services, the current site layout would have a direct and detrimental effect on my property and the wider community. The added noise, loss of privacy, increased late-night activity, increased light pollution and increased traffic brought about by the proposed siting of these facilities so close to residential boundaries are unacceptable. Reviewing operational and licensing activities that affect residents, as well as considering relocating elements to the back of the site, could resolve these issues while allowing the garage to successfully expand.

#### 4. Request for Consideration

I therefore respectfully request that the planning authority does not approve the current plan. Instead, I ask that the proposal is revised so that all new jet wash bays and the food outlet bakery are situated at the rear of the garage (old car wash site), away from neighbouring property boundaries and bedroom windows, significantly reducing the impact on local homes and residence and foster a more positive relationship between the garage and the community.

Thank you for considering these points. I am happy to meet with the planning officer and developer to discuss this matter further, working towards a solution that benefits all.

# Comments for Planning Application DM/0631/25/FUL

## Application Summary

Application Number: DM/0631/25/FUL

Address: Torq Garage Scartho Road Grimsby North East Lincolnshire DN33 2BG

Proposal: Demolish existing car wash, erect single storey extension to side of existing store, erect additional jet wash enclosure with various associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Michael Atkins

Address: 4 St Martins Crescent Grimsby North East Lincolnshire DN33 1BG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the current owner of 4 St Martins Crescent directly behind the jet garage separated by the brick wall. Whilst I would like to support the local businesses in the area, we have had problems with the garage leaving lights on all night noise and over spray from the jet wash. When communicating with the garage about the issues they did not seem interested in particular with the jet wash issues to the point we had to prevent the use of the jet wash by directing a hose from our side into the jet wash to prevent the use as we were constantly getting jet wash detergent and over spray into our garden over our caravan and cars and us

After police involvement they agreed to stop using the jet wash, they then added a further 4ft to the top of the jet wash and a roof which sorted the problem.

My new concern is looking at the plans the plan to erect a new jet wash with a second one next to that with a 12ft high glass wall around them. We will then have the same issue of detergent and overspray coming over the wall into our garden over our caravan and us again whilst I understand they would like to expand the site the jet wash will still need a roof to prevent the over spray but I would strongly oppose the erection of 2 x jet washes like the original one as we would have a double eyesore at the back of our house and it would restrict natural light into our garden and also further light pollution if they continue to leave the lights on all night

I would hope the new jet wash would not have the 12ft arm that the rubber hose comes off meaning they could have a jet wash erected with a lower roof instead of a 20ft plus high jet wash enclosure that is currently there

My other concern would be the increased foot fall and increased noise pollution from the garage with the addition of the bakery and extra jet wash more around the quieter hours from 1930hrs onwards

Item 5 - 52 Littlefield Lane  
Grimsby - DM/0010/26/FUL

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

Tel: 01472 326289 Option 1

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

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

Application Number	Reason for Referring to Planning Committee
<b>DM/0010/26/FUL</b>	I am requesting that this application be called in for determination by the Planning Committee due to significant concerns regarding its impact on residential amenity and the lack of sufficient detail provided at application stage. The proposed change of use from a retail unit to a hot food takeaway would introduce materially different and potentially harmful impacts, including cooking odours, noise, and increased activity, particularly during evening hours. Crucially, the application fails to provide full details of the proposed extraction and flue system, instead relying on these matters being addressed by condition. This prevents a proper assessment of the development's impact on neighbouring occupiers and represents an over-reliance on conditions to resolve fundamental issues of acceptability. Given the residential context of the site and the intensity of the proposed use, I consider that these matters warrant full scrutiny by the Planning Committee.

Contact Details: -

Signature Cllr Robson Augusta Date 15/02/26

Name Cllr Robson Augusta

Address:

**20 Highfield Avenue, Grimsby, Dn32 0JG**

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Deborah Rani

Address: 48 Littlefield lane Grimsby DN34 4PL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My business is situated at 48 littlefield lane grimsby, I am objecting to 52 littlefield lane grimsby becoming another food takeaway shop, my shop has served this area with fish and chips for the last 60+ years, in todays climate I do not think there will be room for both businesses

**From:** Deborah rani  
**Sent:** 02 February 2026 09:27  
**To:** Planning - IGE <planning@nelincs.gov.uk>  
**Subject:** DM/0010/26/FUL

dear sir/madame

Regarding the application for change of use for 52 littlefield , grimsby

As the owners of littlefield lane chippy grimsby we formally object to the fast food shop considered for 52 littlefield lane grimsby As they would be selling similar products to ourselves, and there are only 5 shops In this row of shops, so another fast food shop would be detrimental to the existing fast food shop - which has been trading for over 60 years

mrsDjRani  
The Chippy  
48 Littlefield Lane  
Grimsby  
DN34 4PL

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from retail shop to hot food takeaway to include installation of flue to rear

Case Officer: Ellie Mitchell

## Customer Details

Name: Anne Bland

Address: 1 St anns av Grimsby DN34 4PW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I've already put my concern In. But we wanted to change from neutral to object.

We are really concerned about our house being devalued because of this.

We have just spent a lot of money on a new roof and we are planning changing the windows too.

So we would like to able to sell with out it losing value because of the shop changes.

We are also still very concerned about the noise and smell, in the summer this will be more of a worry for both us.

And the litter that will be thrown over into our garden.(We already have this with the other shops)

But I feel it will be worse.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from retail shop to hot food takeaway to include installation of flue to rear

Case Officer: Ellie Mitchell

## Customer Details

Name: Ms Anne Bland

Address: 1 St anns av Grimsby DN34 4PW

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:It States in one of the documents that both sides of the building is commercial properties with flats.

Mine isn't commercial it's my home and it's not flats either.

My concern is the noise at night when the shop will be open to the public.

I'm use to having the shop next door and the only noise we had was the door banging every time a customer went in.

So at night this might be a problem to us.

We are worried too as you stated it might devalue properties. That's very concerning to us too.

We don't want them to lose out on a business at all and wish them well.

But I am feeling a bit concerned right now.

Can someone please give me a call to talk about this a bit more.

Thank you

From: wendy ellis  
Sent: 05 February 2026 13:22  
To: Planning - IGE <planning@nelincs.gov.uk>  
Subject: Planning application DM/0010/26/FUL

I have received a letter regarding the above application and want to register my objection.

As it stand at the moment there are already two fast food establishments already.

There's nothing better than sitting in our garden in the summer with the smell of cooking oil as it stands now one more is too much.

The other things is car parking it's terrible now with cars parking on double yellows and worse still parking on our front making it impossible at time to get out of my driveway.

Mr BD Ellis of 6 St. Ann's Avenue Grimsby DN34 4PW

RECEIVED

- 2 APR 2026

Mr. B. Ellis  
6 St. Anns Avenue  
Grimsby  
DN34 4PW

Application  
DM/0010/26/FUL

Dear Ellie,

With regarding to the above app, I have already sent to you a rejection to the proposal. I know it has been reworded but it makes no difference, as I do still object for the following :-

1/ There are already 3 food outlets, one being a cafe, and we very often get food smells especially when the wind is in the wrong direction from them all. from the extractor fans.

2/ Parking is a big problem. our street is the first place to choose for those going to the fish shop, the chinese and the cafe. people park on the double yellow lines right round into St. Anns, and very often parking over driveways. including ours and those opposite. It can be very dangerous trying to get out of our street as Littlefield Lane has parked cars in front of the shops (even though there are double yellow lines there), so makes it impossible to turn right. as traffic exceeds the 20 mph. and you just can't see if any cars are coming.

P.T.O.

3/ Private waste collections and ingredient lorries are also a problem down St. Anns.

The new wording says its going to be a cafe as well, so even more problems with parking. I do not think this

Small block of shops warrants another take away, so near to a residential street.

Also the shop frontage has been allowed to become an eyesore.

Yours sincerely

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from retail shop to hot food takeaway to include installation of flue to rear

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr I B

Address: Rosalind Avenue Grimsby dn344pg

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to object to this as we already have far too much litter from the current corner shop blowing around the street. The parking is far from adequate and have issues with people visiting the already established businesses.

We have been blocked in our driveway numerous times by vehicles, and have also witnessed emergency service vehicles unable to use Rosalind avenue because of how people have parked.

The yellow lines on the corner may as well not even be there.

In fact the council would make a fortune giving people parking tickets!

We already have plenty of takeaway premises within a few minutes walk. At least 6 I can think of within a mile or so.

Emmajane Potterton, 4 Rosalind avenue, Grimsby.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Miss Lauren Hopkins

Address: 131 Littlefield Lane Grimsby DN34 4PN

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I live down Littlefield Lane and think this would be a great addition to the area, the shop has been closed for a while now and it would be nice to see it reopen! None of the other food/take away shops have a sit in area which I also think would be a bonus and I believe that it would be in keeping with the area. Having a new small business open here would contribute positively to the community and I believe other locals nearby would strongly agree

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Jemma Williams

Address: 11 st hildas avenue Grimsby Dn34 4pf

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Opening a smashed burger takeaway can be a real asset to the neighbourhood, bringing both social and economic benefits.

Firstly, it creates local job opportunities, from kitchen staff to delivery drivers, helping support employment within the community. This not only benefits individuals but also contributes to the local economy by keeping money circulating in the area.

Secondly, it adds to the variety and vibrancy of local food options. A high-quality smashed burger takeaway offers residents a convenient, affordable, and enjoyable dining choice close to home, reducing the need to travel further afield. In addition, a takeaway like this can become a social hub in its own way. Even as a collection-focused business, it encourages foot traffic and interaction, helping to create a sense of community as people come and go, chat, and support a shared local spot. Finally, a well-run smashed burger takeaway can contribute positively to the area's identity. With strong branding and consistent quality, it can become a point of local pride-something residents recommend to friends and visitors.

Overall, it's more than just a food outlet; it's a small but meaningful contributor to the neighbourhood's economy, convenience, and community spirit.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Diane Conlan

Address: 17 St Hildas Ave Grimsby DN34 4PF

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I cannot see a problem, with this establishment, opening as a Fast Food outlet. Knowing there is already a Chip Shop, & a Chinese takeaway, the intended use of a Burger Shop, etc, is completely different sort of food. It is also on a main road with admittedly limited parking, this should not be a problem, as customers will be picking food up. Also with it being a main road, there will be plenty of Choice, for Customers.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Miss Ruby Massey

Address: 33 Carlton Road Grimsby Dn344pp

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Be great to have the empty shop back in use again and to offer another type of cuisine to the area.

It will also help with more jobs and make the community look better as a whole instead of having an empty shop

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr Mark Denford

Address: 34 Littlefield lane Grimsby DN34 4PA

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a local resident and support this application. The premises has been vacant for years and bringing it back into use would be a positive improvement for the area. An occupied unit would help the vitality and appearance of the area and is preferable to a long-term empty shop. Although there are other takeaway premises nearby, a burger takeaway still provides a different offer and additional choice. I believe any concerns regarding noise, odour, waste, litter or deliveries can be managed through appropriate planning conditions. For these reasons, I support the proposal.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Sarah Cass

Address: 8 St Hilda's Ave Grimsby DN34 4PF

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are looking forward to a new food place opening within walking distance from our house

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Miss Nisha Patel

Address: 97-99 Littlefield Lane Grimsby DN34 4PN

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As I am a local business owner and been in the area serving the local community for the last 7 years I would like to express my support for this business.

I believe this development represents a valuable opportunity to strengthen our local economy while delivering meaningful benefits to residents. Bringing back an empty unit to the street makes the area look appealing rather than closed shutters which it currently stands.

Many modern local businesses actively engage with their communities-whether through partnerships with local suppliers, participation in community events, or support for local initiatives. This fosters a stronger sense of connection and shared benefit between the business and residents.

I believe this proposal aligns with the long-term interests of our community. It offers economic growth, improved local services, and opportunities for community engagement. I respectfully encourage the council to consider these benefits when reviewing the application.

Thank you for your time and consideration.



# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Ms Naha Patel

Address: 97-99 littlefeild lane grimsby Grimsby Dn34 4pn

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am both a local business owner and a member of the local community, and I want to express my strong support for the proposed transition of the shop into a food takeaway.

This is a highly positive step for the area. The takeaway has a strong and well-established reputation, and its presence here would bring real value to the community. It will help revitalise the area, increase footfall, and play an important role in bringing the high street back to life.

From both a community and business perspective, this kind of development is exactly what we need and is much better than a closed premises. It will create local employment opportunities, support the local economy, and provide a service that residents will genuinely benefit from and appreciate.

I fully support this proposal and firmly believe it will have a lasting, positive impact on the area.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Sarah Rutherford

Address: 49 Langton Drive Grimsby DN33 1HJ

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a fellow shop owner just a few doors down, it's fantastic to see a new business join our street.

I truly believe this will have a positive impact on all of us in the surrounding area,

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr Joseph Edmunds

Address: 29 Compton drive Grimsby DN344bp

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm fully supportive of this idea coming to the area. I believe it will make a positive impact giving the community something new which I believe is needed.

Bringing back the empty unit for an independent business is a lot better than a future vape shop or barber shop. The empty unit makes the row of shops look derelict and rundown.

As a neighbour I support this all the way.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Emma Mason

Address: 49 Augusta street Grimsby DN34 4TX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Be good to see an unused store back in use, potential jobs being created and brings a variety of products to the area which we currently have delivered

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Samantha Hurst

Address: 1 St Hildas Avenue Grimsby DN34 4PF

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application for change of use. The current unit has been empty for some time and it would be great to see the unit filled. There are only 2 eateries along the current unit of shops catering to a specific cuisine so another eatery would add more variety to the selection of food on offer. I also support the change of use as I would much prefer for an eatery, rather than another vape shop to pop up.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Jake Kershaw

Address: 101 Littlefield Lane Grimsby DN34 4PN

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full favour of turning this abandoned eyesore of a property into an exciting food business. If its other local food businesses who have objections over fears of losing custom, these fears are misplaced; if somebody wants a Chinese takeaway, they will order a Chinese takeaway, the same is true for chip shops and burger places. The inclusion of another restaurant is not going to jeopardise these other businesses, infact, each business will help each other with their increased footfall and different demographics combining.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Ann Humberston

Address: 109 Littlefield lane Grimsby DN344pn

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Happy for the building to be used for this purpose. We already have takeaways so don't see it as a problem.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr James Norledge

Address: 109 littlefield lane Grimsby Dn34 4pn

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Yes I would like this to become a hot takeaway. It is 100% better than a vacant shop. 100% full support for this business.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Miss Ashleigh Warburton

Address: 14 Cromwell Avenue Grimsby Dn312dr

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr Jake Williams

Address: 15 morton road Grimsby DN34 4AS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It brings back an empty unit to the community and more jobs for young people and it's also another food joint for the community to enjoy

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr Nick Thompson

Address: 33 Compton Drive Grimsby Dn344pb

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it is a great idea to open a new restaurant specially the type they are opening as there is not much choice around Grimsby at all for different foods specially in this area we are stuck with the same chip shop which is really bad and the Chinese, which I wouldn't wear a badge pole so it would be nice to be able to walk round the corner. Get some nice to eat when I fancy it, it's about time there was a bit of change round here. It's always the same old stuff.

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mr Jaidon Thompson

Address: 33 Compton Drive Grimsby DN34 4PB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Mrs Tina Thompson

Address: 33 Compton Drive Grimsby Dn344PB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it's a great idea to open up an empty shop and it is good to have a great choice of food so if we don't fancy chippy don't fancy Chinese we can always have a smashed burger and there is not many smash burgers around Grimsby so I think it will be nice to have one and also it gives people opportunity to pick what they like

# Comments for Planning Application DM/0010/26/FUL

## Application Summary

Application Number: DM/0010/26/FUL

Address: 52 Littlefield Lane Grimsby North East Lincolnshire DN34 4PL

Proposal: Change of use from vacant shop to hot food takeaway/cafe with internal seating to include installation of flue to rear, including removal of timber boarding to front, repainting works and removal of signage board to existing hedge (Clarified description and amended and additional information on the proposed use, waste storage, operating hours, extraction including odour, vibration and noise management)

Case Officer: Ellie Mitchell

## Customer Details

Name: Miss Debs Smith

Address: 6 Augusta Oaks Grimsby DN344UG

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in support of this as a way of bringing a disused unit back into use. This will improve the aesthetics of the general area, bring a few extra jobs for local people and keep the strip of shops as independently owned, local businesses.

Item 6 - 39A And 39B Lord  
Street Grimsby -  
DM/0713/25/FUL

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

Tel: 01472 326289 Option 1

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

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

Application Number	Reason for Referring to Planning Committee
DM/0713/25/FUL	Given the current concern regarding the growth of HMO accommodation right across the Borough, and particularly in this case given the fact that the living accommodation will comprise of multiple bedrooms sharing toilet and bathroom facilities, I believe that the application should be considered at Planning Committee.

Contact Details: -

Signature .....

Date .....12<sup>th</sup> Nov 2025.....

Name .....Cllr Steve Holland.....

Address: .....Municipal Offices, Town Hall Square, Grimsby DN31 1HU

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Steve Holland

Address: c/o Municipal Offices Town Hall Square Grimsby DN31 HU1

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This 18 bedroom HMO should not be permitted. The living accommodation is totally inadequate for use long-term, with, as an example, several bedrooms sharing one bathroom. This will place huge strain on local street parking, which is already stretched. The application makes no mention of who the intended residents are likely to be, or makes any reference to local need. A much better option would be a few self-contained flats which actually does meet local housing need.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Oliver Freeston

Address: Town Hall Grimsby DN31 1HU

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having campaigned on this issue, I know just how strong the local feeling is against oversized HMOs like this one, and rightly so. A development of this scale would seriously undermine the character of the area and change the nature of our streets for the worse.

Residents are raising valid concerns, not just about the usual issues like parking, noise, and overcrowding, but also about the sheer size of this proposal and uncertainty over who will be housed there. It's entirely reasonable for people to feel uneasy about such a drastic shift in their area.

We cannot allow our town (s) to be quietly transformed into places people no longer recognise, or want to live in.

So I'll ask the question plainly: would you want this on your doorstep?

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five bedroom Houses in Multiple Occupation (HMO) to provide a 12 bedroom HMO to 39A Lord Street and a 6 bedroom HMO to 39B Lord Street including the installation of new windows, bin store and cycle storage with associated works (AMENDED PLANS - ADDITIONAL BIN STORAGE)

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Sarah Parker

Address: 51 Lord Street Grimsby DN31 2ND

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I write to formally object to the above planning application for the proposed HMOs at Lord Street, Grimsby.

This objection is made on material planning grounds relating to intensification of use, cumulative impact, residential amenity, and neighbourhood character. It is not directed at any individual occupier, but at the land-use consequences of the proposal.

### 1. Representations in Support - Relevance and Weight

Having reviewed the public comments in support of this application, it is notable that-with the exception of one submission-the supporters appear to reside outside Grimsby and North East Lincolnshire and have no stated connection to Lord Street or the surrounding area.

While everyone is entitled to comment, the Local Planning Authority must consider the weight that can properly be attached to representations. Individuals who do not live in, work in, or have a demonstrable connection to the area are unlikely to be familiar with:

- The existing concentration of HMOs locally
- Current parking pressures on Lord Street
- Waste and servicing constraints
- The day-to-day amenity impacts experienced by residents

It is therefore reasonable to question how much evidential weight should be given to those representations compared with objections raised by directly affected local residents.

Furthermore, several supportive comments make broad claims about Grimsby's demographic and professional rental demand which are not supported by published local data. Planning decisions must be evidence-led. Assertions about attracting large numbers of professionals such as doctors, solicitors, or bankers require credible local market evidence, not generalised opinion.

## 2. Character of the Area and Cumulative Impact

Lord Street sits within a part of Grimsby that already experiences a significant level of private rented accommodation and licensed HMOs.

North East Lincolnshire Council maintains a public HMO register which evidences a notable concentration of licensed HMOs within central and East Marsh areas of the town. In addition, the Council has resolved to introduce a Selective Licensing scheme in East Marsh due to concerns including deprivation, anti-social behaviour, crime, and housing management issues.

The Local Planning Authority must therefore consider whether granting permission for additional large-scale HMOs (12-bed and 6-bed units) would materially intensify an already concentrated pattern of high-density shared accommodation.

A 12-bedroom HMO represents a significant intensification compared with a single dwelling. The cumulative impact of two such high-occupancy properties on one street would materially alter the residential character of Lord Street.

## 3. Residential Amenity and Over-Intensification

HMOs of this scale are inherently high-intensity residential uses. They typically generate:

- Increased comings and goings throughout the day and night
- Greater potential for noise and disturbance
- Increased refuse and recycling output
- Greater reliance on on-street parking

Lord Street is a traditional residential street. It is not designed to accommodate development of this density without consequence.

The application does not appear to be supported by:

- A parking stress survey
- A binding and enforceable management plan

Without these safeguards, the proposal risks material harm to neighbouring residents' amenity.

#### 4. Management and Community Stability

The Council's decision to implement Selective Licensing in nearby areas demonstrates that housing management and community stability are material local concerns.

Planning is not concerned with who occupies a property, but it is entirely appropriate to assess whether the scale and nature of a development may undermine residential balance and cohesion.

High-turnover shared accommodation at this scale can affect long-term community stability. If permission were to be granted, stringent planning conditions would be necessary, including:

- Maximum occupancy limits
- A detailed and enforceable management plan
- Named responsible manager with 24-hour contact details
- Controlled waste storage arrangements
- Restrictions on further subdivision

In the absence of compelling evidence of local need and adequate mitigation, refusal would be justified.

#### 5. Questionable Market Assertions

The planning submission suggests that the development will attract professional tenants. Such claims must be substantiated by local evidence.

Grimsby is a coastal town with documented deprivation in parts of the borough and a labour market profile that differs from major urban centres. Without a local needs assessment demonstrating sustained demand for high-density professional shared accommodation at this scale, these assertions remain speculative.

Planning decisions must be grounded in demonstrable local need, not optimistic assumptions.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five bedroom Houses in Multiple Occupation (HMO) to provide a 12 bedroom HMO to 39A Lord Street and a 6 bedroom HMO to 39B Lord Street including the installation of new windows, bin store and cycle storage with associated works (AMENDED PLANS AND DESCRIPTION)

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Sheila Clarke

Address: 1 Weelsby Grove Grimsby DN32 0AG

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the owner of the 5 properties surrounding this proposal: 41c Lord St FFF which has a garage opening onto the yard, 41b Lord St which depends on the shared yard for all its access, 39 Lord St FF flat which depends on the shared yard for all its access plus its garage which opens on to the shared yard, 39 Lord St shop (Fragrance Florists) whose wall forms one wall of the access road, and 41 Lord St shop (currently used for storage) whose wall forms the other side of the access road.

I have just found out about these plans, purely from a chance conversation with one of my tenants, and have not been officially informed or consulted. It seems the applicant is planning a bin store in the middle of the access road/yard, right next to the garden of my flat at 39 Lord St. This will mean my tenant cannot enjoy the garden without the stench of rubbish, and the vehicle access to both my garages will be blocked by excess rubbish. Previous attempts at turning this area into an HMO, have led to huge amounts of excess rubbish dumped in the yard and I have been unable to trace the HMO owner or persuade anyone else to take responsibility for clearing the rubbish. If I read the waste officer's comments correctly, the applicant is planning ONE bin to be shared between 18 separate households - that has got to be a joke? Residents will just dump their rubbish next to the overflowing bin where it will sit and stagnate like every other time. One bin is barely enough for one person, let alone 18. There is already no room in the yard for delivery vehicles or construction vehicles, so certainly no room for 18 bins!!

If the applicant is live-in or local, contactable 24/7 and willing to take responsibility for managing problems such as fly-tipping and anti-social behaviour, then I would support the application, but if

he/she just wants to bank the rents and not get involved with any other aspect of the property management (the latter is what all the previous managers have done), then this is just going to multiply the previous problems. I don't see how cramming 18 households in to a tiny space is going to bring any improvement on the previous disastrous attempts which had 8 (later 12, I believe) households.

I agree that Grimsby does need this type of accommodation, and this area is no less suitable than any other, but it needs to be well-managed. After 60 years as a landlord, I can assure you that means it needs a strict live-in manager. Despite the comments from those who support the project (who strangely all live out of town) who claim that 'young professionals' need accommodation like this, we all know that in practice the only people willing to live in an 18-bed HMO with shared bathrooms/lounges will be the desperate / dysfunctional / disadvantaged / vulnerable. Without constant monitoring and support, packing 18 such individuals into a tiny shared space will just lead to fights, noise, drugs, alcohol and other anti-social behaviour. Yes, we need more affordable housing, but it needs to be well-managed, and anyone who thinks that 1 bin is enough for 18 people has obviously no experience of managing tenants. It is a disaster waiting to be unleashed on the neighbours and on my properties.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Preston Matika

Address: 5 Manor Avenue Grimsby DN32 0QR

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wanted officers to note that on a previous permission for the site (DM/0819/14/FUL) included a condition that there should be no sleeping accommodation at ground floor, presumably due to flood risk matters.

Therefore this application would conflict with assessments made previously.

Also the plans appear to include a self contained flat at ground floor, which is not referred to in the application description.

The existing plans also do not correspond with the plans on permission DM/0819/14/FUL suggesting this earlier use was never enacted and the owner went directly into forming a HMO. No building control applications have been lodged suggesting any works undertaken have been done without permission. On that basis then previous use was a religious meeting hall and the flood risk elements should be assessed on that basis.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use of religious meeting rooms and associated recreational facilities to provide a 12 bedroom HMO to 39A Lord Street and a 6 bedroom HMO to 39B Lord Street including the installation of new windows, bin store and cycle storage with associated works - AMENDED DESCRIPTION/PLANS/DOC

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Linda Ley

Address: 21, Cotswold Drive Waltham Grimsby DN37 0EA

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object if adjacent properties are houses. Too many occupants..Two flats or similar limits persons to reasonable numbers. 18 extra seems excessive

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Cindy Beesley

Address: 9 Yarra Road Cleethorpes DN35 8LS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing as a neighbouring resident to voice my strong support for the proposed change of use of two five-bedroom Houses in Multiple Occupation (HMOs) into a single, professionally managed eighteen-bedroom HMO, including new windows, a dedicated bin store, secure cycle storage, and associated works.

1. Supports Local Housing Strategy and Objective Housing Growth-

North East Lincolnshire's Local Plan (2013-2032, adopted March 2018) sets a high priority on creating opportunity by enabling access to homes and building stronger communities through effective use of existing stock and meeting housing demand. It supports delivery of over 13,000 new homes to accommodate population growth and economic development. This proposal enhances capacity within two already converted HMOs-optimizing an existing resource minimizes the need for greenfield development and contributes positively to housing supply.

2. Consistency with Supplementary Planning Guidance (SPG) on HMOs

The conversion aligns with SPG No. 2 ("Conversion of Properties to Flats and Houses in Multiple Occupation") and Policy H13 of the Local Plan, which permit HMO conversions provided they:

Do not adversely impact local character or reduce neighbor amenities;

Avoid an excessive concentration of HMOs (i.e., not exceeding one HMO per three properties in a row)

By consolidating two HMOs into a single, well-managed 18-bed property, the proposal reduces

overall HMO density, thereby aligning with Policy H13's intent to prevent saturation and protect neighborhood character.

### 3. Enhances Design and Street Scene

The inclusion of high-quality new windows will uplift the external appearance, supporting well-designed, sustainable developments as encouraged by NPPF Section 12 and local design aspirations. This contributes positively to residential amenity and the local built environment.

### 4. Promotes Sustainable Living and Council Climate Objectives

The dedicated cycle storage supports local and national planning objectives to promote sustainable transport (NPPF Section 9). It offers a practical alternative to car use and aligns with the Council's ambition for greener communities as outlined in the Council Plan and local strategic goals

nelincs.gov.uk. The bin store ensures efficient waste management in line with environmental responsibilities.

### 5. Improves Property Management and Community Well-Being

A single, professionally managed HMO is easier to regulate, maintain, and monitor compared to multiple smaller units. It ensures better tenant cohesion, waste handling, and maintenance standards, preventing the potential degradation often associated with fragmented HMO management. This aligns with the Council's focus on strong, safe communities and improving housing quality.

### 6. Aligns with Economic Strategy and Housing Need in Growth Areas-

The Local Plan underscores the interdependence of housing, employment, and economic ambition-particularly in sectors like ports, logistics, renewable energy, and services. Providing high-quality, shared housing options enables workers, students, and key professionals to live locally, supporting economic vitality and regional growth.

### Conclusion

This proposal aligns strongly with NE Lincs's Local Plan objectives and SPG guidance: it enhances housing capacity within existing infrastructure, contributes to sustainable and high-quality development, safeguards the amenity and character of the neighborhood, and supports both economic and environmental goals. The functional and aesthetic improvements-including windows, waste management, and cycle infrastructure-demonstrate thoughtful, responsible development.

I therefore urge the planning authority to approve this application, confident that it represents a thoughtful, policy-compliant, and beneficial contribution to the area.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Shaun Beesley

Address: 9 Yarra Road Cleethorpes DN35 8LS

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local resident of Grimsby, I wish to record my strong support for the application to change the use of two existing five-bedroom HMOs into a single, well-designed eighteen-bedroom HMO with new windows, a bin store, cycle storage and associated works. I believe this proposal represents a positive, forward-thinking approach to housing provision in the area and will deliver multiple benefits both for tenants and for the wider community.

Firstly, it is important to highlight the role of HMOs in the local and national housing market. Shared accommodation has always been a vital part of the housing ladder in the UK, providing affordable homes for those who may not be able to access or afford self-contained flats or houses. HMOs offer flexible accommodation for young professionals, key workers, students, and individuals on lower incomes who contribute significantly to the local economy but are often excluded from mainstream housing supply. At a time when housing affordability is one of the greatest challenges facing communities, the expansion of high-quality, well-managed HMOs is essential to ensuring that housing demand is met in a sustainable and equitable way.

From a technical and design perspective, the proposed scheme demonstrates a commitment to quality. The replacement or installation of new windows will significantly improve the thermal performance of the building, reducing heat loss, lowering tenants' energy bills, and ensuring compliance with modern energy efficiency standards. Good quality glazing also enhances natural light and ventilation, directly benefitting residents' health and wellbeing. The creation of a dedicated bin store addresses a common issue in HMO developments by providing a safe, hygienic and well-organised solution for refuse and recycling. This not only improves the day-to-day living conditions of tenants but also reduces the visual and environmental impact on the street,

which is an important material planning consideration. The addition of secure cycle storage encourages sustainable transport, in line with local and national policy objectives to reduce reliance on private cars and support environmentally responsible travel choices. These technical upgrades demonstrate that this scheme is not merely about adding rooms but about raising the standard of shared living in Grimsby.

Equally important is the management structure. By consolidating two smaller HMOs into one larger, professionally managed property, there is a greater opportunity to implement consistent oversight, clear tenancy agreements, and robust management practices. Larger HMOs are often subject to stricter licensing regimes, which helps ensure compliance with fire safety, amenity standards, and space requirements. This means that residents benefit from safer, better-regulated homes, while the local community benefits from greater accountability and oversight.

From a planning policy standpoint, the scheme aligns with key objectives in both the National Planning Policy Framework (NPPF) and the North East Lincolnshire Local Plan. It makes efficient use of existing urban land and buildings, reduces pressure on greenfield development, and contributes to housing supply in a sustainable town-centre location. The reuse of existing built fabric is also in line with the UK's climate objectives, as re-purposing and upgrading an existing property is far less carbon-intensive than demolition and rebuilding.

Shared living also carries a social dimension that should not be underestimated. HMOs provide opportunities for social interaction and community building, especially for younger tenants or those new to the area. Having shared kitchens, lounges or communal facilities helps combat isolation, encourages mutual support, and creates a sense of belonging. In towns like Grimsby, where retaining young talent and key workers is a priority, providing attractive, affordable shared accommodation options can help strengthen the local workforce and community resilience.

Finally, I want to stress that this proposal represents a responsible form of intensification. Instead of leaving properties under-utilised or pursuing developments that might conflict with the existing character of the neighbourhood, this scheme adapts a building in a way that enhances it both visually and functionally. By addressing issues such as waste storage, sustainability, and building performance, the applicant has shown awareness of community concerns and has incorporated solutions at the design stage.

In conclusion, as a local resident, I believe this proposal strikes the right balance between meeting urgent housing needs, safeguarding tenant welfare, and contributing positively to the character of the area. The technical upgrades, strong management, and commitment to sustainability make this application an exemplar of how HMOs can and should be delivered. I therefore fully support this planning application and encourage the Council to grant permission.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Luke Thierens

Address: 39A Lord Street Grimsby DN31 2ND

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a current tenant at this property and I would like to strongly support the application for the change of use from two five-bedroom HMOs into one eighteen-bedroom HMO with the proposed improvements including new windows, a bin store, and secure cycle storage. As a resident, I believe these changes will directly improve our quality of life: the new windows will bring better natural light, ventilation, and energy efficiency; the dedicated bin store will ensure waste and recycling are properly contained, improving hygiene and the appearance of the street; and the cycle storage will make sustainable travel safer and more convenient for those of us who cycle to work or study. The proposal will also mean the whole property is managed properly as a compliant HMO, which will improve standards, accountability, and maintenance. There is a strong demand locally for affordable, well-managed shared housing, and this scheme makes more efficient use of the building while safeguarding its long-term upkeep. In my view, this project will not only enhance the accommodation for current and future tenants but also benefit the wider neighbourhood by upgrading a tired property, ensuring proper waste management, reducing the risk of unmanaged refuse, and supporting sustainable transport choices. For all these reasons, I am very happy with the plans and I hope the Council will grant permission.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Kunj Krishna

Address: 11 Monks Close South Ruislip HA4 0HX

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Although I do not live in Grimsby, I have knowledge of the HMO and housing market in the UK and I want to support this application. There is a clear and growing need for good quality, well-managed shared accommodation across many towns and cities, and this proposal makes excellent use of an existing property. By combining two smaller HMOs into one larger, professionally managed building, the scheme will deliver more affordable housing while also improving standards through better facilities such as new windows, proper waste storage and secure cycle parking. This kind of investment is exactly what is needed to meet housing demand, reduce pressure on overstretched housing stock, and ensure tenants live in safe, sustainable homes.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Mohit Khanna

Address: 6 Cotswold Close Uxbridge UB8 2NA

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing as a local investor and a member of the public to express my strong support for the proposed change of use from two five-bedroom Houses in Multiple Occupation (HMOs) into a single eighteen-bedroom HMO, including the installation of new windows, a dedicated bin store, cycle storage, and associated works.

I believe this application represents a valuable and necessary contribution to Grimsby's housing offer, while also improving the management, sustainability, and appearance of the property.

### 1. Addressing the Local Housing Need

Grimsby, like many towns, faces challenges in providing enough affordable, good-quality housing to meet the needs of a wide range of people. HMOs are an essential part of the housing mix: they provide flexible, lower-cost accommodation for single people, young professionals, key workers, students, and others who may not need or be able to afford self-contained flats or houses.

The North East Lincolnshire Local Plan (2013-2032) recognizes the importance of making the best use of existing housing stock and delivering a range of options to support the area's economic ambitions. By consolidating two existing HMOs into a single, well-designed and carefully managed property, this proposal does exactly that. It increases the number of units available, without taking family housing out of circulation, because the properties are already in HMO use.

### 2. Supporting Grimsby's Growth and Economy

The Council's vision for regeneration and economic development-through initiatives linked to the Humber ports, offshore wind, and new investment-requires a strong housing offer. People moving

to Grimsby for work opportunities need affordable, accessible homes. HMOs provide precisely this kind of accommodation, ensuring that housing supply does not become a barrier to growth. An 18-bed professionally managed HMO can support workers and students who want to live close to town centre amenities, public transport, and employment.

### 3. Improved Management and Community Benefits

One of the strengths of this proposal is that it consolidates two smaller HMOs into one larger, unified property. This allows for more professional, consistent, and effective management. In practice, this means better oversight of tenants, improved waste management through the provision of a dedicated bin store, and a reduction in the small-scale management issues that sometimes arise when multiple HMOs are operated separately.

Well-managed HMOs contribute positively to the community. They bring residents into the town centre, supporting local shops and services, and they create opportunities for people to live in decent accommodation at a time when the cost of living is high and affordable options are in short supply.

### 4. Sustainability and Responsible Development

The scheme includes secure cycle storage, which is an important step in encouraging sustainable transport. Providing residents with safe facilities to store bicycles makes cycling a realistic alternative to car use, which is consistent with both local and national planning policy encouraging low-carbon lifestyles.

The installation of new windows will also improve the energy efficiency of the building, reducing running costs for residents while enhancing the appearance of the property from the street. Both of these measures demonstrate a clear commitment to responsible, future-focused development.

### 5. Policy Alignment

The application aligns strongly with national planning objectives set out in the National Planning Policy Framework (NPPF), particularly:

Making effective use of land (Section 11).

Achieving well-designed places (Section 12).

Meeting the needs of different groups in the community, including those who require affordable and shared housing (Paragraphs 60-62).

It also sits comfortably within the North East Lincolnshire Local Plan, which calls for a range of housing options, efficient use of existing stock, and high-quality design that supports community well-being.

## 6. A Step Forward for Lord Street and the Wider Area

This scheme will have a positive impact on Lord Street by improving the property's appearance, providing modern facilities, and ensuring long-term investment in the building. Far from over-intensifying the use of the site, the proposal rationalises it into a better-managed whole. This represents an uplift in quality, not just quantity.

### Conclusion

Grimsby needs more housing choices, not fewer. HMOs are a vital part of that picture, and this proposal shows how they can be delivered responsibly, sustainably, and in a way that benefits both residents and the community. With the addition of new windows, a bin store, and cycle storage, this scheme is carefully thought-out, environmentally responsible, and supportive of local housing and economic goals.

For all these reasons, I strongly support the application and respectfully encourage the planning authority to approve it.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Divya Sugand

Address: 427 Micklefield Road High Wycombe HP13 7HZ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in strong support of this application as someone who is aware of the challenges faced across the UK in delivering sufficient, affordable, and good-quality housing. It is widely recognised that the demand for shared accommodation continues to increase year on year, particularly for young professionals, key workers, students, and individuals on modest incomes who often cannot access or afford self-contained flats or houses. HMOs play a vital role in the housing market, filling the gap between social housing and market-rent apartments, and offering flexible, affordable living solutions at a time when affordability is one of the greatest barriers facing households across the country.

This scheme is especially valuable because it not only increases capacity by creating additional rooms but also does so in a way that demonstrates careful consideration of sustainability, management, and the wellbeing of tenants. The change of use from two smaller HMOs to a single, larger, well-managed HMO offers multiple advantages. First, it allows the property to be brought under unified management, which increases accountability, improves standards, and reassures the local community that the building will be properly overseen. Larger HMOs are subject to licensing and higher compliance standards, meaning tenants will benefit from regulated accommodation that meets fire safety, amenity, and space requirements.

Another important aspect of this proposal is the investment in modernisation and sustainability. The inclusion of new windows will directly improve energy efficiency by reducing heat loss, lowering running costs for tenants, and contributing to the UK's wider objectives around reducing carbon emissions from housing. Better windows also mean improved natural light and ventilation, which are essential for resident wellbeing. The provision of a secure cycle store is equally forward-

looking, as it promotes sustainable travel and supports government and local policies to reduce reliance on private cars. Secure bike parking is a practical and necessary feature that encourages environmentally friendly lifestyles, particularly in an urban location close to public transport.

Waste management is another area where this application demonstrates foresight. Poorly managed refuse can often be a source of friction with neighbours in areas with high-density housing. By incorporating a dedicated bin store, this development ensures waste and recycling are properly contained, improving hygiene and the appearance of the street, while also protecting neighbour amenity. These small but significant improvements show that the scheme is not just about adding rooms, but about raising the standard of shared accommodation.

From a broader policy perspective, the proposal makes efficient use of an existing building and represents sustainable development in practice. It avoids the need for new-build housing on greenfield land, instead optimising a brownfield site in a location already well served by public transport and amenities. This aligns directly with the National Planning Policy Framework, which encourages the reuse of existing land and buildings, the delivery of a sufficient supply of homes, and creation of well-designed, sustainable places.

There is also a clear public benefit to the wider community. At present, the property has been operating in a fragmented way, with less consistent management. By consolidating into a single 18-bed HMO, the landlord commits to professional oversight, clearer responsibilities, and stronger long-term maintenance. This reduces the risk of unmanaged issues, such as anti-social behaviour or poor upkeep, and instead ensures the building contributes positively to the street. In addition, by offering affordable, well-managed rooms, the development helps to alleviate pressure on overstretched social housing providers and makes accommodation available for individuals who might otherwise struggle to find suitable homes.

It is also worth recognising the social dimension of shared living. HMOs provide opportunities for social interaction, mutual support, and community building among residents. This is particularly important for younger people or those moving to a new area who may not have family networks nearby. Well-managed HMOs can help prevent isolation, foster positive relationships, and create supportive living environments, which in turn strengthen the local workforce and community resilience.

In conclusion, this proposal represents an excellent example of how HMOs should be delivered: responsibly, sustainably, and with tenant wellbeing at the centre of the design. It makes efficient use of an existing property, contributes to meeting urgent housing needs, raises living standards, ensures long-term management and maintenance. It will provide direct benefits for tenants, reduce housing pressures in the area, and contribute to a more sustainable and balanced housing market both locally and nationally.

# Comments for Planning Application DM/0713/25/FUL

## Application Summary

Application Number: DM/0713/25/FUL

Address: 39A And 39B Lord Street Grimsby North East Lincolnshire DN31 2ND

Proposal: Change of use from two five-bedroom houses in multiple occupation to one eighteen bedroom house in multiple occupation including the installation of new windows, bin store and cycle storage with associated works

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Sanjeev Verma

Address: 60 Central Avenue Hounslow TW3 2QL

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a UK citizen, I wish to express my support for the proposed change of use from two smaller HMOs into a single, well-managed eighteen-bedroom HMO with the addition of new windows, a proper bin store, and secure cycle storage. I believe this application will improve both the property and the wider area. Bringing the whole building under one management arrangement will ensure higher standards of maintenance and tenant accountability, which benefits neighbours as well as occupants. The new windows and cycle facilities show a commitment to sustainable living, while the dedicated bin store will greatly reduce the chance of refuse problems, which can otherwise affect the street. At a time when there is a clear demand for affordable housing, making more efficient use of an existing property is a practical and responsible way to meet local need without additional pressure on greenfield sites. In my view, these proposals represent a positive step in enhancing the quality of accommodation, improving the look and upkeep of the building, and supporting the character and vitality of the community.

Item 7 - 43 Humberston  
Avenue Humberston -  
DM/1067/25/FU



# Humberston Village Council

---

Clerk to the Council – Mrs. K. Peers

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

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

Dear Sirs,

4<sup>th</sup> February 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 3<sup>rd</sup> February 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/1067/25/FUL**

**Proposal: Erection of one bungalow and garage with associated works**

**Location: 43 Humberston Avenue Humberston**

*Objections – the Village Council would reiterate its adopted policy of objecting to any further infill/backyard development along Humberston Avenue at this present time. The Council would also view this proposal as over intensification of this particular site which would have a detrimental affect.*

Yours faithfully,

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

# Comments for Planning Application DM/1067/25/FUL

## Application Summary

Application Number: DM/1067/25/FUL

Address: 43 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Erection of one bungalow and garage with associated works

Case Officer: Bethany Loring

## Customer Details

Name: Mr Peter Doswell

Address: Hedgehog Hollow 1b Abbotts Grange Humberston DN36 4 TD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the proposed property build for the following reasons:

The land has already been granted the maximum capacity of three properties, which is consistent with the precedent set by the neighbouring land at no. 41 & 45 Humberston Avenue.

This application will have a further severe impact on the history of flooding issues already linked to this land.

The proposed plans would result in potentially eight or more vehicles utilising the limiting driveway, in addition to the six vehicles currently using the connected small access point from Humberston Avenue

We request that these matters receive your careful consideration.