

Item 3

Stewart Wright

Friday July 4 2025

Development Management Services
Municipal Offices,
Town Hall Square,
Grimsby,
North East Lincolnshire,
DN31 1HU

Planning@nelincs.gov.uk

**Subject: Objection to Change of Use from Residential Dwelling to Children's Home at 3 Buddleia Close, Healing,
North East Lincolnshire, DN41 7JH
Planning Application Reference: DM/0314/25/FUL**

Dear Sir/Madam,

We, the residents of Buddleia Close and neighbouring areas, are writing to formally object to the change of use from a residential dwelling to a children's home at 3 Buddleia Close, Healing (Planning Application Reference: DM/0314/25/FUL). We are addressing our concerns to the planning department as, unfortunately, very few people in the area were made aware of this proposal, and many only found out through word of mouth. By that time, the deadline for submitting comments had passed, leaving many of us feeling that our concerns had come too late to be heard.

However, after gathering collectively and discussing the situation, we would like to express our anxiety and concern over the potential negative impacts this decision could have on our village, particularly Buddleia Close. A number of local residents have worked together to create this letter template, which has been signed by many in the area who share the same concerns. Although the official submission deadline has passed and comments were closed, a few residents reached out directly to the planning officer, who confirmed that these letters could still be submitted and would be included in the meeting scheduled for **Wednesday, July 9th, 2025, at 09:30am at Grimsby Town Hall.**

One of the residents has kindly gathered and scanned all these letters together to create a document bundle, assuming this would make it easier for the planning office to process.

Several issues have been raised regarding the lack of communication during this process:

1. **Inadequate Notification:**
A number of residents have shared that they submitted their letters, but never received any acknowledgment or response. Additionally, their submissions were not visible on the list of documents, leading to confusion and concern over whether their objections were properly considered.
2. **Healing Parish Council's Role:**
Some residents also expressed concerns that Healing Parish Council appeared to have approved this proposal without adequately notifying the public. Notices or signs were not properly displayed around the village to inform residents, and the few signs that were displayed seemed to have been posted after the comment period had closed.
3. **Lack of Transparency:**
A number of residents are under the impression that this change of use was already approved before residents were properly consulted. It feels to many as if this is just a paper trail, and the objections raised now will have little to no impact on the outcome of the decision. This has created significant distrust among the community, as they feel their voices are being ignored.
4. **General Concerns from Residents:**
The residents of Buddleia Close, along with those on Larkspur Avenue, are dissatisfied with how the process has been handled. Not only have we received minimal communication, but some residents received only one letter from the planning department, and no replies have been received regarding their submissions. Furthermore, no updates or follow-up communication have been sent, leaving us in the dark about the current status of the proposal and its potential impacts.

We respectfully ask that the planning department thoroughly reviews these concerns, as the residents of Buddleia Close and the surrounding areas feel the proposed change will have a significant negative impact on the quality of life in our community. The lack of adequate notification, transparency, and engagement has already created considerable anxiety and frustration among local residents, and we feel that these issues must be addressed before any further steps are taken.

Thank you for your time and attention to this matter. We trust that you will carefully consider the concerns raised by the local residents before making any final decisions.

Yours sincerely,

A black rectangular box redacting the signature of Stewart Wright.

Stewart Wright, on behalf of a number of residents in and around Buddleia Close Healing.

Item 3

The same letter was received from
35 other residents.

Name: Kath Owen
Address: [REDACTED]
City, Postcode: [REDACTED]
Email Address: [REDACTED]
Phone Number: [REDACTED]

Date: Friday July 4th 2025

Planning Department

North East Lincolnshire Council
Development Management Services, Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

Planning@nelincs.gov.uk

Subject: **Objection to Change of Use from Residential Dwelling to Children's Home at 3 Buddleia Close (Application Reference DM/0314/25/FUL)**

Dear Sir/Madam,

I am writing to formally object to the planning application for the change of use of 3 Buddleia Close from a residential dwelling (class C3) to a children's home (class C2) (Planning Application Ref: DM/0314/25/FUL).

As residents of Healing Village, we chose this area for its quiet, residential nature, and invested in our homes with the expectation of living in a peaceful community. Buddleia Close, in particular, is a cul-de-sac where the current atmosphere supports a secure and close-knit environment. The proposal to convert a family home into a children's home would introduce significant commercial activity causing disruption, with an increase in noise, traffic, and other disruptions and safety risks that would severely impact the quality of life for local residents.

While we understand the need for such homes and the support they provide, there are several concerns that make this proposal unsuitable for the location, particularly when it comes to the increased noise and disturbances that would result. We are deeply concerned about the negative impact this business would have on our residents mental health and well-being, especially those of Buddleia Close, who value the peaceful nature of the area.

1. Increased Traffic, Parking Strain, and Service Presence:

Buddleia Close is a narrow cul-de-sac with limited parking. The introduction of a children's home would likely bring increased traffic — staff, visitors, healthcare professionals, and school transport vehicles coming and going regularly. This would exacerbate the already challenging parking situation, potentially making it difficult for residents to park near their homes. Moreover, the need for uniformed services such as emergency responders, social workers, and other professionals who visit care homes could further strain the street's limited resources and create additional disruption.

2. Increased Noise Levels and Disturbance:

While we acknowledge that the children in the home will have complex needs and require a safe, supportive environment, the operations of the home — including staff comings and goings, visitors, and potential activities — will inevitably lead to increased noise. This is of

particular concern in the quiet, residential environment of Healing, where noise levels are currently minimal. Any noise disturbances, especially during early mornings or late evenings, would disrupt the peace that residents currently enjoy. This change would significantly alter the character of the area and there could be a much bigger impact on the health and well-being of a number of residents which could outweigh any benefit the 3 children have by living at number 3.

3. Loss of Privacy and Overshadowing:

The properties adjacent to 3 Buddleia Close are concerned about the potential loss of privacy. The increased foot traffic, visibility of the property, and the frequent movement of staff and visitors would impact the quiet enjoyment of homes in the vicinity. Many of the residents have invested in this area precisely because of its peaceful, private nature, and the introduction of a children's home would compromise this key aspect of living in the neighbourhood.

4. Security Concerns and Safety Risks:

A significant concern regarding the proposed change of use is the potential security risks. Children's homes are not permitted to lock doors, which creates the possibility of children running out of the property without supervision, especially if staff are not immediately at the door. This could pose safety risks, both for the children and for residents living nearby. The security of the property is a serious concern that needs to be addressed, particularly in a residential neighbourhood where safety has always been a priority. After researching similar properties online and reading other peoples experience of domestic homes being converted into childrens homes, it has been noted about the negative impacts on the areas, for example increased anti-social problems, police, fire and ambulance presence and general disturbances that would otherwise would never have occurred.

5. Impact of Nearby Construction Site:

There is also an upcoming construction site for a new housing development, which will bring heavy machinery, construction vehicles, and other disturbances into the immediate area, 3 Buddleia Close is directly at the entrance of the site and on the only access into this site where all the construction traffic will have to pass in and out daily. This, coupled with the added traffic from the children's home, creates a potentially dangerous environment, especially for vulnerable children who may be needing to go to and from places.

6. Unsuitability of the Area for the Proposed Use:

Healing Village is located on the outskirts of town, with limited access to public transport and fewer local amenities such as youth centres, recreational spaces, and healthcare facilities. This makes the area less suitable for children who may need easy access to social services and community support. We believe a more central location, with better connectivity to services and resources, would better meet the needs of the children in care and ensure their successful integration into the community.

7. Impact on Property Values and Future Saleability:

The presence of a children's home in a predominantly residential area is likely to have an adverse effect on property values. Many residents have invested in their homes based on the peaceful nature of the neighbourhood, and the changes associated with the children's home could make the area less attractive to prospective buyers. This, in turn, would negatively impact residents' ability to sell their properties in the future and could result in a long-term decrease in property values.

8. Long-Term Effects on the Community:

Allowing this change of use could set a precedent for further similar business applications in the area, gradually transforming Healing Village from a quiet residential area into one with more commercial or institutional activity. This would fundamentally change the character of the area, placing increasing strain on local infrastructure, resources, and most importantly, the quality of life for residents.

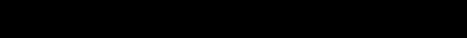
In conclusion, while we understand the importance of providing care for vulnerable children, the location at 3 Buddleia Close is unsuitable for this purpose. The impact on traffic, noise, privacy and safety would disrupt the current residential character of the area, negatively affecting residents' quality of life. We do not want this business in our area.

We object to this change of use and strongly urge the planning department to reconsider this application in light of the concerns raised by local residents, who value the peaceful, residential nature of Healing Village and wish to preserve it for future generations.

Thank you for your time and careful consideration.

Yours sincerely,

Name: Kath Owen

Address: 

Signature: 

Item 3

From: [Karen Kaur Sidhu](#)
To: [Sophie Pickerden \(NELC\)](#)
Cc: [Bethany Loring \(NELC\)](#)
Subject: RE: DM/0314/25/FUL - 3 Buddleia Close, Healing
Date: 08 July 2025 13:12:39
Importance: High

Dear Sirs,

We write to inform you of our complete objection to the above application.

We own the land adjacent to this property off buddleia close, for which we obtained planning permission in Oct 2022 to erect 8 high end private dwelling houses.

A private road has already been developed and water/drainage connections carried out. This is a £2.5 million investment, and we have borrowed funds that need to be returned to the bank within 18 months.

We need to be able to maintain our sale price and sell the properties, which we are hugely concerned will be negatively impacted should you approve the application for children's house.

Not only will this affect our sales but also reduce property valuations which could cause us huge financial loss.

The houses we are building promotes the private right to quiet enjoyment of a family home, which is visible throughout the village. The idea of a children's home raises concerns regarding parking, disruption of emergency services creating noise disruption and roads being blocked or overcrowded.

Should this application be approved, we would have to look at legal action for the financial loss this will cause for our investment.

We sincerely hope that the committee considers our difficult financial position and the detrimental affect this children's home could have on our £2.5 million investment. Approving such application would not be deemed as fair, just or reasonable considering the above.

Kind regards,

Mrs Karen Sidhu