

Item 1 - Willows Social Club Crosland Road
Grimsby - DM/0069/26/FUL

Comments for Planning Application DM/0069/26/FUL

Application Summary

Application Number: DM/0069/26/FUL

Address: Willows Social Club Crosland Road Grimsby North East Lincolnshire DN37 9DS

Proposal: Erect two storey and single storey extensions to side/rear to create ancillary space to the social club at ground floor and creation of self-contained flat at first floor, erect first floor extension to front to create archive room, installation of pitched roofs to existing flat roofed areas with various internal and external alterations and associated works (Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Lee Gowan

Address: 11 Crosland Grimsby DN37 9DZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Upon careful consideration regarding the planning for DM/0069/36/fUL.

We object

We have lived opposite this building for over 25 years now.

With the entrance location being on the front we have huge problems with cars, vans also HGV delivery trucks parking with no consideration for residents. ie parking too close to driveway entrances, and having no regards for Highway laws ie parking on double yellow lines also corners. This could possibly one day affect the Emergency services gaining access along the road. The premises has a large car park which could be used for delivery and patrons vehicles but never is.

Making the Social Club into a family area will further increase the noise and antisocial behaviour of the patrons,

like we have experienced last year ie children screaming & shouting playing well after dark. We also had problems with glasses & bottles left on the footpath and walls.

The noise late on a night from taxis and cars beeping their horns and people leaving in a loud manner, Will Also will have impact on residents who work shifts.

As for adding a flat which will overlook our property will impact our privacy.

And as we all know 1 flat becomes 2 flats maybe more !

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Karen Antcliffe

Address: 13 Crosland Road Grimsby DN37 9DZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We feel this will have an impact on Crosland road. We will be overlooked by the proposed flat, at the moment it is a flat roofed building and has been since the building was built. The extension of the willows club for a family area will make the noise even worse in the summer than it is now. The traffic we have on Crosland road from the willows club over weekends is already out of control, even have them parking over our drive as there is too many cars, even causing path damage as they park on them. Crosland road was a quiet area but has since changed and if this planning is granted it will have an impact on it. Not for better which I must emphasise.

I am available to speak in person against this planning and have the backing of the neighbours.

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Karen Antcliffe

Address: 13 Crosland Road Grimsby DN37 9DZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After reviewing the amended letter regarding planning, I object to this even more strongly than my previous rejection. Having a flat erected to the front of the building will be overlooking my home, allowing full view into my living room which has a big bay window. I feel my privacy will be gone.

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Case Officer: Bethany Loring

Customer Details

Name: Mr Ubong Udok

Address: 15 Crosland Road Grimsby DN31 2NT

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi,

I am writing objecting to the proposed expansion of willows social club located at Crosland road grimsby

As a nearby resident, I am concerned that the expansion will significantly increase noise levels, particularly during late hours, which will affect the quality of life in this residential area.

There are already issues with noise and vehicle packing around the premises which will likely worsen if the expansion goes through.

Additionally, the proposal may lead to increased traffic and parking congestion, creating safety concerns for residents.

I respectfully request that these concerns be looked into when reviewing this application.

Thank you

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Lorraine Smith

Address: 17 Crosland Road Grimsby DN37 9DZ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have seen the objection from no.13 that I support.

The application to enlarge the social club does not appear to appreciate the impact the club presently has on local residents nor seems to include any mitigations for the increased visitors / activities the proposal aims to bring.

1. Noise and disturbance

Noise is already an issue that this proposal will worsen.

The club's rear elevation (facing Swaby Dance Centre) currently has a single opening onto the hard standing that is used as a beer garden. This already generates noise that is heard by local residents in and outside their homes from raised voices to music, particularly when the doors are left open.

The proposal adds further sets of doors onto the beer garden, including from the ground floor extension designated for a new bar, TVs, pool table, dart board and eating area. This will add greater noise.

Further, the side extension, by blocking off much of one end of the beer garden, seems likely to reflect and funnel more of the noise in that area towards the residential stretch of Crosland Road.

As well as the noise generated by the club directly, local residents also experience noise associated with customers leaving the club for example taxis sounding their horns to collect customers and loud conversations when customers are leaving particularly after having consumed alcohol. An enlarged club will mean more customers generating more noise of this nature also.

2. Traffic and Parking

The Design and Access Statement by Ross Davey Associates states that the site has plenty of car parking arrangements that are to be retained.

Despite this, as the objection from no. 13 states, parking for the club on the residential stretch of Crosland Road is already an issue. Crosland Road is often double parked, with cars mounting the pavement. Access to driveways can be difficult and can be parked across.

The proposal will exacerbate this as there will likely be increased visitors due to the enlarged facilities, particularly taking into account:

1. The primary access used is not the main entrance on the front elevation nearest to the car park. Instead, visitors use the entrance on the side elevation facing the residential housing on Crosland Road which is the most direct route to the social amenities of the club. The proposals will not change this.
2. The existing pressure on parking generated by Swaby Dance Studios, whose visitors, like the club's, prefer to park on the public road.

Parking on the road by customers also causes noise related disturbance for local residents.

Item 2 - Valley Cottage Hatcliffe Road West
Ravendale - DM/0594/25/FUL

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works (Amended Plans received 12th January 2026 to revise stable design and boundary treatment to frontage and updated BNG details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Bateman

Address: Bungalow 1, Priory Farm, West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm a new resident in West Ravendale and very surprised by the large development in the valley. I can't believe that such a large dwelling has been allowed planning which seems to be so out of character with the area and now wants to add a large stable block, wall and drive as well. The applicant seems to want to urbanise the countryside. Surely there should be consideration to this beautiful countryside.

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sally Richardson

Address: Bungalow 2, Priory Farm, West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is regarding the latest application for Valley Cottage which has been submitted for the latest round of planning, "the stable block". This has already been rejected and where it proposes to be, is too close to the hedge, dyke, and road. I don't believe the dyke gets cleaned out as it seems to get shallower. It's ok to cut it short but the grass cuttings are not cleared out and the dyke is meant to take the rainwater from the neighbouring field and the road and when we have heavy rain it overflows. I have lived here for 50 years and have seen it flood. This is a green field site!

Is there going to be any provision made for the waste from the horses especially the urine as the water from the dyke runs into the beck which in turn goes to the sea.

I thought when you knocked down a house you had to keep to same footprint, this is a long way from that on a green field site.

It has been said before that this applicant will keep applying for more plans, extending all the time, the next thing will be workshops and a helipad.

Its time this council opened their eyes to the plans, the house on the front looks decent but then they keep adding on to what is now looking like a monstrosity, especially with different coloured roof tiles on the same dwelling. This is way out of place for a quiet rural community in an area of AONB. We don't want another Barnoldby-le-Beck here!

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Richardson

Address: Bungalow 2, Priory Farm, West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Yet again we are having to voice our objections for these plans. No should mean no.

The original plans DM/0350/21/FUL were rejected for size, scale, design and position. All the issues above in my opinion still apply with the current development let alone adding the stable block as well. Once the stable block has been added the scale of the development will be larger than the one rejected.

The applicant was supposed to put his drive in first, you've just let him get away with it. A bit too late to change the use of use from agricultural grassland to paddock, when he has been mowing it for at least 2/3 years and you haven't stopped it.

Has the applicant thought about the locals who regularly drive past the development as mud and water run onto the road, no attempt has been made to reduce the mess or signage to warn drivers about the hazard. Has the applicant been told to clean the road? Highways should look at the situation. Luckily the road doesn't have a lot of traffic through it as there are safety issues regarding it.

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Lorraine Pentecost

Address: Crossways The Avenue East Ravendale DN37 0RX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1) The fence line/boundary of the arable field has been altered to accommodate this proposed structure. Effectively, the applicant is still building on arable land as had previously been denied.

2) No provision for waste/storage/collection/disposal and/or waste water intervention from the proposed stable structure is addressed in the application.

3) The brick built proposed structure appears that it could be easily adapted to a dwelling at a later stage.

4) The proposed entranceway is not in keeping with other entrance ways in the surrounding area.

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Case Officer: Bethany Loring

Customer Details

Name: Mr John Carlin

Address: 6 Cornfield Close Grimsby DN33 3PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The installation of gates to any property makes sense, but surely they should be more in keeping with the (AONB) environment. I would urge the planning department to carry out site visits to assess the environmental impact already made by the new build, and how stables, walls and gates, and any future plans will impact the area further.

The Lincolnshire AONB Management Plan (2018 - 23) is a statutory plan for the Wolds which seeks to balance safeguarding the landscape (the primary purpose of the designation) with delivering a wide range of environmental, social and economic benefits for those living, working and visiting the area.

The primary argument is that the statutory purpose of an AONB is to conserve and enhance natural beauty, which is directly contradicted by the significant development in question. I would argue that the National Planning Policy Framework regarding AONB protection in this instance should be adhered to.

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Case Officer: Richard Limmer

Customer Details

Name: Mr John Carlin

Address: 6 Cornfield Close Grimsby DN33 3PE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed plans for the stables indicate a substantial environmental impact if not reconsidered. Firstly, the DM_0594_25_FUL-PROPOSED_BLOCK_PLANS do not align with the DM_0594_25_FUL-EXISTING_AND_PROPOSED_BN plans. Additionally, a variation of this plan was refused previously due to its impact on the area.

Has the close location of the stables to the new build property been considered, as they are quite close together, with the noise and odours that will also impact on the neighbouring property.

The horse manure pile will at times be substantial from up to four horses, and is not shown on the plan, and will its run off also be into the existing watercourse? and will the impact on neighbours also be considered?

My main concern is the existing watercourse (Ditch). Surface water run off will contain large amounts of urine, faeces, various chemicals used to wash down the facilities and horses, with a substantial increase during the stabling of horses over Winter. The existing water course is stagnant/static with members of the public, dog walkers walking alongside the open ditch. In the Winter months and the usual rainfall, the ditch is prone to regularly overflowing into the nearby pond, which then overflows into the NRA (National Rivers Authority) ditch, something that the Anglian Water Authority are keen to avoid.

Planning for stables in the area is typically for timber stables mounted on skids, so they are mobile, something that would be better suited to the site.

Kind regards

John

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Annabel Haxby

Address: Highfield West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I was surprised to see that Valley cottage is reapplying to erect a substantial brick stable block on what is agricultural land in the AONB. Please refer to APP/B2002/W/21/3282069, I don't understand why there should be a change from the planning officers original decision to now allow this to happen. I am concerned that the flooding issue has not been resolved from the original plans as when it rains heavily the water now floods my garden because the disposal of the soil from the original diggings of the footings were not removed, just layered in the wooded area adjacent to my property.

It is interesting that when my son tried to change an agricultural field into a dog walking field he was advised by the pre planning that permission would not be granted and there was not even a building proposed for the field ,so how can you consider the erection of brick stables on an AONB.

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Case Officer: Bethany Loring

Customer Details

Name: Mr Tom Haxby

Address: Highfield West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application DM/0594/25/FUL, primarily on the grounds that it represents a piecemeal attempt to deliver a comprehensive development that was previously refused by North East Lincolnshire Council and dismissed on appeal in February 2022. The applicant is exploiting the planning system by submitting successive applications that cumulatively recreate the refused scheme without adequately addressing the original reasons for refusal.

The planning history shows that an initial application in 2021 for a large dwelling, garage, barn and stables was refused, and that refusal was upheld on appeal due to unacceptable impacts on the rural character and the Lincolnshire Wolds AONB. Since then, a series of smaller applications have been approved, including a replacement dwelling, extensions, and now a proposal for a paddock, brick stables, access works, gates, walls, fencing, landscaping and hardstanding. Together these developments effectively replicate the scale, spread and visual impact of the originally refused proposal.

The reasons for the original refusal and appeal dismissal focused on the excessive size, massing and prominence of the development within an exposed countryside location in the AONB. The inspector noted the visual intrusion caused by the building's scale, height, wide footprint, and associated garage, particularly when viewed from public vantage points including the avenue, B1203 and footpaths. These concerns are said to remain relevant, as the approved dwelling is already highly visible and the new proposal would further extend built form into open countryside, widening development across the site.

The proposed stables and associated infrastructure would exacerbate this harm. Their location, detached from established roadside development, would create a sprawling and urbanising effect that conflicts with the traditional clustered form of rural buildings. The design, hard materials, walls and gates are described as formal and suburban in appearance, undermining the rural character and causing permanent harm to the protected landscape. I consider the landscaping insufficient to mitigate the impact, particularly in wider and elevated views across the valley.

The applicant has not addressed the surface water runoff, noting that the existing dwelling has not been constructed in accordance with approved plans, resulting in altered ground levels and drainage issues affecting neighbouring land. The proposed drainage strategy fails to consider the cumulative impact across the site. The development adjacent to the highway, is visually jarring in an open countryside context. The use of precedent elsewhere is rejected as a weak planning justification.

In summary the application shows a disregard for the planning system and previously established decisions. The cumulative impact on the AONB and open countryside is considered comparable to, or greater than, that of the refused scheme. The planning authority is urged to assess the proposal in its wider context and refuse permission due to ongoing harm to landscape character and the integrity of the AONB.

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Gemma Heath

Address: 489 Laceby Road Grimsby DN34 5PA

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have grown up within the area and visit my family every week

The house that has currently been built is not keeping within the area of natural beauty and the regulations that were set out for when this was approved haven't been stuck to

The road is a mess thick with med all the time as no driveway has been built

This is a blind corner and makes the road unsafe when having to break suddenly when another is coming in the opposite direction and when vans are parked along the road side

To continue to building additional buildings on this site would impact the area further and is not needed especially as it is designed to be so close to the road

The original plans were rejected for a reason yet repeated plans are continuing resubmitted to get round the system

From:

Sent: 11 April 2026 16:37

To: Planning - IGE <planning@nelincs.gov.uk>

Subject: FAO Mr Limmer

Dear Mr Limmer,

Regarding the planning application for Valley Cottage, Hatcliffe. The ditch that runs adjacent to the property would be regarded as a key aspect of the planning permission required. There seems to be no mention of the fact that the ditch frequently overflows due to field water run-off, flowing into the National Rivers Authority dyke, adjacent to the owners pond. I have attached photographs showing the issue, that are also time and date stamped. The addition of stables will only compound the issue.

Kind regards

Steven Winner

6 Leen Close

Hucknall

Nottingham

NG15 8DA

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Case Officer: Richard Limmer

Customer Details

Name: Mr Guy Haxby

Address: Montrose Main Road Barnoldby le Beck Grimsby DN37 0BG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new planning application is now back to the original plans which the appeal officer rejected, ref: APP/B2002/W/21/3282069. The inspector stated numerous points which relating to the plans being in the Lincolnshire Wolds which is an AONB. I know the new plans show that they have considered some points made by the inspector, in terms of moving the stables to a new location on lower situated ground, which is a positive but this also raises issues regarding water run off risks which has been highlighted by a comment made by 6 Cornfield close. In my opinion most of the inspectors comments in his report have not been met.

My other reason for objections is double standards. The stable block is going on a greenfield site, the fence line might suggest this is part of the garden which isn't the case but that area proposed was part of the arable field which the applicant purchased, and up until these plans, there had been no plans for change of use. I have sent 2 emails to Martin Ambler stating my concerns of the situation. In 2023 I applied for pre-planning for change of use on an area of land opposite the landmark café, ref: DM/0318/23/PREAPP, for a dog paddock. This consisted of a grass area and erecting a 2m high fence, which I could do anyway as I could claim this was for deer farming. The conclusion was: 'Fundamentally, the scheme would cause visual harm to the AONB and not suited to a protected area such as this. It is for this reason that it is considered that the scheme is contrary to policy 5 and would unlikely gain support in this area. It is therefore recommended that a formal application is not pursued.' In my opinion considering the DM/0594/25/FUL application is to erect a new building, in a more rural location on a quiet country road in the AONB, this would have more adverse consequences to the area.

I have concerns about the applicant getting planning, after numerous breaches during the building

process of the dwelling. My major concern is breaching rules, in the building schedule, he proposed how he was going to dispose of the soil from the diggings of the footings. However the soil was dumped in the wood behind the property which has altered the height of the land which has caused water to divert through the neighbouring property, Highfield when there is heavy rainfall, this was also highlighted to Martin Ambler. Up to now no contact has been made with the residents of Highfield in relation to this issue. Causing detrimental effects to other properties is a legal issue. I feel based on this before giving extra planning to the applicant this needs sorting and also rules and guidelines need outlining to stop further breaches.

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Case Officer: Bethany Loring

Customer Details

Name: Mr Guy Haxby

Address: Montrose Main Road Barnoldby le Beck Grimsby DN37 0BG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Notwithstanding the amendments to the entrance gates and wall, the development still remains highly out of character with the open nature of the surrounding countryside.

The previous comments of the Environmental Protection Team (plan needed to prevent smells), Lincs Wolds Countryside Service (scale is not in keeping with the rural open setting, extent of excavation is a major concern, run-off from the stables into the ditch is not acceptable), Drainage Team (a fully sustainable surface water drainage system is required) and Tree Officer (no Tree Report) have still not been addressed.

The statement "Highway Relationship and Character" is not contextual. Where are the buildings shown in the pictures?

Is the idea to keep resubmitting on the basis that they'll get there eventually by wearing everyone down?

They claim these stables are for personal use (see comments to County Highways) but the scale is totally over the top and one has to assume that the ultimate intention is to use them for residential purposes.

Development such as this should not be allowed in the open countryside

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Case Officer: Bethany Loring

Customer Details

Name: Miss Ashlea Bradley

Address: Priory Cottage West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to my previous objection as below. In fact I think the scale is larger than the original application which got rejected.

The plans for the stable block now has brought back to the applicants original plans that went to appeal ref: APP/B2002/W/21/3282069, which had many objections. The appeal inspector rejected the plans, how can you now pass these new plans? The new location is an alteration. But size and scale have not been rectified!! They need to remember the site is in an AONB.

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Case Officer: Richard Limmer

Customer Details

Name: Miss Ashlea Bradley

Address: Priory Cottage West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plans for the stable block now has brought back to the applicants original plans that went to appeal ref: APP/B2002/W/21/3282069, which had many objections. The appeal inspector rejected the plans, how can you now pass these new plans? The new location is an alteration. Size and scale have not been rectified!! They need to remember the site is in an AONB.

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Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Rachel Kloosterboer

Address: Top Farm West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is not possible to contact Richard Limmer on the phone number given as his contact number. I have questions regarding the application but the number does not ring.

I write to object to the above planning application, which proposes to change the use of agricultural land to paddock which would therefore enable the erection of a stable block within a designated Area of Outstanding Natural Beauty (AONB). My objection is grounded in the following points:

1. Conservation and Enhancement Duty in AONBs

By law, local authorities have a legal requirement to conserve and enhance the natural beauty of AONBs. This duty has recently been strengthened under the Levelling-up and Regeneration Act 2023, public bodies must now "seek to further" the purpose of conservation and enhancement when carrying out their functions in these areas

2. National and Local Planning Policy

The National Planning Policy Framework (NPPF) (specifically paragraph 176) gives great weight to conserving and enhancing landscape and scenic beauty in AONBs. Development proposals must not detract from these qualities and should only be permitted in very exceptional circumstances.

Locally, NELC's adopted Local Plan (2013-2032, adopted 22 March 2018) sets the strategic

planning framework, including protections for rural and protected landscapes. Though general, it aligns with national policy in respecting protected landscapes and resisting inappropriate development.

3. Harm to Landscape Character and Visual Amenity

The proposed development (paddocks, fencing, stable block, potential lighting, access tracks, and infrastructure) would undermine the openness, rural tranquillity, and scenic quality of the area. The introduction of such features is inherently at odds with the requirement to conserve and enhance AONBs-development must avoid even the appearance of suburbanisation. The stable block will be very visible from the roadside and the bridleway opposite it.

4. Loss of Agricultural Land and Impact on Biodiversity

Conversion to equestrian use would result in an irreversible loss of productive agricultural land and potentially harm habitats. Risks include soil compaction, erosion, nutrient run-off, and disruption to local wildlife.

5. Precedent and Risk of Incremental Erosion

Granting permission could set an undesirable precedent, encouraging similar leisure-based developments in rural and protected areas. This risks gradual cumulative harm to the landscape that local policy and designations are meant to prevent.

6. Absence of Essential or Agricultural Justification

Equestrian facilities are leisure-based rather than essential for agricultural or conservation purposes. The justification presented is unlikely to satisfy the "very exceptional circumstances" test, given both national and local policy emphasis.

7. Impact on Rural Amenity and Tranquillity

Development typically brings increased traffic (e.g., horseboxes, trailers), noise, and potential lighting, all of which would disrupt the peace and dark-sky characteristics valued in AONBs.

This proposal conflicts with multiple layers of planning policy and legal duty:

- The statutory duty under Section 85 of the Countryside and Rights of Way Act 2000, now strengthened, mandates NELC to actively seek to further conservation and enhancement of AONBs .
- The NPPF applies great weight to protecting AONBs (para. 176).
- NELC's Local Plan (2013-2032) aligns with these principles and demands strict control over development.

- The proposal would harm landscape character, compromise rural tranquillity, result in the loss of agricultural land, and establish a dangerous precedent.

Agricultural land especially in AONB's is not for development into housing.

The agreed plans for this development were much reduced from the original plans in order to get them passed. Since then there have been two applications for extensions to acquire the footage that was originally desired. This application for the stables/ courtyard is the final piece in obtaining the original plan which was rejected out of hand by planners, so why is this being considered now?

The stables still fall outside the original curtilage of the plot. The property with all its extensions, 1.8m walls, gateway and stables will be considerably imposing from the roadside and does not shrink back into the setting. The bright orange roof of the garage extension stands out hugely when approaching the property from the bridleway or the East Ravendale crossroads. This is stealth development and out of keeping with the neighbouring property.

For these reasons, I respectfully request that the application be refused.

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works

Case Officer: Richard Limmer

Customer Details

Name: Mr Ayolt Kloosterboer

Address: Top Farm, West Ravendale Grimsby DN370RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Development by the back door....

That should be sufficient to stop the land use change from Agricultural to Paddock land. This allows the original development to be achieved which was rejected.

I you want horses, put them on there you don't need to change its use.

Next the heli pad will be back, when you remove the fence line.

Please planners go to the original proposal and use that as the basis for this application. Don't be fooled.

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Rachel Kloosterboer

Address: Top Farm West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Richard Limmer is uncontactable on the number given, I do wish to speak to him with questions regarding the latest application but the number does not even ring.

I write to object to the above planning application, which proposes to change the use of agricultural land to equestrian (paddock) and includes the erection of a stable block within a designated Area of Outstanding Natural Beauty (AONB). The Government recognises that AONB's are equivalent in planning status to National Parks in terms of their landscape quality and scenic beauty. My objection is grounded in the following points:

1. Conservation and Enhancement Duty in AONBs

By law, local authorities have a legal requirement to conserve and enhance the natural beauty of AONBs. This duty has recently been strengthened-under the Levelling-up and Regeneration Act 2023, public bodies must now "seek to further" the purpose of conservation and enhancement when carrying out their functions in these areas.

2. National and Local Planning Policy

The National Planning Policy Framework (NPPF) (specifically paragraph 176) gives great weight to conserving and enhancing landscape and scenic beauty in AONBs. Development proposals must not detract from these qualities and should only be permitted in very exceptional circumstances.

Locally, NELC's adopted Local Plan (2013-2032, adopted 22 March 2018) sets the strategic planning framework, including protections for rural and protected landscapes. Though general, it aligns with national policy in respecting protected landscapes and resisting inappropriate development.

3. Harm to Landscape Character and Visual Amenity

The proposed development (paddocks, fencing, stable block, potential lighting, access tracks, and infrastructure) would undermine the openness, rural tranquillity, and scenic quality of the area. The introduction of such features is inherently at odds with the requirement to conserve and enhance AONBs-development must avoid even the appearance of suburbanisation.

There is already substantial "extra" development on the agreed plans submitted, which now are vastly obvious when approaching the property from the Bridleway opposite the property and the road from the East Ravendale crossroads due to the the bright orange roof on the garage extension. The second extension to the left handside of the property is also creating a footprint much larger than the agreed plan. This along with the stable block/ barn, 1.8m external walls, proposed gateway etc means this property does not shrink back and blend into its environment at all and if all built will be very imposing from the road. None of this seems in keeping with AONB guidelines. This development is happening by incremental stealth.

4. Loss of Agricultural Land and Impact on Biodiversity

Loss of agricultural land in Lincolnshire is a major current issue. Conversion to paddock results in an irreversible loss of productive agricultural land and can potentially harm habitats. Risks include soil compaction, erosion, nutrient run-off, and disruption to local wildlife.

5. Precedent and Risk of Incremental Erosion

Granting permission could set an undesirable precedent, encouraging similar leisure-based developments in rural and protected areas. This risks gradual cumulative harm to the landscape that local policy and designations are meant to prevent. The applicant develops housing and this one of several projects.

6. Absence of Essential or Agricultural Justification

Equestrian facilities are leisure-based rather than essential for agricultural or conservation purposes. The justification presented is unlikely to satisfy the "very exceptional circumstances" test, given both national and local policy emphasis.

7. Impact on Rural Amenity and Tranquillity

Development typically brings increased traffic (e.g., horseboxes, trailers), noise, and potential lighting, all of which would disrupt the peace and dark-sky characteristics valued in this AONB.

In conclusion, this proposal conflicts with multiple layers of planning policy and legal duty:

- The statutory duty under Section 85 of the Countryside and Rights of Way Act 2000, now strengthened, mandates NELC to actively seek to further conservation and enhancement of AONBs
- The NPPF applies great weight to protecting AONBs (para. 176).
- NELC's Local Plan (2013-2032) aligns with these principles and demands strict control over development.
- The proposal would harm landscape character, compromise rural tranquillity, result in the loss of agricultural land, and establish a dangerous precedent.

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works (Amended Plans received 12th January 2026 to revise stable design and boundary treatment to frontage and updated BNG details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Ayolt Kloosterboer

Address: Top Farm, West Ravendale Grimsby DN37 0RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As has been stated by other neighbours and those interested, the original planning application DM/0350/21/FUL were rejected for size, scale, design and position.

As a local, that should be enough, it was refused and for very good reasons.

The continued focus of the applicant and his team to achieve their objectives by manipulating the system and its officers is objectionable!

I would urge all the officers in the planning committee to review all the applications and take a complete view of this action.

Please do not forget the applicant wants to fly his helicopter - not keep horses. His consistent approach has been "I can do what I want"

Secondly - this opens the scope for further development to create a new dwelling in future. This will go on and on.

Comments for Planning Application DM/0594/25/FUL

Application Summary

Application Number: DM/0594/25/FUL

Address: Valley Cottage Hatcliffe Road West Ravendale North East Lincolnshire DN37 0RY

Proposal: Change of use of agricultural grassland to paddock, erect single storey outbuilding to include stables and associated stores, installation of new entrance gates, wall and pillars to front boundary to include driveway and courtyard with associated fencing, landscaping and works (Amended Plans received 12th January 2026 to revise stable design and boundary treatment to frontage and updated BNG details)

Case Officer: Bethany Loring

Customer Details

Name: Steven Westway

Address: 9 Waltham Road Grimsby DN33 2ND

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The ditch fills on each heavy rainfall, and overflows to National Rivers Authority dyke across the road, that does not get shown on any of the maps. The presence of a proposed soak away will not negate the surface water runoff from the fields or stables.

Item 3 - 4 Kings Chase Barnoldby Le Beck -
DM/0039/26/FUL

Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)

Email: BarnoldbyPC@outlook.com

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

10th March 2026

Dear Sir/Madam

DM/0039/26/FUL – Erection of Red Brick Wall to side and rear boundary; 4 Kings Chase, Barnoldby le Beck.

The above planning application was discussed with Councillors and the following objection to the application was raised:

The trees and woodlands officer has commented on the fact that the development should retain the original hawthorn hedge that was in situ when the development was being built. There looks to be a mixture of fences, laurel hedges and now a potential brick wall. There is no consistency in line with the original planning applications and concerns are raised regarding maintaining the rural character of the village as per the original plans.

Yours faithfully,

N J Ashton

Mrs N Ashton
Clerk to Laceby Village Council

Item 4 - Land Adj 61 Ings Lane Waltham -
DM/0845/25/OUT

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
<p>) Planning Application Reference: DM/0845/25/OUT Proposal: Outline application to erect two dwellings with garages and access to be considered Location: Land Adj 61 Ings Lane Waltham North East Lincolnshire</p>	<p>To discuss the application further</p>

Contact Details: -

SignatureN Pettigrew..... Date04 Jan 26.....

Name

Address:

.....

To: N.E Lincs Planning

Re: DM/0845/25/OUT

Date: 14/11/2025

Mr & Mrs Lister

Bridge House

Ings Lane

Waltham

Grimsby

DN37 0HB

This is an objection to the planning application reference: DM/0845/25/OUT

This land was to our knowledge specifically removed from the old SLAA and subsequent local plan for any development by the then landowners. It is the last open paddock field along the length of the adopted part of Ings Lane Waltham, and particularly this semi rural designation of the lane. It is our understanding this lies outside the development boundary and not allocated for any future development.

Our objections are, and not limited to, the following:

1. The land sits outside the development boundary. It is greenfield land not white land.
2. Whilst there has been a significant increase by this labour government in the number of dwellings N.E Lincs needs to build within the current local plan, this application makes no significant contribution. "Everyone counts" is not a compelling reason for building on this site.
3. Whilst adjoining land to this site has had two houses built over time, these should not be regarded as setting a precedence. Those, we believe, were approved under previous plans for differing reasons. Any consideration of development on this site should be considered only in the context of the policies today, not then.
4. That being said, if this site was deemed as available to build upon, any design and quantity should be in keeping with the street scene. Therefore, in keeping there should only be a single dwelling. The dwelling must be of merit i.e. that it adds to the character of the established street scene. The designs submitted offer no merit whatsoever and are out of keeping.
5. There are two entrances one for each design. One entrance is opposite our dwelling. This is not deemed acceptable. This is a narrow part of the lane and entrances are staggered for safety reasons. The current entrance to this site has

existed for a long time but its use is extremely limited i.e. very rarely used. A constant used entrance in this case we believe should be offset. On examination there is sufficient capability to do this closer to no 61. We are aware of highways consultations but with respect we and other residents live here and we see the issues day in day out.

6. This land has, since we have been here now 20 years, regularly become waterlogged. It sits at one of the lowest points of Ings Lane. Drainage is a constant issue. Regularly we have seen the site with large pools of standing water. The “ditch” at the front of the site is in desperate need of maintenance and indeed this is the case along this side of the road where regularly the ditches fill with standing water both from discharge from a couple of the properties to surface water flowing from Ings lane. This will increase if any property(s) are built here as there is no direct sewerage connection and suds will apply we assume for all SW and bio tank discharge. This creates its own issues. The entire length needs to be properly dug out with a constant single flow to either Bucks Beck or the downstream. However, it is our understanding downstream the drainage ditches are not maintained. Standing water can be a health hazard for various reasons and is not ideal alongside an area which residential properties front as well as general people walking down the lane.
7. The site therefore should be subject to comprehensive drainage survey and flood risk assessment (which we could not find) taking into account soil condition and composition, filtration tests done especially during wetter periods. Bore hole tests to establish water table heights and impact on any potential foundation etc and impacts of removal of all excess water. Under no circumstances should the site be allowed to increase the surface levels.
8. The site also is home to or visited by local animal populations. Badgers, Foxes, Deer, Hedge Hogs, Owls, bats etc. There is a long term established habit here. We strongly urge a full desktop ecological study is undertaken during different periods of the years to establish patterns and help to provide information to protect/preserve where possible this environment.
9. The site has had large vehicles stored on it over the last 20 years namely horse carriage vehicles which we have seen occasional leakage. It would therefore be prudent to have a full soil analysis done of the site to ensure there are no contaminants in the soil if this site is developed, as these could then be disturbed and with SW run off be potentially hazardous.
10. A archaeological survey/watch would also be prudent in view of finds within the locality we believe of past bronze age settlements.
11. If planning approval is to be considered, then due to the nature of the lane, soft and limited verges which are also used for pedestrian refuge, all site traffic must enter the site in a forward direction and leave in a forward direction. Consideration should be given to the time of deliveries as blocking the lane at

key times in the morning and afternoon will be preventing residents from going to/from work or taking children to/from schools or other key reasons. This narrow part of the lane does become a choke point. Refuge is compromised due to parking outside and along the entrance to Grove Park as well as the existing Telegraph pole which has a steel cable to anchor it and there is a streetlight and hence these combined limits access to the verge as a refuge. It should be considered with a site visit.

12. In view of the verges, hedges and trees along this side of Ings Lane it would be prudent to clearly establish exactly where responsibility starts/stops on boundary lines between the site and the adopted verge and road.
13. With regards to services, there is to our knowledge limited capacity for electricity in particular. The existing Northern Power cables are old and close to maximum capacity. We would have concerns as to the impact on the current supply especially if this could potentially create dips below 5%. Ideally a replacement electricity cable, which services all the properties this development would use, should be done to mitigate this risk.

From: Email
Sent: 03 December 2025 10:15
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Re: DM/0845/25/OUT

Hello

I would be grateful if you could please pass this to the planning officer . It does not need to be posted unless deemed necessary.

This is a picture of the land in question which due to environmental agency designation is now a flood risk 3 and 2 I understand. This shows large pools of water and this is not due to exceptional rainfall but normal.

This demonstrates the challenges of this land and drainage etc

Regards

Gary Lister
Bridge House
Ings Lane
Waltham
Grimsby
DN37 0HB





13/11/2025

Planning Application Reference DM/0845/25/OUT

Proposal Outline application to erect two dwellings with garages and access to be considered

Location Land adj. 61 Ings Lane Waltham North east Lincolnshire

These comments are made on behalf of all of the residents of Brook Lane, Waltham, which is situated opposite to the entrance site of the proposed development.

Residents' details

No. 1 LD & J Jones

No. 6 P & K Bell

No. 2 C Potton

No. 7 L Wicks

No. 3 S Cornell & L Chester

No.8 M & E Hendry

No. 4 C & K Lane

No.9 K & P Sasapu

No. 5 N & T Allard

No.10 S Little & S Draper

We have discussed the impact of the above planning application and would ask that you take our collective comments into consideration.

1. Brook Lane is a private lane, maintained by the residents collectively at their cost. It is therefore to be made absolutely clear that the entrance to Brook Lane onto Ings Lane is not to be used as a turning point by any vehicles associated with the build. Any damage and related dirt must be paid for by the developers.
2. There should be no parking of vehicles associated with the development along this section of Ings lane and Brook Lane. At this point, the Lane is at its narrowest and 2 vehicles cannot pass, which is the situation before any development work commences. Often cars park directly outside Grove Park entrance which narrows the area even further.
3. Associated with the above, there is no footpath. The Lane is often used by walkers, families, parents with prams and pushchairs and also residents of The Grove Care Home who are regularly pushed in their wheelchairs. It is already very dangerous for all pedestrians; the development and construction traffic will hugely add to this issue.
4. The site must be planned to incorporate adequate parking and turning for all construction vehicles, to ensure all vehicles enter and exit the site in a forward direction for the safety of all existing traffic and pedestrians who use Ings Lane and Brook Lane.
5. The soak away system in place at the entrance to the 2 new dwellings situated next to the proposed site is totally inadequate. The pipes are often spilling out surface water constantly

into the already over filled dike. This problem is going to be exasperated by further dwellings, the soak away of surface water needs to be properly addressed, i.e., improved ditching and pipework.

6. The working hours on site needs to be tightly controlled and restrictions put in place to manage noise levels.

As Brook Lane is going to be directly affected by this planning application, we should be grateful if we can be kept informed of progress at all times. This can be done by direct contact to LD & J JONES, 1 Brook Lane, Waltham DN370LD and this will then be distributed to all residents.

Many thanks for considering our comments

The residents of Brook Lane, Waltham

Item 5 - 36 The Drive Waltham - DM/0124/26/
FUL

Consultee Comments for Planning Application DM/0124/26/FUL

Application Summary

Application Number: DM/0124/26/FUL

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

Proposal: Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 2 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL

Case Officer: Lauren Birkwood

Consultee Details

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council recommends refusal of this application on the grounds of inadequate tree retention and the absence of any meaningful landscape plan to show how appropriate compensatory measures will be taken e.g. replacement planting.

Comments for Planning Application DM/0124/26/FUL

Application Summary

Application Number: DM/0124/26/FUL

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

Proposal: Variation of Conditions 2 (Approved Plans) to allow for revised layout of Plot 2 with supporting information relating to Conditions 3 (Materials), 4 (Drainage), 5 (Water Efficiency), 7 (Construction Traffic Management Plan), 8 (Access) and 10 (Landscaping) pursuant to DM/0944/25/FUL - AMENDED PLAN (LANDSCAPING AND HIGHWAYS) - REC 22-04-2026

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Michael Winchester

Address: 34 Sheraton Drive Sheraton Drive Humberston DN36 4TW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As the immediate neighbour (Plot 1, 36 The Drive) to the south west of plot 2, we acknowledge and welcome the additional planting and landscaping, however we would like to raise concern with regarding to the location of the 3 trees, we are concerned that the proposed siting of two birch trees and an oak tree close to the shared boundary would result in significant future overshadowing and loss of light to our south-facing house and gardens as the trees mature.

As they are proposed we also feel they will take up much of the early day sunlight from our property and garden, will impact the central boundary structure being so close to it, may cause route ingress into our garden, will result in over hanging branches that gives a potential for neighbour conflict, will impact the eye line view from our balcony, and could negatively impact future sale value.

Given the cumulative scale and proximity of the proposed planting, we believe the landscaping arrangement is likely to create avoidable amenity impacts.

We respectfully request that the tree location be reconsidered to achieve replacement planting objectives while reducing impacts upon us and our home, Ideally moving these to the northern boundary or inwards 5-10 Metres inline with planning and planting guidelines

Item 6 - Land Adj Ashby View Barton Street
Ashby Cum Fenby - DM/0864/25/FUL

From: clerk@ashbycumfenbypc.com <clerk@ashbycumfenbypc.com>

Sent: 03 November 2025 20:46

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

Subject: Ashby cum Fenby Parish Council Comment

Good afternoon,

Please may I submit the following comment from Ashby cum Fenby Parish Council.

[Planning Application Reference: DM/0864/25/FUL](#)

Proposal: Alterations to vehicular access and erection of a detached dwelling with Juliet balcony to rear. Remove existing outbuilding to rear of site, creation of menage and stable block for domestic use. Installation of sewerage treatment plant and associated works.

Location: Land Adj Ashby View Barton Street Ashby Cum Fenby North East Lincolnshire

Ashby cum Fenby Parish Council supports approval of this application.

Kind regards

Tanya Kuzemczak

Clerk to Ashby cum Fenby Parish Council

<https://ashbycumfenbypc.com>

The information in this message including any attachments may be confidential or privileged and is for the use of the named recipient only. If you are not the named or intended recipient you may not copy, distribute, or deliver this message to anyone or take any action in reliance on it. If you receive this message in error please contact Ashby cum Fenby Parish Council immediately by email and delete it from your system.

Scanned by Anti Virus Software.

Comments for Planning Application DM/0864/25/FUL

Application Summary

Application Number: DM/0864/25/FUL

Address: Land Adj Ashby View Barton Street Ashby Cum Fenby North East Lincolnshire

Proposal: Alterations to vehicular access and erection of a detached dwelling with Juliet balcony to rear. Remove existing outbuilding to rear of site, creation of menage and stable block for domestic use. Installation of sewerage treatment plant and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Robert Collins

Address: Ashby View Ashby Cum Fenby DN370RU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir, re Planning Application DM/0864/25/FUL

I wish to register a formal objection to the above application in its present form and respectfully make representations to address the concerns which I have about the proposed development of the land adjacent to my property.

I have lived at Ashby View for over 15 years, and the name of the house reflects the splendid and priceless panoramic view not only of the immediate countryside around and beyond Ashby cum Fenby but especially to the far horizon of the Humber estuary and beyond.

The rear part of the proposed building which is the subject of the above application will be some distance below the line of the rear of my house, the effect of which will be to completely block out about one third of the view to the left which I currently enjoy.

I respectfully suggest that this negative effect could be addressed by the plan proposed being amended to allow for the house to be pulled back towards Barton Street and to be in line with my own property.

With regard to the proposed stable block in the field below, I would request that its location be in the corner of the field where there is currently what appears to be a shed.

May I mention that, although I received your letter informing me of the proposed development some little time ago, I have not been able to respond until now as I have only recently been

discharged after 3 weeks in hospital. The notice displayed near the site gives until the 30th November to make representations.

Finally, I may ask that, if the application is to go before a Planning meeting which I have the right to attend, I will gladly do so.

Yours sincerely,

Robert Collins.

Comments for Planning Application DM/0864/25/FUL

Application Summary

Application Number: DM/0864/25/FUL

Address: Land Adj Ashby View Barton Street Ashby Cum Fenby North East Lincolnshire

Proposal: Alterations to vehicular access and erection of a detached dwelling with Juliet balcony to rear. Remove existing outbuilding to rear of site, creation of menage and stable block for domestic use. Installation of sewerage treatment plant and associated works.

Case Officer: Lauren Birkwood

Customer Details

Name: Michael Hollingworth

Address: Hollymead Barton Street Grimsby DN37 0RU

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: After review of the proposed plans.

I support & approve this last remaining infill development.

My decision after review is based on :-

- *Sympathetically positioned & designed detached dwelling.
- *Looks to compliment & blend in with our existing properties.
- *Sympathetically positioned & designed low profile Stable.
- *Site plan shows the Stable being hidden along, behind & below the existing tree line at the very rear low level plot position.
- *Due to the natural slope of the land. It would consequently be below the eye line from mine & neighbouring properties.
- *Important positive factors that would allow it to blend in with our properties on the slope & be less noticeable. The same planning condition we had when building our house approx 28yrs ago.
- *Removal of existing unsightly Stable block built with planning approval.

Item 7 - 56 Westfield Road Waltham -
DM/0204/26/FUL

Consultee Comments for Planning Application

DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Consultee Details

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council supports approval of this application.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Miss Gillian Mcdonough

Address: 1 Lytham drive waltham Grimsby DN37 0DG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Objection from the large window proposed at the rear of the property due to invasion of privacy.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mr Stanley Hasthorpe

Address: 1 Lytham drive waltham Grimsby DN37 0DG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: i wish to object to the proposed extra large window to the upper extension due to significant intrusion of the neighbours privacy, this will overlook bedrooms and gardens. I would highly recommend velux roof windows or to relocate to the front of the property which would be beneficial to all concerned. I wish to ask for more clarification about the trees and the hedge, i noticed they have ticked the no box but would they be able to remove them in the future? If the trees begin to die would they have to replace like for like ? I would like written and legal confirmation that the trees will not be cut down even in the future. I would also like the local parish council to come and look at what we are objecting to.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mrs Thelma Mclean

Address: 2 Lytham Drive Waltham Grimsby DN37 0DG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The first floor extension will cut out the light and the large window on the first floor will invade our privacy.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mr charles matthews

Address: 2 Lytham Drive Waltham Grimsby DN37 0DG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application due to losing my privacy, if the plan to the upper extension goes ahead the large window at the back of the extension will face straight into our garden and bedroom, even more so if the trees and hedges are removed. I see the owners have ticked the boxes saying no to removing them but there is nothing in place saying they cannot do this once they move in. I would like written and legal confirmation that the trees and hedges will stay. It would be better all round if the upper very large window in the extension faces the front as that way it will not affect anyone at the back of the house.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mr Neil Harrison

Address: 4 Lytham Drive Grimsby DN370DG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My privacy will be lost in both my garden and bedrooms due to the large window to the rear of the proposed extension, which would overlook them and neighbouring properties also.

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mr Shaun Newton

Address: 45 Chestnut Road Waltham DN37 0DF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why could it not have roof lights rather than a window overlooking people's properties

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Mrs Josephine Newton

Address: 45, Chestnut Road, Waltham Grimsby DN37 0DF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Large window already at back of my bungalow, not happy as they look straight into bedrooms as our bungalows and gardens are higher up by a good 2ft or more maybe 3ft, so bedroom windows upstairs on house behind look straight into our bedroom windows, I have just had a new summer house erected in my garden to block off view into my bedrooms and garden, now this house is next door is wanting a large window, the tree in my garden loses leaves in winter so I will be having another window able to see into my bedrooms and garden, window on front of house would be a lot better as overlooking road, if not enough light then roof lights to extension would keep from overlooking bungalows, thank you

Comments for Planning Application DM/0204/26/FUL

Application Summary

Application Number: DM/0204/26/FUL

Address: 56 Westfield Road Waltham North East Lincolnshire DN37 0DX

Proposal: Erect single storey extension to form link between existing dwelling and garage, erect first floor extension to rear with associated works

Case Officer: Becca Soulsby

Customer Details

Name: Miss ANNA DYTE

Address: 3 BUTLER PLACE CLEETHORPES DN35 7SG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above planning application on the following grounds:

Loss of light and overshadowing. The proposed development would lead to a noticeable reduction in natural light to key rooms within my property, including the kitchen, bathroom and sunroom. It would also affect light to the main access route between the house and garden.

The impact would be exacerbated by the presence of an existing conifer tree in the garden of 56 Westfield Road, which already restricts light. The cumulative effect of the tree and the proposed extension would result in a substantial and harmful loss of daylight.

For clarification, although I do not currently reside at the property, I am acting on behalf of my mother, who lacks capacity under the authority of the Court of Protection. I also intend to purchase the property in the near future and have submitted an application to the Court of Protection.

For the reasons outlined above, I respectfully request that this application be refused.