

Item 1 - Land Off Woodland Way Grimsby
Road Waltham - DM/0907/25/FUL

Consultee Comments for Planning Application

DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure. (Amended Site Plan and House Types received July 2026)

Case Officer: Richard Limmer

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 following grounds: The Parish Council notes the amended plan. The proposed site is not allocated for housing within the North East Lincolnshire Local Plan or Waltham Community LED Plan, and forms part of the designated strategic gap between Waltham and Scartho. The NEL Local Plan seeks to protect strategic gaps to prevent the merging of settlements and preserve the character of the countryside. The development of this site would undermine this important strategic objective and lead towards the coalescence of these two distinct settlements. The Parish Council notes that homes already approved under previous phases of the development are not yet built.

Consultee Comments for Planning Application

DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure. (Amended site plan and drainage details January 2026)

Case Officer: Richard Limmer

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 following grounds:

The Parish Council notes the amended plan. The proposed site is not allocated for housing within the North East Lincolnshire Local Plan or Waltham Community LED Plan, and forms part of the designated strategic gap between Waltham and Scartho. The NEL Local Plan seeks to protect strategic gaps to prevent the merging of settlements and preserve the character of the countryside. The development of this site would undermine this important strategic objective and lead towards the coalescence of these two distinct settlements. The Parish Council notes that homes already approved under previous phases of the development are not yet built.

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Case Officer: Richard Limmer

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 following grounds

The proposed site is not allocated for housing within the North East Lincolnshire Local Plan or Waltham Community LED Plan, and forms part of the designated strategic gap between Waltham and Scartho. The NEL Local Plan seeks to protect strategic gaps to prevent the merging of settlements and preserve the character of the countryside. The development of this site would undermine this important strategic objective and lead towards the coalescence of these two distinct settlements. The Parish Council notes that homes already approved under previous phases of the development are not yet built.

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Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr martin blades

Address: 2 Woodland Way Waltham Waltham DN37 0fd

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local neighbour we do not object to the proposed development of nine properties as laid out in the plans and configuration provided .

However concern with regard to access onto the site is and has been since the original development . The access road needs to be widened to allow safe passing of vehicles which will become more of a concern with the anticipated increase in movements onto the development.

Kind Regards

Kim and Martin Blades

Comments for Planning Application DM/0907/25/FUL

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Application Number: DM/0907/25/FUL

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Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr martin blades

Address: 2 Woodland Way Waltham Grimsby DN37 0fd

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local neighbour we do not object to the proposed development of nine properties as laid out in the plans and configuration provided .

However concern with regard to access onto the site is and has been since the original development . The access road needs to be widened to allow safe passing of vehicles which will become more of a concern with the anticipated increase in movements onto the development.

Kind Regards

Kim and Martin Blades

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr John Tuke

Address: 3 Woodland Way Waltham Grimsby DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have no objection to the proposed nine property development based upon the plans submitted

However consideration should be made to look to widen the entrance and access road as this is not suitable in its current state with additional anticipated traffic post development .

Also an alternative access should be considered during the development build phase to reduce heavy traffic through the current only access route

Regards

John and Diane Tuke

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Michael Graves

Address: 5, Woodland Way Waltham Grimsby DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are in favour of the planning for the building of 9 dwellings adjacent to the existing development on Woodland way. However we believe consideration should be given to upgrading the existing entrance to Woodland Way as it is already difficult to have traffic accessing and egressing the development at the same time. This will be further compounded by future increase in traffic from the proposed development. As Grimsby Road is now becoming increasingly urbanised with this and the future planning application (DM/0980/25/OUT), consideration should be given to reducing Grimsby Road traffic speed to 30 MPH in its entirety.

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Newman

Address: 8 Woodland Way Waltham DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: With reference to this application, then I would like to indicate that at this point, I welcome the development shown. However, I have since emailed the council projects planner with a number of questions which directly affect the current community in respect to project. I therefore hope that answers will be compiled from him and sent to me in order to pass onto the community of woodland way.

Comments for Planning Application DM/0907/25/FUL

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Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Martin Willerton

Address: 10 Woodland Way Waltham DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Being residents of Woodland Way at present we fully support this application as the proposed development would be in line with the properties already built on the site.

Along with most of the current residents our only concern would be that the entrance to Woodland Way requires widening.

Comments for Planning Application DM/0907/25/FUL

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Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Derrick Chappell

Address: 11 Woodland Way Waltham Grimsby DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have no objection to this application in fact we welcome it to finish off the area. Good quality housing is needed in this area it has our full approval.

Mr and Mrs Derrick Chappell

Comments for Planning Application DM/0907/25/FUL

Application Summary

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Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Jeff Ladlow

Address: 12 Woodland Way Waltham Grimsby DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My wife and I fully support the new proposal and feel it will compliment the existing surrounding community and village.

Comments for Planning Application DM/0907/25/FUL

Application Summary

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Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Barry Hancock

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

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Dear Richard Limmer

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

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

Three swift nesting bricks per house used here for this colonial nesting species would be ideal. I am very happy to provide further information if it would be helpful, please do not hesitate to get in touch.

Yours sincerely

Barry Hancock - swift survival worker

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure. (Amended Site Plan and House Types received July 2026)

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham DN37 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this application, this is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The developer has not completed Phase 2 of his development or even started Phase 1 on the adjoining field. There is no need for these additional properties, if there was then Phase 2 would have

been completed by now. I feel that these additional 9 homes will represent an over-intensification of the infrastructure of the village. The applicant has had previous application refused which have also been upheld by the Planning Inspectorate 6th December 2023, Appeal Ref AP/009/23, since that time many more properties have been built in the village. The current access is continually flooded every time it rains, the traffic on Grimsby Road has already increased significantly since the original 14

properties on Phase 1 were built, and certain times of day it is very difficult to exit our drive, and yet more properties would only add to the problem

Comments for Planning Application DM/0907/25/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Wisken

Address: 67 Grimsby Road Waltham Waltham DN37 0PS

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to strongly object to this application, this is an erosion into the identified strategic gap between Waltham and Grimsby. This land is not identified in the adopted Local Plan or within the Waltham Parish Community Led Plan as an area suitable for development. The developer has not completed Phase 2 of his development or even started Phase 1 on the adjoining field. There is no need for these additional properties, if there was then Phase 2 would have been completed by now. I feel that these additional 9 homes will represent an over-intensification of the infrastructure of the village. The applicant has had previous application refused which have also been upheld by the Planning Inspectorate 6th December 2023, Appeal Ref AP/009/23, since that time many more properties have been built in the village. The current access is continually flooded every time it rains, the traffic on Grimsby Road has already increased significantly since the original 14 properties on Phase 1 were built, and certain times of day it is very difficult to exit our drive, and yet more properties would only add to the problem.

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure.

Case Officer: Richard Limmer

Customer Details

Name: Mr Ronald Parkin

Address: 1 Woodland Way Waltham Grimsby DN37 0FD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application.

The applicant had planning approved in 2015 for 51 properties (DM/1231/14/FUL), later amended to a development of 12 properties (DM/0134/21/FUL) on Grimsby Road between the vets and the BT exchange, and 29 properties (DM1164/23/FUL) off Station Road behind the fire station. These should be started and completed before any consideration is given to this ribbon development on land outside of the Waltham Parish Community Plan. This application is very similar to three previous applications (July 2018, Nov 2020, Jan 2023) for developments on this land which went to appeal and where refused. Nothing in this new application has addressed the reasons for refusal. Encroachment into the strategic gap between Waltham and Grimsby, and the visual impact into the open space across the farmland.

Below is an extract from the appeal inspectors decision on the previous planning application DM/0719/22/FUL.

Consequently, I conclude that the proposal would cause unacceptable harm on the character and appearance of the area. As such, I find that the proposal would work against the provisions of Policies 5, 22 and 40 of the LP. Policy 5 of the LP requires development to recognise the open character of the landscape and the setting of independent settlements. Policy 22 seeks development to have good design and to protect and enhance natural assets. Policy 40 seeks to maintain and improve the network of green infrastructure, maintain the separate identity of settlements, retain the openness of land and control the scale of development. The proposed development would harm the character and appearance of the landscape and open countryside and therefore conflict against these policies and the LP read as a whole.

I note the points raised by the applicant as discussed, however, even if the Council did have a shortfall in their supply of housing, I consider the harm that I have identified would significantly and demonstrably outweigh the benefits of the increased supply of dwellings promoted through this windfall site when assessed against the policies in the Framework when taken as a whole.

Therefore, the proposal would not represent sustainable development. Conclusion 25. I conclude that the proposal would conflict with the development plan when read as a whole and there are no material considerations of sufficient weight that indicate the development should be determined otherwise than in accordance with it.

Therefore, the appeal is dismissed. J Smith INSPECTOR

Consequently the planning committee should refuse this repeat of the 2023 application for development on this land.

Regards

Mr R Parkin

Comments for Planning Application DM/0907/25/FUL

Application Summary

Application Number: DM/0907/25/FUL

Address: Land Off Woodland Way Grimsby Road Waltham North East Lincolnshire

Proposal: Erect a residential development of nine dwellings including public open space, access roads and associated infrastructure. (Amended site plan and drainage details January 2026)

Case Officer: Richard Limmer

Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby DN370XD

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application for the following reasons. The infrastructure around Waltham and villages is not able to sustain any further traffic. The roads are full of potholes. Traffic builds up in all directions and Waltham is gridlocked with cross county commutes. The land is not in the local plan and the strategic gap is getting smaller. The road is already dangerous and congested. Wildlife and the environment is getting damaged and getting pushed out with more Road kill and potential accidents of school children increasing. Waltham does not need further housing there is no additional police, fire, GPs to support our village. Speeding traffic is always a concern as well as congested parking.

Item 2 - Land South Of Anita Grove
Waltham - DM/0633/25/FUL

Consultee Comments for Planning Application

DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Consultee Details

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council recommends refusal of this application on grounds that the land is not allocated for development in the NEL Local Plan, and that a precedent for further development may be set. The Council also has concerns over inadequate drainage.

Comments for Planning Application DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Customer Details

Name: Mr David Walton

Address: 2 Anita Grove Waltham Grimsby DN37 0BW

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the development will enhance the local area with quality properties.

All the original Anita Grove development is of the highest quality and is very pleasing on the eye.

The integration of the pond will add value to the area for view and nature.

David Walton

Comments for Planning Application DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Customer Details

Name: Mr Marc Thompson

Address: 3 Anita Grove Waltham Grimsby Dn37 0bw

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We fully support this well thought out addition to the area.

Comments for Planning Application DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Customer Details

Name: Mr Sephen Lennie

Address: 6 Anita Grove Waltham Grimsby DN37 0BW

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A well considered and sympathetic proposal in keeping with the existing Anita Grove development.

Comments for Planning Application DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Customer Details

Name: Mr Barry Hancock

Address: The Limes Antons Gowt Boston PE22 7BG

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Dear Richard Limmer

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

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

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

Yours sincerely

Barry Hancock - swift survival worker

Comments for Planning Application DM/0633/25/FUL

Application Summary

Application Number: DM/0633/25/FUL

Address: Land South Of Anita Grove Waltham North East Lincolnshire

Proposal: Erect 8 dwellings and garages with associated works to include provision of attenuation pond

Case Officer: Richard Limmer

Customer Details

Name: Mr Jim Wright

Address: 27A Parker Street Cleethorpes Cleethorpes DN35 8TH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The consultant ecologist is adamant about the need to incorporate individual swiftbricks into the fabric of the houses.

I fully support this proposal and hope that a planning condition might be imposed to ensure the installation of at least eight such nest bricks into the development if it is approved.

Item 3 - Land Off Fieldhouse Road
Humberston - DM/0297/26/REM



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

21st May 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 20th May 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0297/26/REM

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works

Location: Land Off Fieldhouse Road Humberston

Objections – some issues which until they are resolved means the Council is in objection – these issues are

- *Support Highways comments regarding the height of the fences and would like this as a condition*
- *Plot 1 seems to have an inadequate turning circle particularly if 2 cars are present*
- *Members were disappointed to see no comments from the Ecology/Biodiversity at NELC and would like to support suggestions made in the applicants own report to preserve and enhance the habitat for wildlife and have these as conditions on any permission*

Yours faithfully,

KJ Peers

Ms. K. Peers – Clerk to the Council
Humberston Village Council

Wendover Hall, Wendover Lane,
Humberston DN36 4HX



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

8th July 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 7th July 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0297/26/REM

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works – AMENDED PLANS REC 11-06-2026

Location: Land Off Fieldhouse Road Humberston

Objections – the Village Council would reiterate its previous comments –

Plot 1 seems to have an inadequate turning circle particularly if 2 cars are present and Members were disappointed to see no comments from the Ecology/Biodiversity at NELC and would like to support suggestions made in the applicants own report to preserve and enhance the habitat for wildlife and have these as conditions on any permission.

Yours faithfully,

KJ Peers

Ms. K. Peers – Clerk to the Council - Humberston Village Council

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works - AMENDED PLANS REC 11-06-2026

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Michael and Beverley wade

Address: 6 Rowan Drive Cleethorpes, north east Lincolnshire DN36 4TR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please note the following comments on this development:-

1. Due to the proposed closeness of the house adjacent to our bungalow, We would appreciate the following considerations.

1. Due to the development of the house, the maintenance of our hawthorn hedge will prove difficult to maintain. Therefore could we kindly ask for a new boundary fence of two metres high, to maintain our current privacy. The hedge to avoid any future problems would be better of removed.

2. Could it be considered that the lay out of plot 3 could be considered for plot 1. Our concerns being the day room and lounge and possible patio, are very close to our bedroom. This could prevent us using this room especially in the summer months, due to noise issues.

3. The windows on the side elavation overlook our bungalow, it would be appreciated if these were opaque, to enable us to maintain our privacy.

4. The dyke which runs on our boundary and the boundary of the new development, please could you clarify how this is going to be maintained. The flow of water goes underneath the coach house car park, under the lane for Comme Court, continuing along to South view. Should this dyke not be maintained, or piped sufficiently, we have had previous flooding in our front garden.

From: Michael Wade
Sent: 28 May 2026 10:11
To: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>
Subject: RE DM/0297/26/REM

Dear Lauren

Further to our telephone conversation on the 27/05/26 concerning the drainage on the above planning application. As you are aware there is a dyke that runs at the bottom of the gardens of the properties in Rowan Drive. This then goes along the edge of the land which is going to be built on. the dyke then goes under the Coach house car park and then under Combie Court road and then flows in an open dyke and under the garden of the bungalow in Combie Court . It then flows into the dyke in South view dyke .

We are concerned as to what the planner propose to do with the dyke as currently during heavy rainfall the front gardens of 4,5,and 6 Rowan Drive flood . The dyke does not flow well as it has debris in it as it goes along the side of the field and there appears to some sort of blockage as the water enters the Coach house part of the drain. Also when the dyke opens up again from Combie Court road it has standing water and smell from what appears to be fatty products.

Please can you advise us if the planner is proposing to pipe this dyke with the appropriate material ,or clean it out.

Your co-operation in this matter will be much appreciated.

Regards

Mike and Beverley Wade
6 Rowan Drive,
Humberston,
North East Lincolnshire
DN364TR

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Luke Pomfret

Address: Comme Court Fieldhouse Rd Humberston DN3564UL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning Department,

I object to this application due to the severely inadequate access arrangements and the resulting impacted resident access and on highways safety.

The proposed access route is entirely unsuitable for a development of this scale. The lack of adequate width, combined with a complete absence of a suitable passing point at the start of the lane where traffic from the Coach House Pub, 63 Fieldhouse Rd, Comme Court and Walworth all converge with no passing point, will inevitably lead to severe gridlock on Fieldhouse Road.

Specifically, I urge the Council and Highways Authority to look closer at the following critical issues before granting approval:

Lack of Passing Points:

The proposed access route is fundamentally unsuitable for this development. The narrow lane is incapable of supporting two-way traffic and entirely lacks a passing point at its entrance. This bottleneck sits at a critical convergence point for existing traffic from the Coach House Pub, 63 Fieldhouse Road, Comme Court, and Walworth. Adding traffic from 5 additional homes to this single, un-passable junction will create severe congestion and gridlock on Fieldhouse Road, to the detriment of local highway safety.

Pedestrian Conflict:

The constrained access forces vehicles and pedestrians into the same tight space, posing a direct

threat to public safety.

I strongly believe that it is in all the interests of Fieldhouse Rd residents, businesses (especially The Coach House) and the developer to improve the access for this development.

I request that North East Lincolnshire Council defers a decision on this application until a comprehensive, independent Highways Assessment is conducted, and the developers provide a safe, widened access solution with proper passing points.

Kind regards,

Luke Pomfret

Application Reference:

DM/0297/26/REM

Site Address:

Land off Fieldhouse Road, Humberston (Adjacent to Walworth and Comme Court)

Proposal:

Erection of 5 dwellings and associated access road

Objector: Mr & Mrs Pomfret, Walworth, Fieldhouse Road, Humberston, DN36 4UL

Date: 31 May 2026

FORMAL OBJECTION: HIGHWAY SAFETY, INTENSIFICATION OF CONSTRAINED ACCESS, AND AMENITY IMPACTS**To the Case Officer,**

I wish to register a formal objection to the above application. My property, Walworth, directly borders and shares the private access lane shown on the submitted site plan (Drawing Ref: RD:6129-03 A). While I do not object to the principle of residential development on this land, the layout and access arrangements proposed by Ross Davy Associates present serious and unmitigated highway safety risks.

Paragraph 115 of the National Planning Policy Framework (NPPF) is clear that development must be refused where it would result in an unacceptable impact on highway safety. This proposal fails that test for the following reasons.

1. Intensification of a Constrained Shared Access

The private lane serving Walworth, Comme Court and 67 Fieldhouse Road converges at its narrowest point where it meets Fieldhouse Road. TRICS based traffic analysis indicates that the five large, detached dwellings would generate a 300% increase in daily vehicle movements, equating to approximately 59 additional trips per day.

This level of intensification at a single-track pinch point will create unavoidable conflict between vehicles entering and leaving the lane. With no passing width at the junction, drivers will be forced into hazardous reversing manoeuvres back toward the public highway. This represents a clear and foreseeable danger to residents, visitors, and highway users.

2. Obstruction Caused by Delivery, Servicing and Refuse Vehicles

Unlike The Coach House PH, which accommodates deliveries within its own car park, the proposed dwellings will generate regular servicing traffic including parcel vans, postal vehicles and refuse collection.

The lane running past the pub is entirely single-track with no passing opportunities. Any delivery vehicle stopping near the entrance will block the lane completely, causing:

- vehicles to queue back onto Fieldhouse Road
- conflict with vehicles entering and exiting the pub car park
- obstruction of visibility at an already complex junction

Although a turning head is proposed within the development, it does nothing to address the fundamental bottleneck at the lane entrance. Without a designated layby or passing place on the shared section, gridlock is inevitable.

3. Pedestrian Safety Risks Due to Lack of Continuous Footway

The internal 2m footpath within the development terminates abruptly at point T5 on Drawing DM/0297/26/REM. Beyond this point, pedestrians—including children, elderly residents, and disabled users—must walk directly in the carriageway of the single-track lane.

There is:

- no segregated footway,
- no street lighting, and
- a significant increase in vehicle movements.

This creates an unacceptable conflict between vulnerable pedestrians and intensified traffic. My own family includes four young grandchildren and a disabled son who regularly walk along this lane; the increased traffic volume would materially endanger them.

4. Existing Junction Complexity and Visibility Constraints

The entrance from Fieldhouse Road functions as a six-way junction, (see attached annotated photograph) with movements from:

- the private lane (L),
- Walworth,
- Comme Court,
- 67 Fieldhouse Road,
- the Coach House car park, and
- Fieldhouse Road itself.

Vehicles from No. 67 frequently reverse across the lane entrance due to their driveway layout. In addition, cars often park on the grass verge outside No. 67, further restricting visibility for all users.

The proposed development would intensify traffic through this already hazardous arrangement without providing any mitigation.

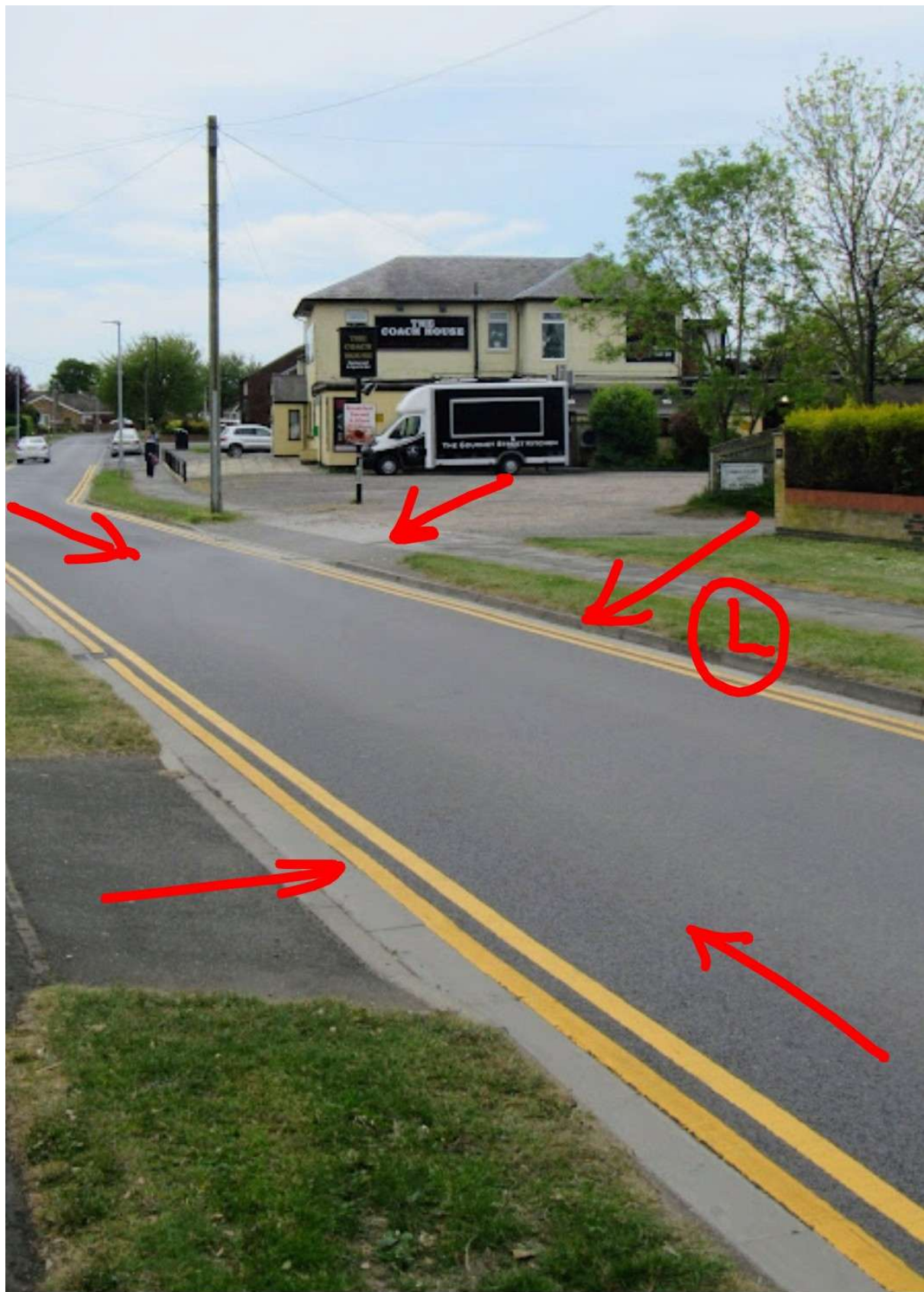
Conclusion

The proposal attempts to channel a substantial increase in residential traffic through a sub-standard, single-track access with known constraints, commercial activity, and multiple blind spots. No meaningful mitigation has been offered, and the resulting risks to highway safety and residential amenity are severe.

I respectfully request that the Local Planning Authority and Highway Authority undertake a detailed site appraisal to fully appreciate the physical limitations of the lane particularly at its junction with Fieldhouse Road. In the absence of significant junction improvements and safe pedestrian provision, this application should be refused in its current form.

Yours sincerely,

Mr and Mrs Pomfret





Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr John Pomfret

Address: Walworth Fieldhouse Road Humberston North East Lincolnshire DN36 4UL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: ACCESS SAFETY DOSSIER

Fieldhouse Road Junction: Request for Highways Reassessment, Stage 1 Road Safety Audit, and Councillor Intervention

Submitted by: John Pomfret Date: 7th of June

Executive Summary:

This dossier presents a formal request for the reassessment of the proposed access arrangements associated with the current planning application at Fieldhouse Road. The evidence demonstrates that:

- The previous approval was outline only and did not approve the detailed access design.
- The current proposal differs materially from the outline scheme.
- The access lane and Fieldhouse Road junction were never properly assessed in the earlier application.
- The current design introduces new and intensified safety risks.
- A Stage 1 Road Safety Audit (RSA1) has not been undertaken.
- The access presents unacceptable highway safety impacts, contrary to NPPF Paragraph 115.

A formal review, and independent safety audit are therefore required before any determination can lawfully be made.

SECTION 1: FORMAL CHALLENGE LETTER

To: Highways Development Control Manager, North East Lincolnshire Council
Dear Sir/Madam,

Re: Request for Formal Review of Highways Position - Fieldhouse Road Access (Planning Ref: DM/0297/26/REM)

I am writing to request a formal review of the Highways consultation response relating to the above application. This request is made on the basis that:

1. The previous approval was outline only (DM/0493/22/OUT, granted 27 October 2022).
2. The current proposal is materially different from the outline scheme.
3. The access lane and Fieldhouse Road junction were not properly assessed at outline stage.
4. The current design introduces new and intensified safety risks that have not been evaluated.
5. No Stage 1 Road Safety Audit has been undertaken, despite the presence of multiple high risk features.

1. Material Differences from the Outline Approval

The current scheme differs from the outline approval in several respects, including:

- Access geometry
- Footpath termination point
- Internal layout
- Vehicle turning arrangements
- Intensification of vehicle movements
-

These differences require a fresh assessment under the NPPF and Manual for Streets.

2. Access Safety Concerns Not Previously Assessed

The following hazards were not assessed at outline stage and remain unaddressed:

- The six way conflict point at the lane entrance
- Reversing movements from No. 67 across the lane mouth
- The single track width of the lane with no passing places
- Pedestrian conflict, including children and a visiting disabled resident
- Pub car park traffic interactions

- Visibility obstruction from verge parking
 - Delivery vehicle blockage due to lack of turning provision
- These are material safety issues requiring detailed evaluation.

3. Request for Stage 1 Road Safety Audit (RSA1)

Given the above, I formally request that NELC commissions a Stage 1 Road Safety Audit. This is standard practice where:

- Access geometry is substandard
- Pedestrian safety is compromised
- Intensification of use is significant
- The access interacts with multiple conflict points

4. Request for Confirmation of Previous Assessment

Please confirm:

- Whether the six way junction was assessed in 2022
- Whether reversing movements from No. 67 were considered
- Whether pedestrian safety was evaluated
- Whether swept path analysis was undertaken
- Whether any safety audit was completed

Given the above, I respectfully request that the Highways position be reviewed in full.

Yours faithfully,

John Pomfret

SECTION 2: COUNCILLOR BRIEFING NOTE

Purpose of Briefing

To request councillor intervention regarding serious and unassessed highway safety risks associated with the proposed development at Fieldhouse Road.

Key Points for Councillors

- The previous approval was outline only.
- The current scheme is materially different.
- The access lane is single track, with no passing places.

- The junction forms a six way conflict point.
 - Vehicles from No. 67 reverse across the lane mouth.
 - Pedestrians, including children and a visiting disabled resident, must walk in the carriageway.
 - Pub car park traffic interacts directly with the lane.
 - No Stage 1 Road Safety Audit has been undertaken.
 - Highways have not assessed the real world operation of the junction.
- Director for Highways & Transport

Why Intervention Is Necessary

The access presents unacceptable highway safety risks under NPPF Paragraph 115. The council must not approve a scheme where the access has not been properly assessed.

SECTION 3: REQUEST FOR STAGE 1 ROAD SAFETY AUDIT (RSA1)

Basis for Request

A Stage 1 Road Safety Audit is required because:

- The access lane is substandard in width.
- The junction is a multi arm conflict point.
- Pedestrians have no footway beyond T5.
- Reversing movements from No. 67 create direct conflict.
- Pub car park traffic introduces unpredictable movements.
- Delivery vehicles will block the lane.
- Visibility is compromised by verge

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mr John Pomfret

Address: Walworth Fieldhouse Road Humberston North East Lincolnshire DN36 4UL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: ACCESS SAFETY DOSSIER

Fieldhouse Road Junction: Request for Highways Reassessment, Stage 1 Road Safety Audit, and Councillor Intervention

Submitted by: John Pomfret Date: 7th of June

PART 2

Conclusion

These changes require the council to reassess the access under current conditions

John pomfret

Walworth, Fieldhouse Road, Humberston, DN36 4UL

ACCESS SAFETY DOSSIER

Fieldhouse Road Junction: Request for Highways Reassessment, Stage 1 Road Safety Audit, and Councillor Intervention

Submitted by: John Pomfret **Date:** 7th of June

Executive Summary:

This dossier presents a formal request for the reassessment of the proposed access arrangements associated with the current planning application at Fieldhouse Road. The evidence demonstrates that:

- The previous approval was outline only and did not approve the detailed access design.
- The current proposal differs materially from the outline scheme.
- The access lane and Fieldhouse Road junction were never properly assessed in the earlier application.
- The current design introduces new and intensified safety risks.
- A Stage 1 Road Safety Audit (RSA1) has not been undertaken.
- The access presents unacceptable highway safety impacts, contrary to NPPF Paragraph 115.

A formal review, and independent safety audit are therefore required before any determination can lawfully be made.

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Dear Sir/Madam,

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1. The previous approval was outline only (DM/0493/22/OUT, granted 27 October 2022).
2. The current proposal is materially different from the outline scheme.
3. The access lane and Fieldhouse Road junction were not properly assessed at outline stage.
4. The current design introduces new and intensified safety risks that have not been evaluated.
5. No Stage 1 Road Safety Audit has been undertaken, despite the presence of multiple high-risk features.

1. Material Differences from the Outline Approval

The current scheme differs from the outline approval in several respects, including:

- Access geometry
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- Internal layout
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-

These differences require a fresh assessment under the NPPF and Manual for Streets.

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The following hazards were not assessed at outline stage and remain unaddressed:

- The six-way conflict point at the lane entrance
- Reversing movements from No. 67 across the lane mouth
- The single-track width of the lane with no passing places
- Pedestrian conflict, including children and a visiting disabled resident
- Pub car park traffic interactions
- Visibility obstruction from verge parking
- Delivery vehicle blockage due to lack of turning provision

These are material safety issues requiring detailed evaluation.

3. Request for Stage 1 Road Safety Audit (RSA1)

Given the above, I formally request that NELC commissions a Stage 1 Road Safety Audit. This is standard practice where:

- Access geometry is substandard
- Pedestrian safety is compromised
- Intensification of use is significant
- The access interacts with multiple conflict points

4. Request for Confirmation of Previous Assessment

Please confirm:

- Whether the six-way junction was assessed in 2022
- Whether reversing movements from No. 67 were considered
- Whether pedestrian safety was evaluated
- Whether swept path analysis was undertaken
- Whether any safety audit was completed

Given the above, I respectfully request that the Highways position be reviewed in full.

Yours faithfully,

John Pomfret

SECTION 2: COUNCILLOR BRIEFING NOTE

Purpose of Briefing

To request councillor intervention regarding serious and unassessed highway safety risks associated with the proposed development at Fieldhouse Road.

Key Points for Councillors

- The previous approval was outline only.
 - The current scheme is materially different.
 - The access lane is single-track, with no passing places.
 - The junction forms a six-way conflict point.
 - Vehicles from No. 67 reverse across the lane mouth.
 - Pedestrians, including children and a visiting disabled resident, must walk in the carriageway.
 - Pub car park traffic interacts directly with the lane.
 - No Stage 1 Road Safety Audit has been undertaken.
 - Highways have not assessed the real-world operation of the junction.
- **Director for Highways & Transport**

Why Intervention Is Necessary

The access presents unacceptable highway safety risks under NPPF Paragraph 115. The council must not approve a scheme where the access has not been properly assessed.

SECTION 3: REQUEST FOR STAGE 1 ROAD SAFETY AUDIT (RSA1)

Basis for Request

A Stage 1 Road Safety Audit is required because:

- The access lane is substandard in width.
- The junction is a multi-arm conflict point.
- Pedestrians have no footway beyond T5.
- Reversing movements from No. 67 create direct conflict.
- Pub car park traffic introduces unpredictable movements.
- Delivery vehicles will block the lane.
- Visibility is compromised by verge parking.
- The proposal increases vehicle movements by over 300%.

Relevant Policy

- **NPPF Paragraph 115:** Development must be refused where it creates an unacceptable impact on highway safety.
- **Manual for Streets:** Access must be safe for all users.
- **DfT Guidance on Road Safety Audits:** RSA1 is required where new access arrangements introduce safety risks.

Request

I formally request that NELC commissions an independent Stage 1 Road Safety Audit prior to determination.

SECTION 4: MATERIAL CHANGE SINCE OUTLINE APPROVAL

Since the outline approval in 2022, the following material changes have occurred:

1. Increased Traffic Levels

Fieldhouse Road now experiences higher traffic volumes, including:

- School run traffic
- Pub traffic
- Delivery vehicles
- Residential traffic

2. Increased Pedestrian Use

The lane is now used more frequently by:

- My grandchildren
- My disabled son
- Other pedestrians with no footway provision

3. Worsened Reversing Movements

No. 67 now reverses more frequently across the lane mouth, creating direct conflict.

4. Verge Parking

Vehicles now park on the verge, obstructing visibility at the junction.

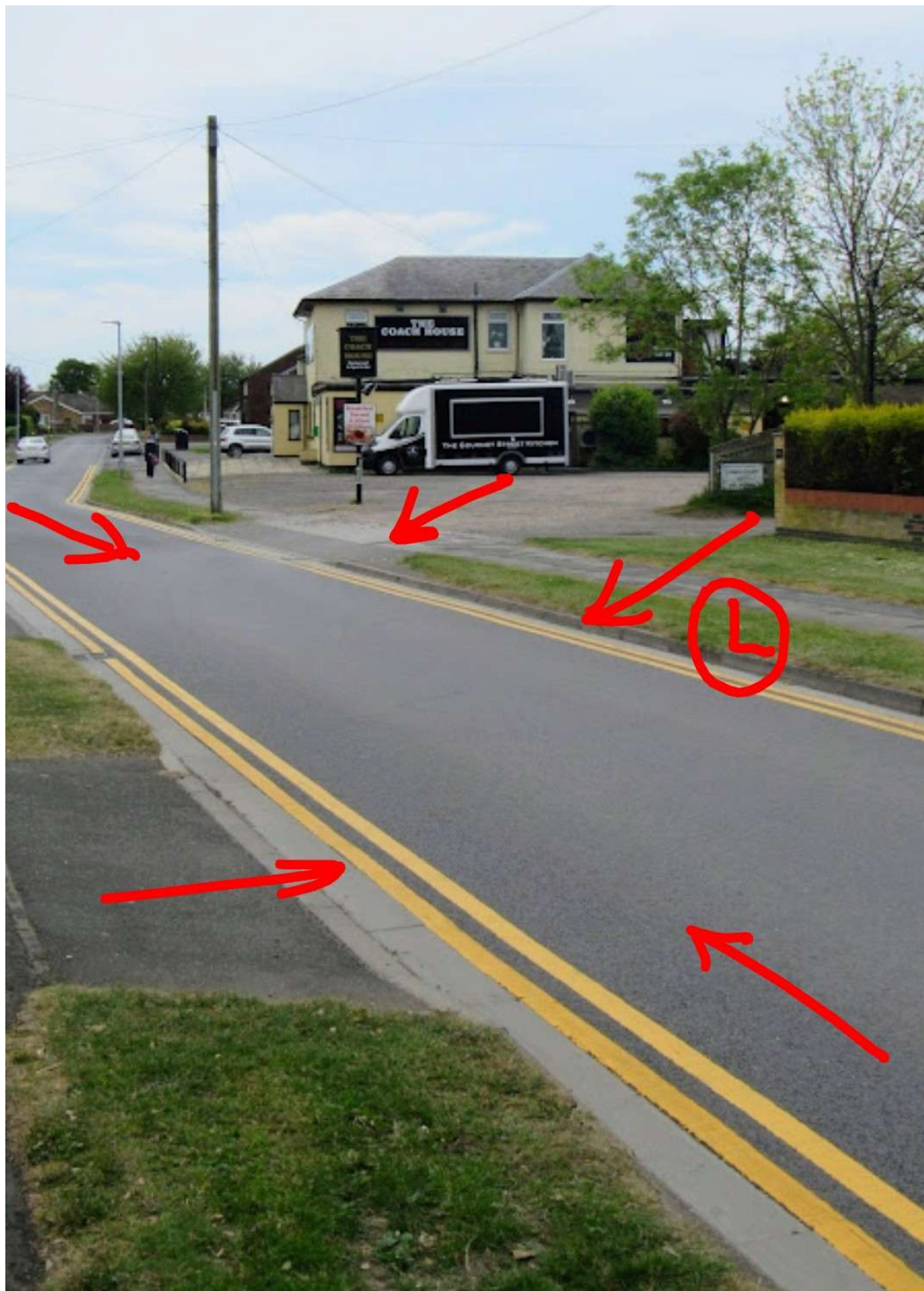
Conclusion

These changes require the council to reassess the access under current conditions

John pomfret

Walworth, Fieldhouse Road, Humberston, DN36 4UL





From: John Pomfret

Sent: 22 June 2026 17:35

To: Lauren Birkwood (NELC) ; Lara Hattle (NELC); Paul Evans (NELC); Martin Dixon (NELC)

Cc: Cllr - Simon Taylor (NELC); Cllr Oliver Freeston (NELC) >[paul batson](#) ; Sharon Wroot (NELC) ; Luke Pomfret ; Annette Pomfret

Subject: Formal Response to newly Submitted Documents (RSA, Site Plan, External Works Plan)

Importance: High

FORMAL RESPONSE TO NEWLY SUBMITTED DOCUMENTS (RSA, SITE PLAN, EXTERNAL WORKS PLAN)

Application: DM/0297/26/REM

Subject: Access, Safety, Intensification, and Condition 4 Compliance

Dear Sir/Madam,

I refer to the three additional documents recently uploaded to the planning portal in relation to the Reserved Matters application. I should note that I did not receive any written notification of these new submissions; I only became aware of them through a neighbour. Had this not been mentioned in passing, I would have had no knowledge of the updates.

I have reviewed the following documents:

- DM/0297/26/REM – Road Safety Audit (RSA)
- DM/0297/26/REM – Proposed Site Plan
- DM/0297/26/REM – Proposed External Works Plan

Following a detailed assessment, I must formally record that none of these documents address the outstanding safety, access, or intensification issues, nor do they satisfy the requirements of Condition 4 of the outline permission (DM/0493/22/OUT).

Below is a structured summary of my findings.

1. Road Safety Audit – No Change, No Mitigation, No Acceptance

The RSA uploaded is identical to the original November 2022 Stage 1 RSA. It remains:

- based on Rev A of the site plan
- missing a Designer's Response
- missing Overseeing Organisation acceptance
- missing any assessment of the junction
- missing any assessment of intensification
- missing any assessment of pedestrian flows
- missing any assessment of the final access layout

The RSA identifies four safety problems, none of which have been addressed in the new drawings:

RSA Problem 1 – Restricted visibility at pub car park
No fence lowering or removal is shown.

RSA Problem 2 – Trip hazard at Fieldhouse Road corner
No resurfacing is shown.

RSA Problem 3 – Passing place feasibility unclear due to trees
No tree removal, root protection information, or visibility analysis is shown. Even if trees were removed, the available width at this pinch point appears insufficient to provide an adequate passing place at this critical location near the junction.

RSA Problem 4 – Risk of pedestrian/vehicle collisions due to lack of lighting
No lighting is shown.

Conclusion:

Condition 4 is not satisfied. The RSA remains unaccepted, unmitigated, and unchanged from the originally submitted 2022 version.

2. Proposed Site Plan – Internal Layout Only, No Access Assessment

The Proposed Site Plan shows:

- internal layout
- passing place drawn on plan
- footpath
- turning head
- plot boundaries and levels

However, it does not show:

- visibility splays
- junction geometry
- swept paths for the lane or junction
- refuse/delivery vehicle tracking
- lighting
- RSA mitigation
- passing place feasibility
- pedestrian safety measures
- any safety improvements to the first 8m of the access road

Conclusion:

The Site Plan does not address any of the safety issues identified in the RSA or required by Condition 4.

3. External Works Plan – Internal Works Only, No Access Improvements

The External Works Plan focuses on:

- internal surfacing
- fencing
- biodiversity
- turning head adjustments
- visitor parking

It does not address:

- the first 8m of the access road
- visibility improvements
- resurfacing at Fieldhouse Road
- lighting
- junction safety
- RSA mitigation
- passing place feasibility
- pedestrian safety

Conclusion:

The External Works Plan does not satisfy any highways-related conditions.

4. No TRICS Assessment Intensification Not Assessed

None of the three documents include a TRICS-based traffic generation assessment, despite the RSA explicitly stating:

“No details of existing or projected vehicle flows, non-motorised flows or vehicle speeds were supplied.”

This means:

- no AM/PM peak hour flows
- no daily flows
- no pedestrian flows
- no cycle flows
- no delivery/refuse vehicle flows
- no intensification impact on the lane
- no intensification impact on the junction
- no conflict analysis

Conclusion:

Traffic intensification has not been assessed at all. This is a material omission.

4. Condition 4 – Still Not Discharged

Condition 4 requires:

“Details of the improvements to be made to the first 8m of the access road AND a scheme to implement the RSA recommendations.”

The new documents do not show:

- the design of the first 8m
- visibility improvements
- resurfacing
- lighting
- fence alterations
- tree removal (if permitted)
- passing place feasibility
- RSA mitigation

Conclusion:

Condition 4 remains undischarged. The access remains unapproved. Development cannot lawfully commence.

5. Formal Request for Clarification – First 8m of Access Road

Given that Condition 4 is a pre-commencement condition, I must formally request clarification on the following:

What is proposed for the first 8 metres of the access road to mitigate the identified safety and access issues?

Specifically:

1. How will visibility be improved at the pub car park conflict point?
2. How will the trip hazard at the Fieldhouse Road corner be addressed?
3. How will forward visibility and passing place feasibility be demonstrated?
4. What lighting is proposed to mitigate pedestrian collision risk?
5. What junction safety measures are proposed?
6. How will intensification be assessed and mitigated?
7. When will a Designer’s Response and RSA acceptance be provided?

These are not optional items; they are required by:

- Condition 4
- GG119
- Manual for Streets
- NPPF 115
- Local Plan Policy 5

Until these matters are addressed, the access cannot be considered safe or compliant.

Final Position In summary:

- The RSA is unchanged and unmitigated
- The new drawings do not address safety
- TRICS intensification is missing
- The junction remains unassessed
- The passing place remains unproven
- Lighting is still absent
- Condition 4 is not discharged
- The access is not approved
- Development cannot lawfully commence

I look forward to receiving clarification on the above points, particularly the required improvements to the first 8m of the access road, and the steps the applicant proposes to take to satisfy Condition 4.

Mr J Pomfret
Walworth
Fieldhouse Road
Humberston
North East Lincolnshire
DN36 4UL

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works - AMENDED PLANS & FURTHER INFORMATION REC 14-07-2026

Case Officer: Lauren Birkwood

Customer Details

Name: Mr David Fisher

Address: 11 Hewson Road HUMBERSTON Grimsby Dn364ud

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too many houses being built in Humberston , the infrastructure about Humberston will not cope with the increase in residence and that includes schools , infant , junior and comprehensive schools

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works - AMENDED PLANS & FURTHER INFORMATION REC 14-07-2026

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Katy Warrilow

Address: 29 Fieldhouse Road Humberston Dn36 4uj

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is disappointing that this lovely area is trying to get built on and our council are allowing it to happen once again, I have seen badgers there which are protected council must have been paid off to let that looked over!! and many other animals such as foxes, deers, bats, and toads and alot of birds also nest here, but Guess that's not as important as people lining there pockets

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works - AMENDED PLANS & FURTHER INFORMATION REC 14-07-2026

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Colin Warrilow

Address: 29 fieldhouse road Humberston Grimsby DN36 4UJ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are already too many houses in this area. we have recently seen an area of habitat for numerous types of nature pulled down to accommodate even more houses just across from this proposed development. When will it ever end?

Comments for Planning Application DM/0297/26/REM

Application Summary

Application Number: DM/0297/26/REM

Address: Land Off Fieldhouse Road Humberston North East Lincolnshire

Proposal: Reserved Matters Application pursuant to DM/0493/22/OUT to consider access, appearance, landscaping, layout and scale to erect 5 detached dwellinghouses with parking, landscaping, boundary treatments and associated works

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Donna White

Address: 1 The Laurels Humberston Grimsby DN36 4RL

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application as it will create a much nicer scene to the area.

The council have already passed outline planning on this site, and as the new proposed layout is almost identical to the previous passed application I can see no valid reason for this application to be refused.

All the objective comments from Walworth House and Comme Court have already been proven to be over exaggerated and mostly false.

Any problems that may have arisen from the access road are the ones that have been caused by themselves and the idea that they think the track belongs to them to be used to park and store their vehicles.

The proposed site has a granted right of way down that track, regardless of their objections. Which gives the owner just as much right to use it as they do.

As for the public right of way, the legal Right of Way runs at the back of the 2 bungalows on Fieldhouse Road where it starts/terminates between No's 65 and 67 Fieldhouse Road, and not down the track as they keep referring to. Anybody w

Item 4 - Land To South Of The Georgian
House Main Road Barnoldby Le Beck -
DM/0328/26/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/0328/26/FUL	THIS SHOULD BE SUBJECT TO WIDER DEBATE AND BROUGHT TO COMMITTEE

Contact Details: -

Signature Date 05-08-2020

Name Cllr DARREN MAYNE

Address:

Consultee Comments for Planning Application

DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Consultee Details

Name: Clerk

Address: 2 Church Lane, Laceby, North East Lincolnshire DN37 7BW

Email: Not Available

On Behalf Of: Barnoldby-le-Beck Parish Council

Comments

The proposed development is outside of the development boundary of Barnoldby le Beck, not within the local plan, and is in open countryside.

Barnoldby Le Beck is a small hamlet with minimal amenities, community features and no public transport.

The Parish Council have significant concern regarding the impact of the development on the adjacent protected trees.

This planning application would be detrimental to the character and ambience of the area.

The access road (lane) is very narrow and impossible to get two cars down side by side. Any passing place will encroach onto the public footpath and pose a danger for pedestrians.

As the local fire service has already said, getting emergency vehicles (with water access) to the development (down the narrow access lane) will be very difficult.

The Refuse Collection Area at the end of the access lane will be unsightly from the main road, spoiling the leafy beauty of the village, potentially attract pests and causing traffic incidents.

This development would increase local traffic and exacerbate local concerns regarding speeding and road safety. In turn this would create additional noise, pollution and risk for residents.

This is a public right of way which runs along this access track, which is popular and well used. The traffic movements would have an adverse effect on the PROW and those using it. Safety of pedestrians and danger to them from vehicles is a concern. It would be unreasonable to close the PROW for indefinite amount of time for this development.

Concern was raised about flooding and water as this land sits with properties above and below it on hill.

Consultee Comments for Planning Application

DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works (Amended Ownership Certificate)

Case Officer: Bethany Loring

Consultee Details

Name: Clerk

Address: 2 Church Lane, Laceby, North East Lincolnshire DN37 7BW

Email: Not Available

On Behalf Of: Barnoldby-le-Beck Parish Council

Comments

Following discussion by Barnoldby le Beck Parish Council, Councillors requested that the same objections apply as noted below:

The proposed development is outside of the development boundary of Barnoldby le Beck, not within the local plan, and is in open countryside.

Barnoldby Le Beck is a small hamlet with minimal amenities, community features and no public transport.

The Parish Council have significant concern regarding the impact of the development on the adjacent protected trees.

This planning application would be detrimental to the character and ambience of the area.

The access road (lane) is very narrow and impossible to get two cars down side by side.

Any passing place will encroach onto the public footpath and pose a danger for pedestrians.

As the local fire service has already said, getting emergency vehicles (with water access) to the development (down the narrow access lane) will be very difficult.

The Refuse Collection Area at the end of the access lane will be unsightly from the main road, spoiling the leafy beauty of the village, potentially attract pests and causing traffic incidents.

This development would increase local traffic and exacerbate local concerns regarding speeding and road safety. In turn this would create additional noise, pollution and risk for residents.

This is a public right of way which runs along this access track, which is popular and well used.

The traffic movements would have an adverse effect on the PROW and those using it. Safety of pedestrians and danger to them from vehicles is a concern.

It would be unreasonable to close the PROW for indefinite amount of time for this development.

Concern was raised about flooding and water as this land sits with properties above and below it on hill.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Brewis

Address: Barnoldby House Main Road Barnoldby-Le-Beck DN37 0AU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application.

The format is of little or no great change to previous applications which have all been refused. It falls outside the the development boundary, and is in a countryside setting with a public footpath running along and in conflict with the road.

All observations made on application number DM/0235/23FUL are still relevant.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Riyad Adamou

Address: 4A Kingsfield Farm Main Road Barnoldby Le Beck North East Lincolnshire DN37 0SB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object in the strongest terms to planning application DM/0328/26/FUL. My property, Lavender Barn, directly adjoins the site, and the development backs directly onto my garden boundary.

This application is not a new proposal in principle, it is a reversion to the same 3-dwelling scheme previously considered under application DM/0235/23/FUL, which was refused by Planning Committee on 1st November 2023 following a call-in request. The Committee's refusal was unambiguous:

The site lies outside the development boundary of Barnoldby Le Beck as defined by the North East Lincolnshire Local Plan 2013-2032, placing it firmly within open countryside where general residential development is restricted under Policies 3, 4 and 5.

The Council's own published position at that time (April 2023) showed 13.1 years of deliverable housing land supply, meaning the "tilted planning balance" was not engaged and the development was found not to be required to meet housing need.

The proposal was found to cause unacceptable visual harm to the open countryside setting, being highly visible to users of the adjoining public right of way.

Since that refusal, the applicant briefly pursued an outline scheme for 8 dwellings (DM/0261/25/OUT), which was itself heavily objected to and did not proceed. The site's status has not changed: it remains outside the development boundary, and nothing in the current application overcomes the fundamental policy conflict that led to refusal in 2023. I ask that the Council give full weight to this very recent and directly relevant planning history, which was tested and upheld at Committee level.

LOSS OF PRIVACY AND OVERLOOKING

Plot 2 of the proposed development sits immediately adjacent to my garden boundary, separated only by a seven-foot wooden fence, in the same position as in the previously refused scheme. My specific concerns are:

The proposed dwelling sits on ground that is elevated relative to my own property, and at approximately three metres to the eaves/ridge, the structure will sit well above the fence line, directly overlooking my garden.

The design includes first-floor windows facing the boundary. Combined with the elevation difference, this will place my garden and the rear of my home in direct view from the upper floor of the new dwelling.

My living room, kitchen, and children's bedrooms are floor-to-ceiling glazed on the elevation facing the site. These are private family spaces that will become directly overlooked, both from the new dwelling itself and from the daily coming and going of residents and visitors along the access road immediately behind my boundary.

Landscaping/planting proposed to screen Plot 2 from my property is not an adequate substitute for the open, undeveloped outlook I currently enjoy, and does not mitigate the loss of privacy from upper-floor windows.

LOSS OF LIGHT AND OVERSHADOWING

My property currently benefits from substantial natural light due to its open, rural aspect. The introduction of a two-storey dwelling on an elevated plot immediately to the boundary, together with the proposed screening planting, will materially reduce the light my home and garden currently receive, particularly to the elevation facing the site.

NO DEMONSTRATED HOUSING NEED - CLEAR, LOCAL OVERSUPPLY

In addition to the Council's own 2023 assessment of a healthy five-year (in fact 13-year) housing land supply, current market data (checked 4 July 2026) confirms that Barnoldby Le Beck currently has an unusually high number of substantial detached/executive homes sitting unsold, several for extended periods:

The Oaks, Main Road - GBP 1,150,000 - added 26/08/2025 (Circa 10 months on market)

Old Main Road - GBP 800,000 - added 01/03/2024 (over 2 years 4 months on market)

Kings Chase - GBP 749,950 - price reduced 02/06/2026

Main Road - GBP 600,000 - price reduced 24/03/2026

Beck Farm Mews - GBP 549,950 - price reduced 03/06/2026

Chapel Lane - GBP 499,950 - added 22/05/2026 (approx. 6 weeks on market)

6 substantial detached homes, ranging from GBP 500k to GBP 1.15 million, are simultaneously on the market in this single small settlement at the time of writing, with the longest-standing property unsold for well over two years despite price adjustment. This is not a market showing unmet demand for further large detached housing stock of the kind proposed; it is a market that is already struggling to absorb the supply it has.

This directly and currently reinforces the Committee's 2023 finding on this same site: the

development is not required to meet housing need in NE Lincolnshire, and the introduction of three further large detached dwellings into this specific village would add to an oversupply that is already visible and unresolved in the local market.

For the reasons set out above, a proposal materially unchanged from a scheme refused at Committee in 2023, continuing conflict with Policies 3 and 5 of the Local Plan, I respectfully request that this application be refused.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Andrew Buffey

Address: 4B Kingsfield Farm Barnoldby le Beck DN37 0SB

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to make a strong objection to this application

.

There have been several previous applications to develop this land and all have been declined. In particular I would refer back to DM/0235/23/FUL and the reasons documented for the refusal of this which I believe are still valid.

I do not feel it would add value to this process to repeat those reasons here nor those given by other neighbours in respect of the current matter . However, whilst I am not in a position to verify small details such as measurements I would endorse the comments made in the objections made to date by the Parish Council and other neighbours. Namely, 4A Kingsfield Farm, Park Cottage and The Georgian House.

In addition to all of this I would make 2 further points which I feel are relevant :-

1) The land involved is a haven and corridor for local wildlife.

Even a very casual inspection reveals a great variety of different species of plants, insects and birds. There are also larger mammals in the area and vicinity including rabbits, deer and badgers. Doubtless, a closer inspection would reveal the full extent of precious biodiversity.

2) Expanding on the subject of oversupply and the point of

4A Kingsfield Farm which I fully support there is also a pending application for another 5 similar houses nearby in the village (DM/0310/26/OUT)

For all of these reasons I respectfully ask that the application be declined.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Stephen Cragg

Address: Kingsfield Pond Main Road Barnoldby Le Beck DN37 OAU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Suitability & Need

The proposed site is not an allocated site within the NELC local plan 2013 -2032 and is identified as an unsustainable location which is not a designated site for the 5 year deliverable supply of housing

The only residential development outside the Development Boundary that has been approved in this location was under paragraph 80; "architecturally exceptional and enhancing the landscape" Any future development of this site, which is classified as open countryside, would presumably have to meet similar requirements.

Several attempts have been made to develop this plot and all have been refused due to the significant impact that development of this land would have on the character of the site and the surrounding countryside. This application is similar to those previously submitted in all material respects and the reasons for their refusal are still valid.

There are currently several properties for sale in the village, similar to those proposed, that have been on the market for some time indicating that there is no current high demand for properties of this nature.

Access Restrictions

The access track leading from Main Road is 4.7m wide at its widest point and 3.6m wide at its narrowest. Any widening of this track is severely constrained by an open ditch on one side and the boundary of The Georgian House on the other. Currently, it is not possible for even small vehicles to pass on this section. Due to the constraints mentioned above, widening of the track plus the construction of the vehicle and pedestrian passing places proposed will be extremely difficult, if not impossible, to achieve.

There are already, regular instances of vehicles meeting on the access road and having to reverse either back onto Main Road or back to their property. Main Road is one of the main traffic routes used during peak times and whilst this development may appear to add relatively low additional traffic volumes, the reality is that it will more than double the amount of traffic using the access track.

The additional traffic caused by this development, particularly during construction, will undoubtedly have an impact on free access to properties and could have additional safety implications with vehicles backing onto Main Rd which can be very busy at peak times.

As there is only one entry point to the access road off Main Rd, it is also difficult to understand how construction traffic and delivery vehicles will be able to safely negotiate the narrow track and maintain access for the current residents that rely on it. Access is required by the existing residents using the track at all times.

Woodland Issues

Tree Safety & Occupiers' Liability

The proposed layout includes development very close to the Protected Woodland (W1 of NEL 126). As the woodland consists predominantly of Crack Willow (*Salix fragilis*)-a species well-documented for its susceptibility to sudden structural failure-this presents a substantial foreseeable hazard. Furthermore, several buildings fall within 1.5x tree heights, increasing the risk to occupants from falling limbs or whole tree failure, particularly as some trees exhibit significant lean.

Under the Occupiers' Liability Act 1957, I am required to take reasonable steps to ensure that my land does not pose a foreseeable risk to lawful visitors. Development so close to a woodland known for structural instability would create an unreasonable liability for me as the landowner. Therefore, I respectfully request that the Local Planning Authority request an independent Arboricultural Risk Assessment by the applicant to assess the implications of building in such close proximity to this woodland.

Ongoing Pressure for Tree Management

The proposed development, being directly north of the woodland, will naturally be impacted by shade, leaf litter, and other seasonal debris. While I have no legal obligation to mitigate these natural occurrences, I am concerned that future residents may exert pressure for pruning or tree removals, which could erode the amenity and ecological value of this protected woodland. Such pressures may ultimately result in a loss of biodiversity and visual amenity over time.

From: Russell Wade

Sent: 10 July 2026 15:43

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

Subject: Objection to Planning Application DM/0328/26/FUL (Previously DM/0235/23/FUL)

Good afternoon,

Planning Application DM/0328/26/FUL

I strongly object on all grounds cited in previous objections and as detailed in the refusal for DM/0235/23/FUL which was an almost identical application.

The development boundary hasn't changed and planning policy hasn't changed, so it is of concern why the applicant might believe this application would be treated differently.

Kind Regards

Mr R.T. Wade

Milchester House,
Main Road
Barnoldby-le-beck
DN37 0AU

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Trevor Jackson

Address: Park Cottage Main Road, Barnoldby Le Beck Grimsby DN370AU

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Our objection to this proposal is the same as the objections for the previous 3 or 4 attempts to obtain planning permission.

The approach road / lane is not suitable for increased traffic. It causes rise to the risk to pedestrians, there is no path or room to create a safe passage for pedestrians. Also it would impact vehicles on the main road. The proposal suggests there is room for safe passing places, this claim is simply not realistic or true. I have personal experience of dangerously meeting a delivery van at the entrance to the lane as I attempted to turn in from the main road. This resulted in blocking both lanes of the main road momentarily until the delivery driver reversed 100 yards to a point where safe passing was possible. If safe passing was possible with the current layout that would have been completely unnecessary. Without structural improvement & widening of the approach lane, passing is not realistic. Widening is difficult given a ditch runs down the entire side of the lane all the way to the main road.

The proposed plan has 2 parking places for each property. Given the rural location it is highly likely the residents would have 2 or more vehicles, additionally visitors & deliveries, where will they park. It is highly likely the turning area for emergency vehicles would be used & compromised. Due to the enclosed nature & lack of turning areas for large vehicles it is likely our property / driveway would be considered an option by drivers to use as a turning area. This causes concern for us as the lane provides the only access to our property & must be maintained at all times & use of our driveway to turn shall not be considered & would be refused.

The report is worded very carefully & professionally to address previous biodiversity concerns.

None of the words or promises remove our concerns this development would have on the habitats of the local wildlife, some of which are protected. We live as one with the natural residents, we encourage their presence with our absence. Additionally during development & when complete the noise & light pollution would impact negatively on the area & more importantly to wild life.

Our property is considered open countryside, it is secluded & peaceful. Property no.3 compromises our privacy & the natural light of our residence. The area is not suitable for any development.

The waste management of the plan is also of concern. Additional bins / refuge is detailed in the proposal. A site visit would reveal the unrealistic solution claimed in the proposal, given the number of bins & the area in which they would be put out for collection. Also drainage & sewage measures cause concern. We are not connected to the main sewage system & our sewage treatment system drains into the ditch, can the ditch / current system cope with additional properties sewage & drainage. This raises flooding & hygiene concerns.

All of the above support the fact this area is not suitable for development & a more suitable location should be sort for development.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr DAVID WADE

Address: Park Lodge Main Road , Barnoldby-le-Beck Grimsby DN370AU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This application in principle differs little from an earlier application which was refused and turned down at appeal.

The proposal overcomes very few of the previous objections. The site is simply not suitable for residential development.

The access is inadequate and cannot be simply altered and the proximity to neighbouring boundaries would impact on their privacy.

The site is outside the development boundary of BLB, not within the local plan and is open countryside.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Christopher Glass

Address: Main Road The Georgian House Barnoldby-Le-Beck DN37 0AU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is nothing materially different to a previous application (DM/0235/23/FUL) on this site that was refused. All previous comments on said application and other similar applications (also refused) are relevant.

Comments for Planning Application DM/0328/26/FUL

Application Summary

Application Number: DM/0328/26/FUL

Address: Land To South Of The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire

Proposal: Erection of 3 detached dwellings, 1 detached double garage an attenuation pond, alterations to access and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Andrew West

Address: 3 Kingsfield Farm Barnoldby le Beck Grimsby DN37 0SB

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to express my support for this planning application.

I regularly use the access road to reach the rear of my property, and I believe this development would provide significant benefits to both local residents and the surrounding area.

The site is currently an overgrown eyesore, and I feel the proposed development would greatly enhance the visual appearance of the area by creating a much more attractive and well-maintained environment.

I also understand that improvements are proposed to the access road. These upgrades would improve road safety for residents, pedestrians and all those who use the access, which I believe is a significant benefit of the scheme.

Overall, I consider this to be a positive development that would improve the appearance of the site while providing safer access for everyone who uses the road, and I therefore fully support the application.

Item 5 - Wayside Briggsley Road Waltham
- DM/0732/25/OUT

From: clerk@brigsleyparishcouncil
Sent: 25 March 2026 09:19
To: Planning - IGE <planning@nelincs.gov.uk>
Subject: RE: Planning Consultation Ref: DM/0732/25/OUT

Good afternoon

Outline Application: DM/0732/25/OUT:

Brigsley Parish Council have reviewed the plans; and they would like to object to the application for the following reasons: Over intensification of the site (4 dwellings using the one entrance) & safety concerns raised with regards to vehicles exiting the driveway on the sharp bend.

Kind regards

Sam Martin

Sam Martin
Clerk to Brigsley Parish Council
Contact via email: clerk@brigsleyparishcouncil.com

Consultee Comments for Planning Application DM/0732/25/OUT

Application Summary

Application Number: DM/0732/25/OUT

Address: Wayside Brigsley Road Waltham North East Lincolnshire DN37 0LA

Proposal: Outline application to erect two dwellings and associated accesses with all matters reserved

Case Officer: Emily Davidson

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, and agrees with all of the points raised within the submission by the Highways Authority.

Item 6 - Rear Of 116 Humberston
Avenue Humberston Grimsby -
DM/0881/25/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

5th November 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4th November 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0881/25/FUL

Proposal: Erect 2 dwellings with integral garages, boundary treatments, solar panels and various associated works

Location: 116 Humberston Avenue Humberston

Objections – the Village Council has a formally adopted policy to object to any further back-yard development along Humberston Avenue until NELC fully examines the infrastructure of the Village with regard to GP services, traffic issues and school parking provision and access and fully takes these into consideration when permitting any further infill development. The Village Council believes that there has been too much over development along Humberston Avenue which has dramatically altered the character and nature of this part of Humberston especially with regard to increased traffic and access to services required without any infrastructure improvements. Therefore the Village Council would wish to see this application refused.

Yours faithfully,

Mrs. K. Peers – Clerk to the Council
Humberston Village Council

Wendover Hall, Wendover Lane,
Humberston DN36 4HX



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

5th August 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4th August 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0881/25/FUL

Proposal: Erect 2 dwellings with integral garages, boundary treatments, solar panels, landscaping, alterations to existing vehicular access and various associated works (amended plans received July 2026)

Location: Rear Of 116 Humberston Avenue Humberston

Objections – the Village Council has a formally adopted policy to object to any further back-yard development along Humberston Avenue until NELC fully examines the infrastructure of the Village with regard to GP services, traffic issues and school parking provision and access and fully takes these into consideration when permitting any further infill development. The Village Council believes that there has been too much over development along Humberston Avenue which has dramatically altered the character and nature of this part of Humberston especially with regard to increased traffic and access to services required without any infrastructure improvements. Therefore the Village Council would wish to see this application refused.

Yours faithfully,

KJ Peers

Ms. K. Peers – Clerk to the Council - Humberston Village Council

Comments for Planning Application DM/0881/25/FUL

Application Summary

Application Number: DM/0881/25/FUL

Address: Rear Of 116 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SU

Proposal: Erect 2 dwellings with integral garages, boundary treatments, solar panels, landscaping and various associated works (amended plans received January 2026)

Case Officer: Becca Soulsby

Customer Details

Name: Mr jonathan beckett

Address: 112 humberston avenue grimsby dn364su

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not one to really moan about anything but seems a shame to try and fit 2 dwellings into that space and one is right up to my boundary

Minimum of:

2-4 cars/4-8 persons/pets/noise levels etc

Also its the disruption of the building works

My guess your looking at at least 6 months of disruption

services to houses including gas electricity internet sewage this would cause major disruption i guess

As the access road is my side as the planner has explained to the missus this would surely cause permanent disruption

Its all the extra traffic coming down there

Home owners/delivery drivers/takeaways/Rubbish wagons

There is a tree in my garden with a TPO would this be affected???[roots]

Will the wildlife be affected ??

And as the other neighbour said surely there is enough houses being built around here

Cheers

Comments for Planning Application DM/0881/25/FUL

Application Summary

Application Number: DM/0881/25/FUL

Address: Rear Of 116 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SU

Proposal: Erect 2 dwellings with integral garages, boundary treatments, solar panels, landscaping and various associated works (amended plans received January 2026)

Case Officer: Becca Soulsby

Customer Details

Name: Mr jonathan beckett

Address: 112 humberston avenue grimsby dn364su

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Would just like to add surely this will affect privacy into our home and light into our garden

Cheers

Comments for Planning Application DM/0881/25/FUL

Application Summary

Application Number: DM/0881/25/FUL

Address: Rear Of 116 Humberston Avenue Humberston Grimsby North East Lincolnshire DN36 4SU

Proposal: Erect 2 dwellings with integral garages, boundary treatments, solar panels, landscaping and various associated works (amended plans received January 2026)

Case Officer: Becca Soulsby

Customer Details

Name: Mr David Mann

Address: 122 Humberston Avenue Humberston dn36 4su

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Don't understand the need for constant building in peoples back gardens 1 is usually bad enough but now squeezing in 2, we have enough estates being built off the avenue and more than likely the country club now.

More building work, more disruption, more disturbing the natural habitats.

Appreciate our concerns will fall on deaf ears but thought we would make it known.

Item 7 - Rear Of 43 Bramhall Street
Cleethorpes - DM/0100/25/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/0100/25/FUL 43 Bramhall Street	To bring this to committee for discussion and resolution.

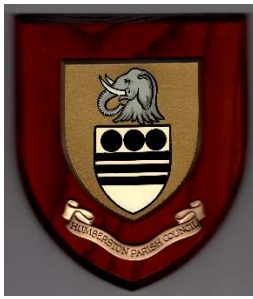
Contact Details: -

Signature ETP Kaczmarek Date 07/09/2026

Name Cllr Edward Kaczmarek (NELC)

Address: Grimsby Town Hall Town Hall Sq, Grimsby DN31 1HU

Item 8 - Land With Ponds South Of
Humberston Avenue Humberston -
DM/0300/24/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

17th April 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 16th April 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0300/24/FUL

Proposal: Variation of Condition 1 (Temporary Permission) pursuant to DM/0770/18/FUL to allow for a further temporary period of 5 years

Location: Land With Ponds South Of Humberston

Objections. The Village Council understand that this is the site of the Humberston Conservation Centre. Firstly the plans do not show the development of houses on Millennium Farm which should be shown on the overall site location plan; secondly the website for this venture advises on activities etc which the site is used for but the Village Council is unaware of any such usage and the site does not appear to be open to the public as advertised it would be. The operation of the Conservation and Ecology Centre appears to have ceased and yet the website does not reflect this. The Village Council would wish to see the application refused until confirmation of what this site is actually used for is clarified.

Yours faithfully,

KJ Peers

**Mrs. K. Peers – Clerk to the Council
Humberston Village Council**



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

5th August 2026

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4th August 2026 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0300/24/FUL

Proposal: Variation of Condition 1 (Temporary Permission) pursuant to DM/0770/18/FUL to allow for a further temporary period of 2 years *Clarified Description*

Location: Land With Ponds South Of Humberston Avenue Humberston

Objections – the VC would reiterate its previous concerns about this site as it has been closed now for the last two years with no public access allowed to what was supposed to be a Conservation and Ecology Centre. If that scheme is no longer viable through the CIC which was formed, then the VC cannot understand why permission to extend the condition is being applied for. If the land is being retained for private use then this permission should not be necessary.

Yours faithfully,

KJ Peers

Ms. K. Peers – Clerk to the Council - Humberston Village Council

Wendover Hall, Wendover Lane,
Humberston DN36 4HX

Comments for Planning Application DM/0300/24/FUL

Application Summary

Application Number: DM/0300/24/FUL

Address: Land With Ponds South Of Humberston Avenue Humberston North East Lincolnshire

Proposal: Variation of Condition 1 (Temporary Permission) pursuant to DM/0770/18/FUL to allow for a further temporary period of 2 years *Clarified Description*

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Mike Harrison

Address: 2 Clover Cottages Humberston Avenue, Humberston Grimsby DN36 4SU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This was an area of natural beauty previously with unfettered access to the pond and surrounding banks which allowed local families to enjoy the area without restriction. Since the trust took over in theory to develop a conservation centre, in all the times we have walked past it there has been no-one there. The fenced off area is like a prison compound and the site has been largely left to deteriorate to a point where it looks derelict and disused and has become a complete eyesore. This site does nothing in respect of conservation, rather it has simply prevented locals from enjoying the area and is completely run-down. I would be in favour of refusing any further extensions, indeed the trust should be made to remove all the outbuildings forthwith and return the site to its previous state.

Item 9 - Milchester House Main Road
Barnoldby Le Beck - DM/0546/26/FULA

Consultee Comments for Planning Application

DM/0546/26/FULA

Application Summary

Application Number: DM/0546/26/FULA

Address: Milchester House Main Road Barnoldby Le Beck DN37 0AU

Proposal: Erect two storey side extension with rooflights and associated works

Case Officer: Mark Danforth

Consultee Details

Name: Clerk

Address: 2 Church Lane, Laceby, North East Lincolnshire DN37 7BW

Email: Not Available

On Behalf Of: Barnoldby-le-Beck Parish Council

Comments

BLB Parish Council noted that this further application relates to the cutting down of some trees. It is requested that this be reviewed as the trees have TPO's on them. If planning is approved, then there should be a condition to plant replacements of same species within the plot.

The new extension will project even further forward than neighbouring house (Myma Duncan Cottage), causing concern about building lines and the blocking out of light and sun to neighbouring properties.

Construction traffic remains a concern; it is requested that the work is carried out under condition of it being under reasonable hours and that no construction traffic or contractors park on the main road / verges.

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Customer Details

Name: Mrs Pamela Ritchie

Address: Myrna Duncan Cottage, Main Road Barnoldby-Le-Beck Grimsby, N E Lincolnshire DN37 0AU

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: With regard to this planning application we wish to register that we have no issue whatsoever to the proposed quality addition to our immediate neighbours property. We fully support this application.