

Date 14th February 2023

Development Management Services – Planning,
North East Lincolnshire Council,
New Oxford House, 2 George Street,
Grimsby, North East Lincolnshire, DN31 1HB

RE: Planning Application –DM/1109/22/FUL
(Pleasure Island)

Sirs,

I object to the above application on the grounds it is for retailing and residential use alone and not the leisure and tourism it purports to be.

No seaside resort would consent to an application of this nature on prime foreshore real estate so close to the seafront and previously given to leisure usage.

Moreover, this application contravenes existing development plans for the area and has public right of way issues. How this application has ever seen the light of day requires explanation.

For consent to be given to this application a reversal of public policy by the authority is required. This would be unusual when this is a private initiative and not a public one sponsored by NELC.

This application is for a fundamental change of use and lacks any commercial or developmental credibility. It is nothing more than a speculative exercise in Lidl's quest for expanding its estate and one of many such.

Consent to this application will have far-reaching ramifications to existing and future applications and will set a planning precedent that will undermine the tourist economy of Cleethorpes.

The reported agent for this application is Lichfield's. It appears most likely these are representing Lidl alone.

Also mentioned is YPG Projex Ltd as architects which uses the business address of Ming Yeung's YPG company in Liverpool though the public record shows it owned by another and not Ming Yeung.

The justification offered by Lichfield's for the choice of this site is wholly specious and unworthy of the reputable professionals I know them to be. The Ramsdens site cannot ever

have been under serious consideration being so close to the Aldi merely yards away. Lidl does not go head-to-head with Aldi in locating real estate. The paucity of suitable sites for food retailing is long established in Cleethorpes – there are none, otherwise Cleethorpes would already have them.

It is also curious Lidl are considering this site when the demographics of the catchment differs markedly from their other local stores. The Pleasure Island site is located in a more affluent electoral ward than their two other local stores and doesn't easily sit with their established customer base.

It seems highly improbable this application is the consortium bid it portrays itself to be with four parties mentioned by Lichfield's.

The application is therefore presented as one when it is in effect two separate applications - one from Lidl to build a supermarket and another from a different party for consent to build residential units.

This is supported by drawings for the Lidl store and retailing being produced by a company working for Lidl (SMR) while the remainder of the drawings (hotel, chalets, etc) are produced by YPG Projex which is part of Lidl's partner in this application.

It appears Lidl has no involvement in aspects of this application other than the supermarket and this raises the issue of how this application is being funded if it is to materialise.

The likelihood is that we have a development of a supermarket by Lidl through the purchase of the required land on this site from the other parties to this application.

This is likely projected to fund the development of the residential units in this application.

It appears any hotel, leisure unit, or other retail units mentioned in this application are only ever likely to be built using the same Lidl formula – they buy land from the other party to this application and construct themselves.

The parties to this application (other than Lidl) appear only interested in residential development of this site. It also requires mentioning they appear insufficiently funded to complete a transaction of this reported size.

This is very clearly an underhand application to build a supermarket on a site where consent would be refused by presenting this application as a leisure development along the lines of 'Center Parcs'. It is nothing of the kind and is not a tourist development.

Using the phrase (as the applicant has) 'Centre Parcs by the sea' is wholly misleading and this linkage is a cause for concern as the Centre Parks company has no connection to this application.

Centre Parcs are self-contained resorts offering accommodation and amenities for leisure and recreation. They command a much larger acreage than the Pleasure Island site. They are holidays offered on a package basis. The company operating these sites solicits its own tourist clientele.

Aldi has already been warned off any development on the nearby Meridian Point site (which does not have food retail consent) and here we have yet another food retailing application on a prime foreshore site even closer to the seafront.

Should consent be given to this application it is likely the Meridian Point development will submit an application along similar lines for food retailing. An opportunity then presents itself for Tesco to open another spoiler Express store (as it has with the Market Hotel site in Grimsby close to a Lidl store) to damage the economy of this proposed Lidl site.

The siting of a food retailer/supermarket next to the 'beck' is just ridiculous when the area has witnessed tidal inundation in the past. The site is a known flood risk and unsuited to year-round occupation.

It is also irresponsible for this application to include two lakes which torrential downpours might overtop and flood the site down to the 'Beck' where the supermarket is projected to locate.

The 'coup de grace' of this application is the intensive development of the site with the proposal for 272 lodges (which means in translation 'chalets'). This is clearly a residential development.

These are unlikely to be built in this number other than on the instalment plan – a few at a time for the reason their sale is likely to be required to fund further building. The eight-year construction cycle mentioned in the application endorses this view and is likely to be an understatement.

I cite the ridiculously slow development of the residential transformation of the former Birds Eye factory on Ladysmith Road and the prolonged presence of eyesore hoardings (also reported to involve this applicant).

It is preposterous a cycle hire facility is mentioned when the applicants should be aware residents are likely to be long term and vehicle users. It is utterly risible to include a two-storey cycle hire facility. This is one of the many exaggerated claims this application makes and appears intent to influence tourist claims for the application when none exist.

It is also instructive this number of units is very close to the number found on the Fitties.

Their size is also preposterous – reported in the press as 10 or 8 berths (translated into English this would mean 4 or 5 bedrooms). This would relate to a community of more than two thousand inhabitants. Even with four residents per chalet the number is around 1000. This is a significant influx for local public services to carry, not least of which would be school places.

Further press reports suggest the developer is seeking a sale price for each of these chalets of between £120k and £220k.

This places this development in a higher price band than many residential properties in the surrounding area and at a far higher level than it is credible can be sustained on the basis of Cleethorpes tourism.

The plots we are informed would be sold freehold. We would have owner occupied chalets with no apparent management of rental opportunity for tourist occupation (unlike the arrangements that exist at Thorpe Park).

The application mentions provision for a management centre. This appears merely a distractor giving the impression this is a holiday park being actively operated. This is hardly likely when the chalets are offered freehold and the asking price most likely out of range of any tourist Cleethorpes has ever seen. This management centre appears unlikely ever to be built or required.

This leaves open year-round usage by owner occupiers, notwithstanding any planning restriction limiting such occupation to a shorter period. If occupiers are paying council tax they are residents and not tourists.

This application is not for a tourist park as claimed but for a housing estate by another name.

Given the reported asking price purchasers are certain to use these chalets as their primary residence and not their secondary residence as a restricted consent for occupation would require.

It is preposterous to claim chalets in this price range would attract the tourist or the investor offering tourist lets. Any letting of such units is likely to be to locals on the basis of year-round occupancy.

This is not a merely incidental observation and reference should be made to this applicant's history in residential house building and renovations offered for sale only to be let due to a lack of buyers.

The nature of any such letting also gives rise to concerns when good tenants are in short supply while the problematic abound. Should letting to local homeless occupy the site the tourist economy of the surrounding operators is likely to be damaged.

It appears that part of the Pleasure Island site already has consent for caravans. However, a caravan (static or touring) is moveable whereas a chalet (or lodge) is fixed and is not. The two are separate and distinct and this application is seeking a fundamental change of use.

Should consent be given for year-round occupation of residential development on this site it is almost certain similar consents will have to be given for both the Fitties and eventually Thorpe Park.

Indeed, should these chalets be sold freehold and occupied as a primary residence it is certain a repeat of the Fitties debacle would follow and numerous planning applications for year-round occupation on adjacent tourist sites would follow.

Should these be granted the materials used in this initial construction will likely change to more traditional bricks and mortar and a fully-fledged residential estate will develop to consume the surrounding tourist estate.

Consent here would leave this site and the Fitties sandwiching both Thorpe Park and Pearl/Beachcomber sites.

Should Thorpe Park caravans become owner occupied as a result of consent of this application there would be nothing for Bourne Leisure to offer tourists under their Haven brand. The likely sale of the site to a residential developer would surely follow.

It should be noted both Thorpe Park and Pearl/Beachcomber are now owned by private equity investors and these often asset strip and sell on.

Should this be for residential development Cleethorpes would cease to be a tourist destination by reason of having little or no accommodation for conventional stays. There is no such thing as a day visitor only seaside resort - all resorts depend on visitor accommodation.

Of relevance to this application is another currently pending decision. This is reference DM/0778/22/FUL. This is for a new build on a vacant plot on the Fitties.

The agent differs to this application as does the applicant who is a local estate agent. This application has met with a number of fierce objections. However, the applicant here (Adrian Smith) has publicly expressed interest in constructing new build properties on vacant land on the Fitties estate.

There are further alarming parallels to be drawn with the Fitties experience.

Chalet valuations have risen to levels previous thought unlikely. The Land Register appears to show one chalet with a valuation of £220k. Given the restricted occupancy of the site this is eye watering. A few other chalets are close to the £200k mark and this is likely to be connected to a number of recent planning applications for demolition and rebuilding (despite the area being designated as Conservation).

The difficulty here is explaining these high valuations in the absence of discernible excess demand forcing up prices. There are very few registry transactions on the Fitties estate.

This leaves a number of open questions: Who are the buyers at these inflated valuations? Are these transactions contrived on the basis of cost of construction rather than market value determined by demand?

A 148-bed hotel would be the largest in the area. It is clearly intended for the business guest and unlikely to offer any advantage to the tourist industry on which Cleethorpes depends unless it markets to tour operators (the largest of which has recently failed) and this appears not to be the case. The claim is made that 318 full time jobs would be created in this aspect alone. This is entirely unsubstantiated.

No operator of this hotel is named (and is likely to be difficult to find with a Premier Inn so close) and we are informed through the press that this hotel would serve the sub-contractor (who usually lodge on Isaacs Hill) and is hardly indicative of either an up-market establishment or of serving the tourist.

It is unlikely ever to be built and only intended to disguise the true intent of the application which appears to be consent for a supermarket and residential development and nothing more. To compound matters this application seeks consent for a further 74 hotel beds in a second hotel.

Their purpose appears to be to create a space in the proposal for later usage for further retailing. A likely application for a consent variation would follow and it is disturbing press reports already cite Home Bargains as an interested party. It is likely any garden centre mentioned in this application would solely consist of a shelf or two within the Home Bargains store.

Should Home Bargains build on this site it is likely to impact The Original Factory Shop on Meridian Point. The two do not usually go head-to-head as the Factory Shop generally seeks niche locations to avoid direct competition.

The notion this hotel incorporates a casino is just ridiculous. The likelihood of Cleethorpes being granted a casino license lies somewhere between 'non-existent' and 'No way Jose'. It is one of the many distractors inserted into this application to improve credibility where none exists.

Costa Coffee is mentioned and a drive through facility established. This like many of the claims in this application appears unsubstantiated. It appears reasonable to assume the funding and actual construction of any such facility would be solely at Costa's expense and not the applicant. A Starbucks site is already in place at the nearby Meridian Point.

Mention is made in the application of a food hall offering flexible space for pop-up food and drink operators. This is a circuitous and disingenuous disguising of indoor market stalls unlikely to generate substantial tourist revenues. It does not sit well with the hotels and the claims made for them which include a 'traditional' restaurant. It is just ridiculous to site an indoor market next to a hard discounting food retailer as Lidl is.

Mention is made of a leisure unit. The accompanying statements indicate this is likely to be an amusement arcade. It is a further example of a distractor seemingly intended to persuade planners this is something other than what it actually is. It offers the tourist nothing and requires finding an operator.

These glaring mismatches betray the woeful intellectual inadequacies of the entire application. Distractors abound clearly giving the impression this application is a tourist development when it very certainly is not.

The claims for employment numbers are presented unsubstantiated and do not appear based on operator experience – other than Lidl no operator is named.

The construction of the supermarket will carry short term opportunities, but there appears no likely development of the rest of this application without other parties funding and carrying out construction themselves. This leaves chalet construction which is likely to be small scale and offering few employment opportunities. This is likely to be where the eight-year construction cycle is directed.

Further specious claims are made on the value to the public purse this application would offer. There is no visible evidence of the basis for these claims and no mention of the likely outgoings the authority would incur. The scale of the residential development is likely to incur school places with residents using the development as a primary home and not a secondary home.

It is illuminating this application has seemingly come from those with local connections.

Seaside Getaways Ltd uses the Liverpool business address of Ming Yeung who is listed as a director along with Adrian Smith whose other business interests operate from local (NELincs) addresses. However, Ming Yeung appears not to have a financial interest in the company and is not listed as a shareholder at Companies House. The shareholders are listed as Adrian Smith and a Latvian national. This company appears to have no employees and its capital is £100. This is hardly sufficient funding for a project of this reported size (variously given as between 50 and 100 million, though now given without any substantiation as £65.9 millions). It is also the case the company was subject to a compulsory striking off order at Companies House though this was later rescinded.

YPG FAB 2 Ltd uses the same Liverpool address as Seaside Getaways Ltd. Ming Yeung is not listed at Companies House as a director of this company. Adrian Smith and the same Latvian national who are listed as shareholders in Seaside Getaways Ltd are directors. Two shareholders are listed at Companies House and these are Adrian Smith and a second Latvian national. This company has also been subject to a compulsory strike off order (later rescinded) and again appears insufficiently funded for a project of this reported size.

The use of Mr. Yeung's interests (when he appears not to be financially involved in this project) appear to influence credibility for an application woefully flawed and unworthy of consideration.

It also requires mentioning Mr Yeung's main business vehicle reportedly collapsed with debts around seven million pounds. It is impossible to imagine the source of funding for a project of this reported size.

Furthermore, the public record appears to show the Pleasure Island site was acquired through the purchase of Dewarsavile Enterprises Ltd which was set up by the previous owner and which operated Pleasure Island. Initially ownership of this company was filed as Clearance Expert Ltd (another Adrian Smith owned company).

The company is now showing the sole shareholder as Church Lane Humberston Ltd which is wholly controlled by Adrian Smith and which appears to have sustained financial losses shown in the last accounts.

This application therefore appears to come from Lidl and one other party which appears to be Adrian Smith. This hardly constitutes a consortium.

Additionally, using the names of prominent national businesses as prospective tenants (as the applicant reportedly has) in support of this application appears misleading.

It is likely the applicant does not have any firm undertaking from any of the firms so mentioned that commit to this proposal without the consent this application seeks.

Public statements from the applicants claim the Pleasure Island site was purchased for a low six figure sum.

It is more likely to be a considerably lower figure as the site was extensively asset stripped by the previous owner and there would surely be a need to eliminate any continuing

financial exposure. Not least of which would be the site's deteriorating condition. The site also lacked planning consent other than for tourism. Had retail consent for this site been thought feasible it would surely have been submitted by the previous owner.

It should be noted there is no public evidence the previous owner made sufficient efforts to dispose of the business as a going concern.

Also conspicuous by its absence is public evidence of any NELC intervention unlike in 2010 when a sudden closure of the site incurred a NELC response.

The granting of consent here will increase the site's value into the seven-figure bracket without any work being done by the applicant.

Such a lucrative windfall would be accompanied by an even larger return should the proposed residential chalets be sold at the prices announced.

In addition, it appears much of the remaining site would be sold to other parties rather than developed by the applicant further adding to this lucrative windfall and without requiring substantial applicant funding.

The present eyesore status of the site is indicative of known developer stratagems whereby a site is left to fall into decay in the hope planners will grant any consent just to remove the eyesore. It is pertinent to point out other authorities might well have issued an enforcement order by now to clean up the site.

Yet another stratagem of developers is to obtain consent of any kind only to later seek a variation resulting in a markedly different project to the original.

The applicant offers in support a public response consultation report. This is clearly highly unscientific in nature, selective in presentation, and offers no explanation of how solicited responses were filtered out. It was also conducted in a far too short a window with not enough publicity and on a very small sample unlikely to be representative. This is not independent of the applicants.

Since the public release of notice of this application further responses in support of this application can be found on the NELC Planning Portal.

These positive conclusions for the application conflict with the negative public responses published locally in the press and this requires explanation. In the light of the brevity of some of the supportive comments on the Planning Portal their probity is open to question. This is indicative of a concerted attempt to influence public responses in the applicants favour and requires both investigation and explanation. It raises the possibility such comments were solicited and not independently offered.

The applicant also offers a market survey update in support. This was commissioned by the applicant and is also not independent of them. It uncritically accepts the premise that the Pleasure Island site was closed due to falling revenues. This was the justification offered by the previous site owner and which conflicts with earlier press statements that in the previous year or so business had been good enough for a healthy bank balance to be held. It takes no account of what can only be described as the eccentric management of the

previous owner when closing the site with summary dismissal of all staff on the grounds a change of ownership arrangements was taking place in the family. The only conclusion to be drawn from the site closure is the previous eccentricity continued with an asset strip in preference to sale as a going concern.

It is therefore highly contentious for this market update to claim no other operator could be found for the site when clearly it would require substantial investment after the asset strip and all this in a market where the hospitality sector was under strain due to lockdowns and price inflation.

This application is merely a cynical attempt by Lidl to obtain consent of a highly contentious nature, on a site never given to retail development, by reason of disguising their true intent with an implausible scheme lacking credible partners.

The gross implausibility of this application renders it highly unlikely any hotel, or structure other than residential chalets and further retail units, will ever be developed leaving open a massive house building undertaking on prime foreshore real estate.

It is astonishing a company of Lidl's standing should be party to this when it is seemingly the work of one individual whose public business record appears to show is insufficiently funded for a scheme of this dimension and seemingly has no previous experience of this nature. They should not be lining the pockets of one individual with a get rich quick scheme that would damage Cleethorpes tourism should this site be lost to it.

Recent press postings by the public raise troubling, though unsubstantiated, matters of a business nature outside the remit of planning control and adding to the controversial nature of this applicant's planning history.

I repeat, no seaside resort would grant consent of this nature on such an important site for tourism on which the resort's economy depends.

The Pleasure Island site is prime foreshore real estate and always offered an amenity to attract, amuse, and entertain the tourist to the resort. This application does none of this.

This application is for a private initiative, yet consent requires a change of public policy which can only be with the consent of the political leadership at NELC.

The question has to be whether NELC place the public interest above private and commercial interest.

The decision on this application will be seen by Cleethorpes residents as a monumental statement by the authority of its commitment to the town as a civic entity and its status as a tourist destination and seaside economy.

The domino effect is all too evident should consent for this application be given.

I object to this application as a member of the public. It should be refused consent and dismissed out of hand.

Gerry Walker
58 Elliston Street
Cleethorpes
DN35 7HU.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study, Sequential Test, FRA, NPPF Note and HRA.

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Gerry Walker

Address: 58 Elliston Street Cleethorpes DN35 7HU

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I object to the latest amended plans submitted June 2025 in relation to the Pleasure Island application (Ref: DM/1109/22/FUL) on the following grounds:

This is not just another decision to be made, for the application contravenes existing policy. To gain consent the applicant requires a change of public policy and not merely planning approval. This places the authority as a party to the transaction which appears entirely private with no public funding. Consent here would grant food retailing which is already denied on the adjacent Meridian Point site.

Neither is this application about flood risk alone.

This is an application where consent would set a precedent with far reaching ramifications for Cleethorpes tourism and further planning control.

1. This application is for two separate proposed developments and not the single development it purports to be. Lidl appears not to be funding the entire development - only their own store and associated retailing. Unless this proposed Lidl store increases the total grocery market in the district most or all of its revenues will be from other local stores doing nothing to further the local economy. It is opportunistic for Lidl to attempt to gain planning consent by the device of using another development for a site where their own application alone would be unlikely to succeed.
2. This application describes a tourist holiday park which is a gross misrepresentation to disguise the fact this is a residential development in every respect. The developer proposes to sell the freehold of each unit at prices that preclude other than owner-occupation that would be all year-round (notwithstanding, and in violation of, any planning constraints).
3. The Kings Road (Pleasure Island) site is unsuited to retail development. On the opposite side of the road the Meridian Point development has seen the recent demise of the 'Leading Labels' store. This alone undermines the original rationale of the development. (Should any mid-sized Tesco store be located next door it is likely to sell clothing in competition). Despite this store's rebirth under another name it leaves 'The Original Factory Shop' as the only other retail unit. This retailer seeks niche locations that are unopposed and is likely to also vacate the site should the proposed (in this application) 'Home Bargains' store be developed nearby. Furthermore, this business is reportedly loss making and has recently changed owners leading to concerns the local store might not stay open and fears its economy would be damaged by a close sited competitor such as Home Bargains.
4. It is likely that Tesco (who have already made submissions in respect of this application) would seek to oppose any Lidl development on the Pleasure Island site. They have previously opposed the Lidl store on Cromwell Road Grimsby by siting an Express (convenience store) at the former Market Hotel. The Meridian Point site having a vacant unit that would be large enough for a mid-sized store (not convenience) is likely to attract Tesco. It is also the case that any Lidl store on Kings Road together with a larger Tesco at Meridian Point is likely to impact the Hardy's Road retailing which serves the same catchment. The convenience store in Hardy's Road is likely to be impacted in particular and this also hosts a post office the community cannot afford to lose. Meridian Point does not appear to have consent for food retailing, though any such application denied consent is likely to succeed on appeal should Lidl be permitted to open on the Pleasure Island site.
5. Any restricted consents (should this application succeed) on the extent of annual occupancy for the residential part of this application is likely to be subject to a future application for a variation. Should any application for variation to extend the occupancy to year-round be denied it is likely to succeed on appeal when part of the site already has consent for year-round occupancy (though not for permanent fixtures as chalets are).
6. The ramifications for this application being given consent are far reaching. It is likely that Fitties tenants would seek all-year occupancy if this is given to the Pleasure Island site. Furthermore, the likely domino effect might extend to Thorpe Park (now Haven Cleethorpes Beach) and the adjacent Beachcomber (now Pearl Cleethorpes). Both are now owned by private equity interests who generally seek to sell on and leverage asset value. Should the Pleasure Island site have year-round residential consent it is likely both these tourist parks will seek similar. This is likely to

ultimately lead to the whole of the tourist accommodation offer that Cleethorpes has being lost to full scale residential development. Blackstone (the US owner of Bourne Leisure/Thorpe Park) has already sold the freeholds of the three Butlins sites to institutional investors before disposing of the remainder of that operation to a third party. Should the freeholds of the Haven and Pearl sites be disposed of in this same manner it is highly likely they would interest a future residential developer.

This is an application for a fundamental change of use.

Consent for year-round occupancy is residential development when chalets are sold freehold for prices between £120-220k, (as reported). It is highly unlikely these chalets will be occupied other than as an only (primary) residence and not as a second home and holiday home as this application claims.

Furthermore, who is to maintain the site common areas (infrastructure)? Where residents each pay council tax the whole site cannot be considered a business proposition as a holiday park for tourists.

Should a resident owned management company eventually become responsible then this application cannot be for a holiday park, can it? And if residents cannot afford the upkeep of common areas who is to pay?

With owner-occupation is likely to come a public services demand and none of this has been factored into this application. The number of chalets is similar to the Fitties and might easily give rise to a population increase in the range of one thousand or more. Signhills school would serve this catchment and is already oversubscribed to consider just one element this application involves.

Consent to this application is likely to result in an eventual scheme materially different from the one in this amended application. Should retail development expand on both the former Pleasure Island and Meridian Point sites it is likely to damage not only the immediate catchment, but St. Peters Avenue and the High Street to the detriment of the entire community of the resort.

This application is about one issue alone - the setting of a precedent for year-round and therefore residential occupation of a prime tourist location and damage to the seaside economy of Cleethorpes.

No other seaside resort would give consent of this nature on prime foreshore real estate which has never previously had a retail presence.

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This places the authority as a party to the transaction which appears entirely private with no public funding. Consent here would grant food retailing which is already denied on the adjacent Meridian Point site.

Neither is this application about flood risk alone.

This is an application where consent would set a precedent with far reaching ramifications for Cleethorpes tourism and further planning control.

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2. This application describes a tourist holiday park which is a gross misrepresentation to disguise the fact this is a residential development in every respect. The developer proposes

to sell the freehold of each unit at prices that preclude other than owner-occupation that would be all year-round (notwithstanding, and in violation of, any planning constraints).

3. The Kings Road (Pleasure Island) site is unsuited to retail development. On the opposite side of the road the Meridian Point development has seen the recent demise of the 'Leading Labels' store. This alone undermines the original rationale of the development. (Should any mid-sized Tesco store be located next door it is likely to sell clothing in competition). Despite this store's rebirth under another name, it leaves 'The Original Factory Shop' as the only other retail unit. This retailer seeks niche locations that are unopposed and is likely to also vacate the site should the proposed (in this application) 'Home Bargains' store be developed nearby. Furthermore, this business is reportedly loss making and has recently changed owners leading to concerns the local store might not stay open and fears its economy would be damaged by a close sited competitor such as Home Bargains.

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Meridian Point does not appear to have consent for food retailing, though any such application denied consent is likely to succeed on appeal should Lidl be permitted to open on the Pleasure Island site.

5. Any restricted consents (should this application succeed) on the extent of annual occupancy for the residential part of this application is likely to be subject to a future application for a variation. Should any application for variation to extend the occupancy to year-round be denied it is likely to succeed on appeal when part of the site already has consent for year-round occupancy (though not for permanent fixtures as chalets are).

6. The ramifications for this application being given consent are far reaching. It is likely that Fitties tenants would seek all-year occupancy if this is given to the Pleasure Island site. Furthermore, the likely domino effect might extend to Thorpe Park (now Haven Cleethorpes Beach) and the adjacent Beachcomber (now Pearl Cleethorpes). Both are now owned by private equity interests who generally seek to sell on and leverage asset value. Should the Pleasure Island site have year-round residential consent it is likely both these tourist parks will seek similar. This is likely to ultimately lead to the whole of the tourist accommodation offer that Cleethorpes has being lost to full scale residential development. Blackstone (the US owner of Bourne Leisure/Thorpe Park) has already sold the freeholds of the three Butlins sites to institutional investors before disposing of the remainder of that operation to a third party. Should the freeholds of the Haven and Pearl sites be disposed of in this same manner it is highly likely they would interest a future residential developer.

This is an application for a fundamental change of use.

Consent for year-round occupancy is residential development when chalets are sold freehold for prices between £120-220k, (as reported). It is highly unlikely these chalets will be occupied other than as an only (primary) residence and not as a second home and holiday home as this application claims.

Furthermore, who is to maintain the site common areas (infrastructure)? Where residents each pay council tax the whole site cannot be considered a business proposition as a holiday park for tourists.

Should a resident owned management company eventually become responsible then this application cannot be for a holiday park, can it? And if residents cannot afford the upkeep of common areas who is to pay?

With owner-occupation is likely to come a public services demand and none of this has been factored into this application. The number of chalets is like the Fitties and might easily give rise to a population increase in the range of one thousand or more. Signhills school would serve this catchment and is already oversubscribed to consider just one element this application involves.

Consent to this application is likely to result in an eventual scheme materially different from the one in this amended application. Should retail development expand on both the former Pleasure Island and Meridian Point sites it is likely to damage not only the immediate catchment, but St. Peters Avenue and the High Street to the detriment of the entire community of the resort.

This application is about one issue alone - the setting of a precedent for year-round and therefore residential occupation of a prime tourist location and damage to the seaside economy of Cleethorpes.

No other seaside resort would give consent of this nature on prime foreshore real estate which has never previously had a retail presence.

I object to the amended plans submitted January 2025 in relation to the Pleasure Island application (Ref: DM/1109/22/FUL) on the following grounds:

This is not just another decision to be made, for the application contravenes existing policy. Consent here would grant food retailing which is already denied on the adjacent Meridian Point site.

Neither is this application about flood risk alone.

This is an application where consent would set a precedent with far reaching ramifications for Cleethorpes tourism and further planning control.

1. This application is for two separate proposed developments and not the single development it purports to be. Lidl appears not to be funding the entire development – only their own store and associated retailing. It is opportunistic for Lidl to attempt to gain planning consent by the device of using another development for a site where their own application alone would be unlikely to succeed.
2. This application describes a tourist holiday park which is a gross misrepresentation to disguise the fact this is a residential development in every respect. The developer proposes to sell the freehold of each unit at prices that preclude other than owner-occupation that would be all year-round (notwithstanding, and in violation of, any planning constraints).
3. The Kings Road (Pleasure Island) site is unsuited to retail development. On the opposite side of the road the Meridian Point development has seen the recent demise of the 'Leading Labels' store. This alone undermines the original rationale of the development. Despite this store's rebirth under another name, it leaves 'The Original Factory Shop' as the only other retail unit. This retailer seeks niche locations that are unopposed and is likely to also vacate the site should the proposed (in this application) 'Home Bargains' store be developed nearby.
4. It is likely that Tesco (who have already made submissions in respect of this application) would seek to oppose any Lidl development on the Pleasure Island site. They have previously opposed the Lidl store on Cromwell Road Grimsby by siting an Express (convenience store) at the former Market Hotel. The Meridian Point site having a vacant unit that would be large enough for a mid-sized store (not convenience) is likely to attract Tesco. (Should any mid-sized Tesco store be located next door it is likely to sell clothing in competition with Meridian Labels). It is also the case that any Lidl store on Kings Road together with a larger Tesco at Meridian Point is likely to impact the Hardy's Road retailing which serves the same catchment. The convenience store in Hardy's Road is likely to be impacted and this also hosts a post office the community cannot afford to lose. Meridian Point does not appear to have consent for food retailing, though any such application denied consent is likely to succeed on appeal should Lidl be permitted to open on the Pleasure Island site.

5. Any restricted consents (should this application succeed) on the extent of annual occupancy for the residential part of this application is likely to be subject to a future application for a variation. Should any application for variation to extend the occupancy to year-round be denied it is likely to succeed on appeal when part of the site already has consent for year-round occupancy (though not for permanent fixtures as chalets are).
6. The ramifications for this application being given consent are far reaching. It is likely that Fitties tenants would seek all-year occupancy if this is given to the Pleasure Island site. Furthermore, the likely domino effect might extend to Thorpe Park (now Haven Cleethorpes Beach) and the adjacent Beachcomber (now Pearl Cleethorpes). Both are now owned by private equity interests who generally seek to sell on and leverage asset value. Should the Pleasure Island site have year-round residential consent it is likely both these tourist parks will seek similar. This is likely to ultimately lead to the whole of the tourist accommodation offer that Cleethorpes has being lost to full scale residential development. Blackstone (the US owner of Bourne Leisure/Thorpe Park) has already sold the freeholds of the three Butlins sites to institutional investors before disposing of the remainder of that operation to a third party. Should the freeholds of the Haven and Pearl sites be disposed of in this same manner it is highly likely they would interest a future residential developer.

This is an application for a fundamental change of use.

Consent for year-round occupancy is residential development when chalets are sold freehold for prices between £120-220k, (as reported). It is highly unlikely these chalets will be occupied other than as an only (primary) residence and not as a second home and holiday home as this application claims.

Where residents each pay council tax the whole site cannot be considered a business proposition as a holiday park for tourists.

With owner-occupation is likely to come a public services demand and none of this has been factored into this application.

The number of chalets is similar to the Fitties and might easily give rise to a population increase in the range of one thousand or more. Signhills school would serve this catchment and is already oversubscribed to consider just one element this application involves.

This application is about one issue alone – the setting of a precedent for year-round and therefore residential occupation of a prime tourist location and damage to the seaside economy of Cleethorpes.

I object to this application in its entirety.

Gerry Walker

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes DN35 7HW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The comments made in my initial objection of February 2023 still stand.

Also, the developers are well known for starting projects and not finishing them. Their track record is shocking. Their financial background should be looked into prior to any Planning meeting.

The Planning Committee should be made aware of this.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study, Sequential Test, FRA, NPPF Note and HRA.

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes DN35 7HW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comments of 19 Feb 2023 and 13 Feb 2025 still stand

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study, Sequential Test, FRA, NPPF Note. Amended Plans for Coffee Unit Feb 26 and Amended HRA March 26

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes DN35 7HW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have made several comments since 2023, all of which I still stand by.

Yes this plot needs to be redeveloped BUT this is not the way to go. There are already so many holiday lets in the Cleethorpes area, this will saturate the market.

We need an activity 'hub' on Pleasure Island site, we need things to bring visitors to our town, aimed at youngsters and adults, families and friends groups, exciting activities like go ape, surf pool, etc, nit forgetting a wildlife protection area. We do not need 2 hotels and cabins.

Do not be blindsided by all the bells and whistles the developer may present to you, words are cheap, the developers are well known for starting projects and not finishing them. Their track record is shocking. Their financial background should be looked into thoroughly prior to any Planning meeting.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the redevelopment of the old Pleasure Island site as proposed for the following reasons:

- Cleethorpes already has an abundance of holiday properties that fit in with the ethos of the area, these proposed 'holiday lodges' would over-saturate the market.
- The plans indicate that some lodges are 2 storey, this is much too high for this site. At the prices they will be marketed, I fear they will be used for permanent housing not holiday homes. Permitting these builds would be allowing a permanent housing estate to develop 'through the back door'.
- There is a functioning hotel less than half a mile away, this area does not need more hotel rooms, let alone TWO new hotels. These proposed hotel builds are also too high for this site.
- The proposed build of a casino is a big worry. As we are all too aware, gambling destroys lives...why put opportunity in people's way? A casino is the last thing needed in this area. Is there a call for this type of entertainment? No.

- All the proposed builds come with disruptive 'add ons' - commercial units, retail units, supermarket, hotels, casino, garden centre not to mention the hundreds of lodges, mean an abundance of waste removal for example. How much disruption would this cause to neighbours? Also, constant deliveries would be needed to these units, again meaning more HGV traffic, more disruptions to neighbours and more heavy traffic on the roads to the site.

- As there would be condenser units, and a pump station there would be noise, noise and more noise! Noise would be a constant hinderance to neighbours (day and night) and would pollute the tranquility of the SSSI area.

- Hundreds of lodges plus the commercial units will produce copious amounts of extra sewage to this area; can the infrastructure cope with this?

- As there are drive through food outlets already within walking distance, I feel another one is not needed. This would cause constant traffic in and out of the site, thus affecting neighbours. The amount of extra traffic leaving/entering the site would spill out onto already busy, narrow roads.

- A 4.2m high mesh fence is proposed around the garden centre, do high security prisons have this height of fencing? Can you envisage how awful this would look?

- The road to the Meridian car park area is completely unsuitable for vehicular access to this site. This will affect access to this car park where people come to just sit and watch the birds etc or walk in peace. It will also affect access to the day chalets.

- The footpath from the North Sea Lane roundabout to the foreshore is encompassed within these plans. Many people use this pathway daily. This should be a public right of way.

- Buck Beck also seems to be within the proposed boundary, this also should be a public right of way.

- The time to build seems excessive - 8 years? 8 years of constant noise, mess, the comings and goings of heavy plant and disruption not only to immediate neighbours but to everyone who use the surrounding areas for leisure purposes.

- Does an 8 year build time indicate that the companies concerned do not yet have sufficient funding in place at this time?

Yes, this site does need attention - it has been left as it is for several years and allowed to become derelict and an eyesore in the hope (in my cynical opinion) that Planning will think that ANY development is good for the site... not in this case.

Of the 4 interested parties, only one is independent (Lidl), the other 3 companies are interlinked

and are well known locally. Please look at historic projects these companies have been involved in. This project could become a white elephant and the site could be left with a different type of concrete jungle to the mess that is on site presently. Do we want this? No, we don't.

The Humber Estuary is a SSSI area (site of special scientific interest) and should be treated with respect. This proposal will spoil this idyllic area with concrete and brick builds not in keeping with the area. The Pleasure Island site has an abundance of wildlife, where will it go?

This site has traditionally been used for recreation and entertainment - a zoo, a theme park etc - and should be redeveloped with recreation for all in mind. This area desperately needs good quality entertainment to bring people to the area, people who will spend money IN the resort, not paying money to stay in a self-contained complex. We also need to serve the people who already live in the area and also beyond. A Go Ape type area, skate park, climbing walls, a 'surfing pool', the opportunities are endless. This type of redevelopment, rather than the one proposed, would be an asset to the area particularly as Cleethorpes will be undergoing a scheme of regeneration.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs JAYNE RENDALL

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed planning application. I do not object to the development of the Pleasure Island site in a sustainable, affordable way, which would offer amenities for both visitors and locals. The plans which have been submitted bear no resemblance to the proposed, 'Center Parks by the Sea' with watersports lake and activities. These plans are for a glorified, caravan park with no amenity other than retail and a casino (which in the current economic climate would seem rather insulting)

The proposals show overdevelopment of the site in a bid to cram in lodges and 2 hotels. There is little need for caravan/lodge accommodation in Cleethorpes, let alone two hotels. The design of these hotels is not in keeping with anything. They are too high and will overlook properties across the road. The Premier Inn and Cinema have, at least, attempted to follow an 'Art Deco' design. The track (former road) which bisects the site and is referred to as 'Humber Promenade' has been used for over 20 years (probably much longer) as a footpath and should remain so and be open to the public. Closure of this footpath and its incorporation into the site would mean loss of public amenity.

The side of buck beck (behind pleasure Island) is also a well used walking route and should remain so. Land to the north of Buck Beck should not be incorporated into any development. Apart from the obvious protection that this area provides from flooding, it also serves as refuge for wildlife and birds and is within the SSSI buffer zone. I note that only one document of the many

presented for this application, shows that this area was a former refuse tip, which further emphasises that this area should not be developed or disturbed.

The noise assessment states that the noise is assumed to be 24/7 and further consideration should be given to the potential loss of amenity to nearby properties. When Pleasure Island was operational the noise impact from rides was limited to opening hours and not present at night. Light pollution, refuse collection and the disposal of bottles throughout the night and early morning will cause noise nuisance to neighbouring properties.

The ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT, & PROTECTION PLANS - This seems to show that the majority of mature trees and hedgerows will be removed to make way for the development. Surely this could be mitigated by more sensitive planning and consideration to wildlife, birds, bats and biodiversity.

In 2021 NELC commissioned Hemingway Design to create, 'a masterplan for the resort of Cleethorpes'. This included, amongst other ideas, research on how to encourage footfall to the shops in St Peter's avenue. The building of yet another supermarket, garden centre and budget buy shop will do nothing to encourage holidaymakers to shop in Cleethorpes.

Will the site be given a 12 month license to operate? It is in a triple A flood zone like the other holiday and chalet parks in the area. If this development is given 12 months license to operate as a holiday park then this calls into question the 8,9 and 10 month Licenses of other similar sites in the area.

Cleethorpes does not need another holiday park. We have enough of those. Cleethorpes needs a climbing wall, dry ski slope, indoor water park, lakeside activities, trampoline park; the list is endless. NELC, PLEASE HAVE SOME VISION and do not pass these plans.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing (Amended Plans September 2023 with increased floor area to retail unit, removal of access from Meridian Road, replacement bridge to buck beck and amended site levels)

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes DN35 0PH Cleethorpes DN35 0PH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to Pleasure Island Development DM/1109/22/FUL

May I start by saying that it's obvious the old Pleasure Island site needs a purpose. However, I feel that this should be in the form of an attraction to make Cleethorpes more unique and provide something for both tourists and residents to enjoy. Indeed, a representative of the developers was quoted in the local newspaper in November 2020 stating "We knew from the start that North East Lincolnshire Council did not want yet more static caravan holiday complexes" but this is exactly what is proposed!

As a member of the public wishing to understand and then comment on the proposed plans I found the amount of documentation rather overwhelming and much of it seems to assume Cleethorpes needs huge discount stores / retail outlets. These positive reports appear to be commissioned by parties who stand to gain financially. I have tried to work through them and please accept my apologies for my lengthy objection.

The thing that strikes me immediately is the inclusion of the land marked "Lodge Area A". Being old enough to remember the Zoo and subsequent uses of the site this area has never been part of the Pleasure Island site and appears to be a blatant land grab by the developers. The proposed access along the single-track Meridian Road is absurd and Lodge Area A should therefore not be

considered as part of any development and clearly be refused outright.

I would further object to this area being included as it remains a vital part of the green / wildlife corridor along Buck Beck that runs all the way from New Waltham. NELCs 2023 tree strategy confirms that "Tree planting is a great way of increasing biodiversity. They are a major element in creating urban green links and wildlife corridors, as part of green infrastructure". Miss Sharon Salter - 1 Phoenix pastures Keighley (07th February 2023) runs her local badger group and is part of Lincolnshire badger group also. She states she has evidence of a long-established Badger Sett in this area.

Mr Jim Wright - 27a Parker Street Cleethorpes (18 February 2023) Noted "The ecologist's report identifies 58 bird species as having been recorded during summer surveys of the site. Almost all of these are dependent for feeding / roosting/ nesting / cover on the mature trees and shrubs - more than 100 of which are earmarked by the applicant for removal. To the list of summer bird species can be added up to 10 more which will have gone unrecorded because they are winter-only visitors. As a consequence, almost 70 species, including the foreshore's last remaining breeding nuthatches and goldcrests, risk being lost from the site - almost certainly forever".

Natural England make the point that a "Habitats Regulations Assessment (HRA) has not been produced by NELC, but by the applicant. The advice of Natural England that it is not possible to ascertain that the proposal will not result in adverse effects on the integrity of the sites in question". It would appear Grimsby, Cleethorpes & District Civic Society agree as they comment "we do not think that our concerns about loss of wildlife habitats have been addressed".

NELC 2023 stated tree strategy starts with "Trees help create a sense of place and local identity - They have a positive impact on people's physical and mental health". It continues "As well as protecting and enhancing the urban environment, trees and green infrastructure can provide complimentary benefits to surface water management".

Later under the heading "Biodiversity" the document goes on to say "Trees play a vital role in the urban ecosystem, providing many benefits for wildlife. Birds, mammals and invertebrates use trees, scrub and hedgerows as roosts, breeding sites and feeding areas, while deadwood associated with these habitats is valuable for a variety of organisms such as bacteria, lichens and fungi which help decompose the deadwood. Native woodland, scrub and hedgerows are considered priority habitats. North East Lincolnshire aims to conserve and enhance the natural environment to protect these natural resources and leave a legacy for future generations".

After scrutinising the documentation one informed objector concluded "The applicant has not demonstrated that the proposal would result in a Biodiversity Net Gain"

The 59-page Tree Report commissioned to support the development fails to include any of the biodiversity benefit aims above other than to suggest "It is possible that trees inspected within this survey may also be habitat for a variety of species. It is not within the remit of this report to investigate matters other than arboricultural issues".

The path that leads from the bus terminal / roundabout at the South Sea Lane / Kings Road junction used to be a public road leading to the car park at the end of Meridian Road, hence the roundabout that still exists. This road was only closed due to the bridge over Buck Beck becoming unsafe. I agree with Humberston Parish Council (08 February 2023) that this should be a designated Public Right of Way along with the path alongside Buck beck as these are very popular

routes used by visitors and locals alike.

Moving on to the Environment Agency position who state "Lodge Areas B and C are at risk of fluvial flooding from Buck Beck, as has been demonstrated". They also say "We are not able to advise that the development and occupants would be safe and therefore maintain our objection to the application". Further in the report they state "The Flood warning and evacuation plan (FWEP) is reliant on being able to evacuate the lodges prior to any flooding. If this proved impossible, they would be trapped and reliant on evacuation by the emergency services. This is a significant concern".

Anglian Waters report says "The surface water strategy / flood risk assessment submitted with the planning application relevant to Anglian Water is unacceptable due to the explanation of discharging direct to a watercourse". This is very bad news if Cleethorpes is ever to regain its coveted Blue Flag status! Also "Desktop analysis has suggested that the proposed development will lead to an unacceptable risk of flooding downstream".

Surely these well-informed authority concerns must ring some very loud alarm bells? It is well documented that on the night of January 31 1953 a tidal surge struck the east coast of England and Scotland. 307 people on the east coast died, and at least 30,000 people had to be evacuated from their homes. In January 1976, houses along the Lincolnshire coast faced floods and pouring mud. Again, on January 11, 1978 gales and huge waves punched holes in the resort's sea defences and the bathing pool was wrecked. More recently on December 5, 2013 a tidal surge devastated large areas of Cleethorpes. Those tasked with assessing this proposal therefore bear a great responsibility and will ultimately be held accountable.

From the documentation it seems the land the 'lodges' occupy would be sold as freehold with some 'lodges' indicated as 2 storeys high which seems totally inconsistent with the surrounding sites. A definitive decision as to whether the site would be closed during winter months as is the requirement for the Fitties and surrounding is not made clear.

It follows therefore, at the prices 'lodges' will be marketed and if occupiers are paying council tax they must surely be classed as residents and not tourists and the site no longer a holiday park but a permanent housing estate developed through the back door.

Moving on to the 72 page "Retail and Leisure Impact Statement" (commissioned by Lidl) that fails to point out an existing Lidl three miles away, a large food retailer (Tesco) a brief five-minute bus ride away, and convenience stores dotted around. There already exist discount garden centres in Wilton Road and Pennells is just up the road. As for takeaways there's plenty of choice near the Parkway cinema and enough space to allow other outlets to be accommodated if required.

Restaurants in the towns centre already cater for a multitude of diverse tastes.

A Council commissioned report by Wayne Hemmingway to deliver the Cleethorpes masterplan asked the question "How can Cleethorpes be seen as being individual and different" and went on to suggest the rejuvenation of St. Peters Ave.

St. Peters Avenue and Sea View Street are the beating heart of Cleethorpes. They complement the numerous tourist facilities in The Market Place, along Alexander Road and the sea front. If this development is allowed to go ahead the Council will have great difficulty attracting any new investment into these core areas leading to inevitable further decline.

It's abundantly clear that many of the objections to this type of development centre around the

undeniable fact there is so little to do within the town. Many web-sites even suggest visiting out of town attractions like The Deep in Hull, Louth, Lincoln and Yorkshire Wildlife. In Lichfields cover letter there's a claim that the development will "Positively contribute towards the local tourism industry by providing new all-weather tourism and leisure uses with which to attract new visitors to Cleethorpes" but, like the emperors' new clothes, I just don't see it.

Cleethorpes already has several thousand holiday caravans run by a severely unregulated industry (I would urge everyone to take a look at some of the appalling experiences posted by unfortunate individuals on the "Holiday Park Action Group" Facebook page, truly shocking). In December 2022 local press began reporting that increases in fees for caravan / lodge owners at Thorpe Park was driving owners away. As a regular visitor to the area, I notice that Haven Cleethorpes Beach Holiday Park (formerly Thorpe Park Holiday Park) appear to be employing more desperate advertising incentives including free site fees and a "Let2own" scheme (which should come with a very large Caveat emptor).

A tour of the Fitties also reveals more than 30 chalets for sale with almost zero being purchased following the incongruous sale of the site a few years back and reports of escalating fees. So, is there really a viable market for another 270 plus "lodges" run by an unscrupulous industry?

The NELC Tourism Team found it "disappointing that the overall focus of this planning proposal and feasibility is on retail, not leisure options. With the large accommodation provision on the site, it will attract a significant number of visitors - what are they going to do when they are here, especially on rainy days?" and went on to suggest the site should be used for "more family-focused leisure options" a sentiment with which I whole heartedly agree.

Having taken a great deal of time to read through much of the documentation associated with this plan I feel it should be incumbent upon anyone charged with making a decision on this application, Councillors and Council Officers, to thoroughly read and understand the detailed and researched objection posted by Mr. Gerry Walker of 58 Elliston Street (14 February 2023). It would also be an educational read for those naïve souls who blindly support the proposals.

I read that no one else has shown an interest in the site, which given its prime location is a little hard to believe. But even if that is the case an "any port in a storm" approach to such a strategically important area hardly validates approval. The plan is not suitable for the site or the town and the only jobs it will create will be minimum wage and those in the construction of the place.

In that respect an 8year building site is a ludicrous time scale for visitors coming to and from the camps to go past. Add to that the fact apart from Lidl the rest of the "consortium" has a rather dubious history (to say the least!) and is unlikely to complete the project. We have plenty of caravan capacity and the site is a recognised flood risk area. These plans bring nothing new or exciting and I very much doubt it will attract any more tourists to our town.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing (Amended Plans September 2023 with increased floor area to retail unit, removal of access from Meridian Road, replacement bridge to buck beck and amended site levels)

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having objected to the proposals outlined in DM/1109/22/FUL I would like to put forward for consideration a more sympathetic, environmentally friendly idea of my own that won't take 8 years or cost £60 million to complete.

Simply start by clearing the site of all old equipment and debris left over from the theme park and make the area safe.

Next, turn the site into a publicly accessible park, like Peoples Park a much-needed green space in which to relax with family.

Replace any old or dying trees with a selection of native species and include planting to encourage and support the abundant wildlife. An ornamental lake and areas in which flora and fauna can flourish. Picnics and children's games rather than flashing lights and slot machines.

McCormack's bar is in the perfect location being where many tourists pass by and where bus routes stop or terminate.

Repurpose the old bar to be a café with outdoor space seating and entertainment space (as works well at the Kingsway Kiosks), tourist information, Cleethorpes history, interactive environmental and ecological information, bicycle hire (not E scooters), a big screen (similar to that at the recent Docks open day) showing old footage of Cleethorpes, the bathing pool, carnival parades etc. whatever would work and be used.

Individuals can make a lot of money covering the ground in soulless concrete and caravans but the world increasingly measures its riches in terms of biodiversity, riches everyone benefits from.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Rendall

Address: 185 Humberston Road Cleethorpes DN35 0PH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: So here we are again, the relentless drip feed of "Amended Details" to a flawed planning application for a consortium lead by characters behind companies who have at least three failed local projects (Enfield Avenue, Ladysmith Road and lately Hewitts Circus opposite Tesco) and other, interesting Google research reading.

There being fundamentally nothing new in these "Amended Details" I maintain my objection and respectfully refer anyone reading this to my earlier comments of 16th and 18th October 2023.

I continue to strongly object to the land marked "Lodge Area A" (North of Buck Beck) being included as this was never part of Pleasure Island or the Old Zoo site as neither was the small road leading to the bridge over Buck Beck.

The town doesn't need anymore caravans (or caravans masquerading as lodges), we have plenty of hotels and garden centres, the number of jobs created, if the project ever got finished, will be insignificant and environmentally this proposal is a disaster (see my alternative comment at 18th October 2023).

The town needs something for holiday makers to do while they are here. Pleasure Island was a reason to come. This proposal is for places to stay while they question why they came.

The only new development since this project was proposed has been the growing interest by national press (BBC, Daily Mail, X / Twitter) in the truly shocking ways holiday parks conduct their business (Google "Holiday Park Action Group" or "Carole Keeble"). I doubt this kind of publicity would enhance Cleethorpes reputation as a tourist destination.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study, Sequential Test, FRA, NPPF Note and HRA.

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes DN35 0PH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: First may I thank whom ever for the six letters I received regarding this application. As I've seen nothing in the "Amended Plans" to change my opinion I stand by my previous comments and add the following.

I reiterate that the area marked as "Lodge Area A" is NOT and never has been part of the Pleasure Island complex or indeed the old Cleethorpes Zoo site (I strongly suspect it was included as part of the "Humberston Nature Reserve"). Buck Beck and any area north should not be granted any kind of development permission but considered as an essential wildlife corridor and protected as such.

The Lodge/Caravan Park industry is coming under increasing scrutiny by media groups (including the BBC) due to some appalling practices undertaken out by park owners. The construction group associated with this development has an equally poor reputation and should not be trusted to complete the project should it be granted.

There are also increasing concerns around Water Companies discharging untreated waste into the environment. The addition of a large number of "Lodges" (glorified caravans) and two large hotels along with other increasing developments within and around the town can only exacerbate

the situation.

The Anglian Water submission states "Desktop analysis has suggested the proposed development will lead to an unacceptable risk of flooding downstream" a sentiment echoed in many comments not sponsored by the Development Company.

Rights Of Way - Highways and Transport comment says "I am not sure if the developer would be interested in dedicating what was Humber Promenade as a Public Bridleway" but that should not be for the developer to dictate.

An earlier comment read "I would request that a creation of a Public Bridleway along the Humberston Promenade linking the Marine Walk to Kings Road. A Definitive Map Modification Order could be applied to create a Bridleway in this location due to the long use of the path".

The statement further requests "a direct path be created between the bus stops on Kings Road/North Sea Lane roundabout to the Humberston Promenade"

I am 100% sure that the road that leads from the bus stop roundabout at the end of North Sea Lane to the beach has been shown on maps since the time of The Cleethorpes Zoo and is frequently used to this day. Once again it is NOT and never has been part of the Pleasure Island complex or indeed the old Cleethorpes Zoo site

Habitats Regulations Assessment 70-page Report - Client Lidl GB Ltd - Site survey area seems to have conveniently omitted the Pleasure Island site.

At 5.7 States "This development will work towards an overall objective of no net increase in recreational pressure along the coastal designated sites". "Work towards" is just useless flowery words and it is hard to imagine how the addition of two hotels and over 270 "Lodges" will have "no net increase in recreational pressure". Even with a couple of sign posts directing people to Cleethorpes Country Park or a £22k contribution to a part time Ranger.

The adverse effects of the development stated include; "Physical damage of the saltmarsh and mudflats, Physical Disturbance at the adjacent SPA, Toxic contamination of sections of the SPA, Toxic contamination of habitats, Physical damage of habitats and Biological disturbance of qualifying habitats" All adverse effects of activities on the site appear to be resolved by waving the magic CEMP (Construction Environmental Management Plan) wand but no details are provided.

In the final section D: the question raised is "Can it be ascertained that the plan will not adversely affect the integrity of The European Site(s)?" Surprisingly OS Ecology working for Lidl GB concludes yes. It's a shame those opposed to the development can't afford their own 69-page document to counter these conclusions.

Further Objection to Pleasure Island Development DM/1109/22/FUL - September 2024.

Firstly, may I thank somebody for sending me no less than three letters today advising of these “Amended Details.” Secondly, I would draw the reader’s attention to my previous objection made in October 2023 which I stand by. Lastly may I respectfully direct Councillors and Council Officers, to the detailed and researched objection posted by Mr. Gerry Walker of 58 Elliston Street (14 February 2023). It would also be an educational read for those naïve souls who blindly support the proposals.

As general members of the public and I suspect members of the Planning Committee we are once again confronted with no less than 258 documents (and heaven knows how many single pages) associated with this proposal. I suspect an equally compelling argument against the proposal, with a similar amount of documentation, could be made if enough financial resources were to be made available. I assume that Committee members are guided by Officers in various specialised roles, something else that is unavailable to the general public.

That being the case and as a member of the general public my gut reaction to this proposal is one of despair. The 258 associated documents spun into a glossy, rose-tinted neat package is a ‘smoke and mirrors’ attempt to present this proposal as something positive for Cleethorpes. I would argue the reverse is the case as blocks of hotels, another supermarket and another drive through coffee outlet fronted by a large car park are hardly a magnet to draw in the crowds. The proposals are more likely to make Cleethorpes a ‘drive through’ resort.

As for the lodges, Cleethorpes already has several thousand holiday caravans run by a severely unregulated industry (I would urge everyone to take a look at some of the appalling experiences posted by unfortunate individuals on the “Holiday Park Action Group” Facebook page, truly shocking). The proposal doesn’t appear to address the requirement for the site to have a closed season during the recognised winter high flood risk periods. The Fitties imposes a closed season between January and March for existing properties and November to March for new builds I understand. With rapidly increasing climate change the well documented flood risk still firmly remains

The thing that continues to infuriate me with this proposal is the inclusion of the land marked “Lodge Area A”. Being old enough to remember the Zoo and subsequent uses of the site this area has never been part of the Pleasure Island site and the boundaries have always been very clearly fenced! (Please see Appendix 1 below). This appears to be a blatant land grab by the developers. The revised vehicular access to Lodge Area A requires another bridge to be constructed putting even more pressure on the Humber Estuary Special Protection Area (SPA)/Special Area of Conservation (SAC)/Ramsar site.

As for the updated shadow Habitats Regulations Assessment and the applicant providing funding for a new wardening role I honestly can’t see how this will mitigate the devastation to wildlife in this sensitive area. Furthermore, the inclusion of provision of “an improved link” via the Buck Beck to Cleethorpes Country Park, please God no! Don’t make things worse by concreting over this vital part of the green / wildlife corridor along Buck Beck that runs all the way from New Waltham. Access to the Country Park from Kings Road already exists, for those that don’t like walking on grass, via Chichester Road and Links Road, just erect a few signs to direct folk.

Throwing money around neither understands nor addresses the issues and in this, and many other respects, the applicant has clearly not demonstrated that the proposal would result in any Biodiversity Net Gain. In fact, its abundantly clear the opposite is the case and the only “Net Gain” here is financial (but not to the people of the town).

Moving on and the proposal still includes the road that leads from the bus terminal / roundabout at the South Sea Lane / Kings Road junction (Clearly marked as ‘Road to the beach’ in Appendix 1 below). This used to be a public road leading to the car park at the end of Meridian Road, hence the roundabout that still exists. This road was only closed due to the bridge over Buck Beck becoming unsafe. I agree with Humberston Parish Council (08 February 2023) that this should be a designated Public Right of Way along with the path alongside Buck beck as these are very popular routes used by visitors and locals alike.

The NELC Tourism Team found it “disappointing” that the overall focus of this planning proposal and feasibility is on retail, not leisure options. The amendment cynically appears to address this disappointment with the inclusion of what is described as a “fishing hub”. We’ve already got one at the Country Park. Then there are claims that the development will provide jobs. What jobs? Engineers, doctors, dentists, scientists, teachers I doubt. Some seasonal low paid zero hours roles maybe.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes DN35 0PH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Well here we go again!

See the New Plan, Same as the old plan.

Here's a reminder of a quote by a representative of the developers in the local newspaper in November 2020 "We knew from the start that North East Lincolnshire Council did not want yet more static caravan holiday complexes" and I totally agree.

I maintain that the inclusion of the land marked "Lodge Area A" is nothing more than a blatant land grab. That area has never been a part of the Pleasure Island Complex nor indeed the Stock Car Stadium or the Zoo.

The path that leads from the bus terminal / roundabout at the South Sea Lane / Kings Road junction used to be a public road leading to the car park at the end of Meridian Road, hence the roundabout that still exists. This road was only closed due to the bridge over Buck Beck becoming unsafe. I agree with Humberston Parish Council (08 February 2023) that this should be a designated Public Right of Way along with the path alongside Buck beck as these are very popular routes used by visitors and locals alike.

So what should be done with the site?

Easy, clean it up and open it as a public park.

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr James Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the development of the old Pleasure Island site as proposed in the latest plans on the grounds that they are inappropriate for the site and for Cleethorpes.

It's very clear the people of the town want to see investment and want to see the former Pleasure Island site put to good use. As a tourist destination most locals agree that Cleethorpes desperately needs more things for visitors to do, most importantly when the British weather lets us down.

In the latest plans the 'Lakeside Area' contains two five-storey hotels the smaller at 74 rooms and the larger 148 rooms (In context Premier Inn is 4 storeys and 84 rooms). The 'Holiday Park Area' also proposes 272 lodges (glorified caravans in reality).

Cleethorpes doesn't lack accommodation it has been a popular resort catering for many levels since Victorian times. More recently The Premier Inn added to the hotel, B&B and self-catering stock alongside the thousands of caravans on the well-established and popular Thorpe Park and Cleethorpes Peal sites. This development lacks ambition and offers nothing new apart from more caravans.

Next, the development, that includes major brands Lidl, Home Bargains, Marston's, Greene King, Mitchells and Butlers plus others as yet unknown, will impact on Cleethorpes existing small businesses and see St Peters Avenue decline in the unfortunate way Freeman Street has. It's really difficult to imagine how a Lidl or Home Bargains will contribute anything positive to the character or visitor experience of Cleethorpes as these stores exist in most towns, including

Grimsby.

I note the area enclosed by the proposal extends way beyond the boundaries of the former Pleasure Island site. It proposes enclosing the link path from North Sea Lane bus stop to the sea front (a former public access road, until the bridge became too weak for vehicles, that remains as a long-established footpath), Buck Beck and something called "Green infrastructure on former refuse tip" on the hill to the north of Buck Beck (building holiday park dwellings on a former refuse tip seems unwise). Furthermore, will this development have a closed season as Pleasure Island did and Thorpe Park and The Fitties continue to do during the winter months?

On 15 Jan 2023 Grimsby Telegraph Local Democracy Reporter Ivan Morris Poxton produced an excellently researched article listing the consortium of developers including Lidl, YPG Fab 2 Ltd (Yeung Property Group), Seaside Getaways Ltd, Church Lane Humberston Ltd. Judging by the reporters' article one can only hope the project makes headlines for all the right reasons and that Lidl and any other investors have performed due diligence before signing any binding contracts for the development, caveat emptor!

Pleasure Island Theme Park was a great asset to Cleethorpes but unfortunately struggled being an outdoor venue with a short season and under investment. In the Grimsby Telegraph 15 November 2020 Peter Craigs' headline article boasted "New Pleasure Island site to be like 'Centre Parcs by the sea' say developers". What a marvellous idea but unfortunately the plans lacked the vision of the large indoor pool, associated slides and fun family entertainment, so synonymous with Centre Parcs, that would attract visitors all year round.

The article also included an interview with Adrian Smith in which he said "We knew from the start that North East Lincolnshire Council did not want yet more static caravan holiday complexes. We have enough of those on the East Coast". There was also a comment that there would be "a large lake hosting activities including kayaking, paddle boarding and canoeing".

The old Pleasure Island site is crying out for some kind of all-weather Centre Parcs style vision with the suggested, "large lake hosting activities including kayaking, paddle boarding and canoeing". Further suggestions in the Grimsby Telegraph comments section have included an indoor rock-climbing centre and a trampoline park.

Litchfield's original plans shown in the Grimsby Telegraph November 2020 imply a far more open green eco driven sustainable development than those published recently. These latest proposals reveal a far higher density of "lodges" / caravans and a more intense emphasis on bland corporate retail and hospitality. This will not provide any kind of new amenity and offers zero to "put Cleethorpes back on the map as an up-market holiday destination", to quote Mr Smith.,

I feel this is a very rare and important opportunity, one that is crucial to the success of the town, its reputation and its ambition. Unfortunately, I cannot see these proposals generating any more excitement than an out-of-town retail park on the outskirts of Blandville. Please, I urge you who represent us, be bold and reject these dull proposals. Request Litchfield's go back to the drawing board and employ someone with a bit of imagination and flare that can envisage an exceptional development that gives people a reason to choose Cleethorpes for "many reasons in all seasons!"

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Ms Sharon Salter (keighley badgers)

Address: 1 phoenix pastures Keighley BD22 7AG

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is an update to my previous comment after receiving the letter with amendments. I've just come back from Cleethorpes after being there 5 days again doing work and liaising with different agencies on behalf of Cleethorpes badgers. Now have your local council staff suddenly got amnesia and forgot about the badgers? You do not respond to phone calls neither do you call back to messages. Yet stated on your letter there is a Cheryl Jarvis that is available to speak with! I'd beg to differ. I 100 percent object to this absolutely obscene proposal. How awful what you are considering doing to such a special area. All that amazing wildlife floral and fauna that you want to destroy for what commercial companies drive through drinks more glorified caravans that are already under scrutiny. I'm ashamed of the human race

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Sharon Salter

Address: 1 Phoenix pastures Keighley

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I've been keeping a eye out for this for a long time. I lived in Cleethorpes many years ago and frequently stay at the fitties with many friends in the area. I run my local badger group and am part of Lincolnshire badger group also. I strongly object to this build. This area is amazing for wildlife who have lived peacefully for many years there including a badger sett. Were are the ecologist reports? Apart from bats and great crested grebe?. I have plenty of evidence of this and evidence of council knowing its presence. I visit this area regularly on the fact of its untouristy location its natural beauty and wildlife is just amazing and I absolutely love every visit. Not only has it just been aloud for the Thorpe park caravan site to build on an other area of natural beauty and wildlife area which has already put me off my March visit..why carnt you do something constructive for our environment and wildlife. I will never ever visit this area again if this goes ahead. It would just be horrible all down to human greed. I will be pursuing what is happening regarding the badgers. Along with other associates. I'm aware there redacted on public records but there is nothing

Our Ref: 2995/MR/LT20230925

25th September 2023

Martin Dixon
North East Lincolnshire Council
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

MRPP

**MARTIN ROBESON
PLANNING PRACTICE**

*Town Planning Consultants
Development Advocacy*

21 BUCKINGHAM STREET
LONDON WC2N 6EF
TELEPHONE: 020 7930 0007
FACSIMILE: 020 7930 4049

Via Email: martin.dixon@nelincs.gov.uk

Dear Martin,

DEMOLITION AND REDEVELOPMENT OF FORMER PLEASURE ISLAND SITE TO PROVIDE 272 HOLIDAY LODGES, TWO HOTELS, LEISURE UNITS AND TWO RETAIL UNITS INCLUDING DISCOUNT FOODSTORE (LIDL). KINGS ROAD, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 0PL. PLANNING REFERENCE: DM/1109/22/FUL

We act on behalf of Tesco Stores Limited and submit representations in respect of the above application on their behalf. Tesco trade from their Tesco Extra store at Hewitt's Circus which opened in 1991. Tesco has made a significant investment in Cleethorpes and continues to do so today.

Our objections relate to the following important considerations:

- Need to disaggregate the individual retail elements for the sequential test;
- Further inadequacies relating to search location and scale in the retail sequential test;
- Need for a condition to restrict the permission to limited assortment discount retailing;
- Failure to undertake the flooding sequential and exception tests; and
- Failure to demonstrate Biodiversity Net Gain as required by the NPPF.

Need to disaggregate the retail elements for the purposes of the sequential test

The original sequential assessment submitted by the applicant considered the application proposals as a whole but, following a request from the Council's retail advisor, an Addendum was provided which undertook sequential testing of the two retail units disaggregated from the wider proposals. However, this does not go far enough and under the same justification the two retail units should be disaggregated from each other for the proper purposes of sequential testing.

The concept of 'disaggregation' is, contrary to the applicant's agent's assertions within the Addendum, well-known and frequently applied in sequential testing. It can thus be appropriate to test a component of a larger or mixed-use scheme where it is functionally unrelated to other elements. Whilst the concept may not be explicitly set out in national or local policy, to ignore it would undermine the sequential test since an applicant could

circumvent its provisions merely by aggregating other (even unrelated) elements into a development proposal.

In this case, the applicant has not put forward any information to demonstrate that there is a functional relationship present between the two retail units that would negate the requirement for disaggregation. The Inspector in the Altrincham appeal stated that *“Whilst the co-location of the two retailers may be beneficial from a trading perspective, there is no reliance or functional relationship which would mean that disaggregating the Lidl store should be discounted. There is no functional connection”*. (paragraph 12 of appeal decision APP/Q4245/W/21/3267048 (1st March 2022)). While the applicant’s agent asserts that *“Without providing the various retail and leisure uses proposed, as part of a comprehensive redevelopment of the former Pleasure Island site, it is unlikely that the scheme would be commercially deliverable”*, there is no viability evidence to support this claim, or to justify the decision not to disaggregate the two entirely separate retail units. The sequential test is therefore incomplete, and the requirements of local and national retail policy have not been met.

Further inadequacies relating to search location and scale in the retail sequential test

Based on our review of the applicant’s submitted sequential assessment, we are concerned that only sites within or on the edge of town centres have been considered. Bearing in mind that the application site is in an out of centre location (as confirmed at paragraph 7.2 of the Retail and Leisure Statement) the test operates on the basis that, whilst preference should be given to town centre and then edge of centre sites, if there are none suitable or available (having regard to necessary flexibility) and putting aside our findings above, out of centre sites can then be considered. It is therefore incumbent on the applicant to ensure that other out of centre opportunities have been considered. Such sites may be seen as preferable, including with regard to accessibility, as well as connection to the town centre, as per the advice in the NPPF (paragraphs 87 and 88). The leading case of *Telford and Wrekin & Anor v SOS* [2014] endorses the approach that out of centre sites should be sought regardless of planning status and any that may be sequentially superior to the application site then reviewed in terms of suitability and availability.

The applicant’s agent notes that the application site is *“around 2.6 km walking distance from the defined PSF within Cleethorpes Town Centre and 1 km from the nearest Local Centre”* (paragraph 7.2, Retail and Leisure Statement). If an appropriate sequential search were undertaken it would enable a review of all opportunities, not only those within or on the edge of centres. It is entirely plausible that other opportunities (which are more accessible and/or better connected to a centre) could be identified to accommodate the disaggregation led retail proposal given this site’s particular inaccessibility and poor connectivity to town centres.

We have identified further inadequacy in the applicant’s sequential assessment, in failing to apply reasonable flexibility, as required by paragraph 88 of the NPPF, in applying an overly restrictive minimum site size. This fails to take account of the fact that discount retail operators have pursued two storey format stores elsewhere, for example in Orpington and Thames Ditton. The application of an appropriate degree of flexibility with respect to store configuration would allow smaller sites to be considered. This more relaxed parameter, alongside the disaggregation of the two retail units and the required consideration of out of centre sites, would likely allow sequentially preferable sites within the catchment area to be identified. The application does not, on the information available, comply with the

relevant local and national retail policies in relation to the sequential test, and ought to be refused.

Need for a condition to restrict the permission to 'limited assortment discount retailing'

The applicant's assessment of the proposal against the three 'sustainable development' objectives affords positive weight to the provision of a discount food retailer. However, the applicant has indicated a reluctance to accept a condition to restrict any permission to discount food retailing by this particular operator (or another limited assortment discounter). Such a condition ought to permit 'use only as a limited line discounter', and explicitly limit the number of product lines.

In the absence of such a condition, the permission would not be specific to Lidl or another discount food retailer, and the stated benefits from introducing a discount retailer (as set out by the applicant) should be disregarded and cannot be afforded any weight in decision making and the planning balance.

Otherwise, the retail impact assessment undertaken (with its assumption that the foodstore would be limited assortment in nature) cannot be relied upon. Without a specific condition it needs to be revised to reflect a store trading with full product range. We note that this point has been raised by the Council's independent consultants and we support it, notwithstanding our justified disagreement with their conclusions on the sequential assessment.

Failure to undertake the flooding sequential and exception tests

The NPPF provides that the flooding sequential test must be applied where development is proposed within an area of high flood risk. The exception test should be applied where a 'more vulnerable' use is proposed in Flood Zone 3, as confirmed by the Planning Practice Guidance. The entirety of the site falls within Flood Zone 3, as is accepted within the Planning and Economic Statement (paragraph 2.11), and the proposal comprises holiday lodges, a 'more vulnerable' use, per NPPF Annex 3. However, the applicant has failed to apply either of these tests.

The applicant's agent seeks to rely upon NPPF paragraph 166, which states that "*where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again*".

However, the relevant Planning Practice Guidance advises that the sequential test must be undertaken if "*a sequential test has not already been done for **a development of the type you plan to carry out** on your proposed site*" (our emphasis). Policy 12 of the Local Plan designates the area as a 'Resort Area', envisioning only tourism and leisure uses. There is no support within this policy for retail uses, and thus no evidence that a flooding sequential test has been undertaken for such uses.

Further, NPPF paragraph 166 advises that "*the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account*".

As previously mentioned, Policy 12 does not allow for retail uses, and since the adoption of the Local Plan more than five years ago, a new Strategic Flood Risk Assessment (SFRA)

has been published, in June 2022. The relevant evidence base document underpinning the adopted Local Plan and its allocations was published in 2011. Thus, it is plausible that circumstances have materially changed and more up to date information is available. Thus, the conditions which would allow an application to forgo the sequential and the exception tests are not met in this case.

In terms of the sequential test, the applicant has not demonstrated that there is a functional relationship between the retail elements and the wider scheme, and there is no viability evidence put forward to support this, and thus the retail elements must individually pass the sequential test. Our previously identified deficiencies in the retail sequential test can also be applied to flooding.

Regarding the exceptions test, the asserted 'sustainability benefits' are substantially tempered by the policy conflicts we have identified, and thus the proposal does not comply with component (a) of the test. In light of the Environment Agency's outstanding holding objection to flooding considerations, the applicant has not satisfactorily demonstrated that the development will be safe for its lifetime and thus component (b) of the test is also failed.

The applicant has therefore not demonstrated compliance with either the flooding sequential or exception tests, as set out within the NPPF. The proposal therefore conflicts with Local Plan Policy 33 and the NPPF, and should be refused.

Failure to demonstrate Biodiversity Net Gain as required by the NPPF

The applicant has not demonstrated that the proposal would result in a 'Biodiversity Net Gain' (BNG). While there is no such explicit requirement contained within the relevant policies within the Local Plan (adopted March 2018), the more recent 2021 NPPF continues its earlier requirement for BNG. It states that "*Planning policies and decisions should contribute to and enhance the natural and local environment by [...] minimising impacts on and providing net gains for biodiversity*" (paragraph 174(d)).

This renders the relevant Local Plan policies out of date in this respect, and this inconsistency with the latest NPPF is a very important material consideration for planning decision making (per NPPF paragraphs 218-219).

In the absence of a calculation or similar evidence to demonstrate that the proposal would result in a net gain to biodiversity interests, the proposal is contrary to NPPF paragraph 174(d). This conflict with the NPPF constitutes a material consideration which attracts significant weight against the granting of planning permission.

Conclusions

We have identified failings in the retail sequential assessment undertaken, including that the two retail units should be disaggregated from each other, the applicant has failed to consider better connected and accessible out of centre sites, and an overly restrictive parameter on site area has been used.

There would also be a need for a condition to limit any permission to operation only by a limited assortment discount retailer. Without it the positive conclusion of the retail impact assessment cannot be relied upon, and the benefits of providing a discount foodstore cannot be afforded any weight in the decision making process.

Further, the applicant has failed to undertake the flooding sequential and exception tests and has failed to demonstrate that the proposal would provide a biodiversity net gain.

We have therefore identified numerous conflicts with the development plan. Section 38(6) of the Act provides that determination *“must be made in accordance with the plan unless material considerations indicate otherwise”*.

As well as the aforementioned conflicts with the development plan, we have identified further material considerations (resulting from conflict with the NPPF) which weigh further against the grant of planning permission. Indeed, it is noted that there are outstanding holding objections from statutory consultees stemming largely from environmental harm from the proposals. The limited asserted benefits have little, if any, weight as material considerations to justify determination of the application other than as a refusal in accordance with the development plan.

For all of the above reasons, planning permission should be refused.

Yours sincerely,

Martin Robeson

CC: cheryl.jarvis@nelincs.gov.uk

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: J Cooper

Address: 3 Carnarvon avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object these plans for the following reasons.

1 - would disturb a nature reserve

2 - not in keeping with local area

3 - its a flood plain and thus not suitable land for shops

4 - having shops there is not in keeping with local plan. Retail is not sustainable. Too many supermarkets and coffee chains. We should be supporting small independents.

5 - Road network is not suitable and no feasible way to improve it.

6 - conditions of build. All other holiday sites are restricted by how long their residents can stay.

This site is lower so surely restricted tenancy is needed.

I agree there needs to be some form of development of the eye sore but retail is not the way to go and in all honesty building another knock off fitties is also not the way to go.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Nicola Dobson

Address: 7 Garbutt Place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Very concerned that the old road that is now a pathway to the south side of the Pleasure Island site will be blocked to the public accessing the beach from the top of North Sea Lane. It is very well used by locals all months of the year and also holiday makers from the Beachcomber. I object to it being closed off.



Our Ref: N/A
Your Ref: DM/1109/22/FUL

24 February 2023

Cheryl Jarvis
Planning Department
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB

Dear Ms Jarvis

Lidl Store Planning Application DM/1109/22/FUL at Site of Former Pleasure Island, Cleethorpes.

We have been monitoring the above planning application for a new Lidl store (alongside other development) at the Site of the Former Pleasure Island on behalf of our client, ALDI. We have reviewed the Retail and Leisure Statement, prepared by Lichfields, and would like to make the following observation.

The Retail and Leisure Statement outlines the applicant's case against the sequential and impact assessments required by the relevant planning policy and the NPPF. In doing so, it defines the catchment area and the stores within that catchment area that form part of the impact assessment.

The Statement's Retail Impact Assessment appears to be wholly reliant upon a "2019 Household Survey" which does not appear to have been provided as part of the application. Therefore, it is not possible to validate the shopping patterns which Lichfields use as the basis of their assessment.

Furthermore, within the Retail Impact Assessment, the stores which are impacted by convenience goods sales are set out within Appendix 2. Whilst ALDI stores at Cleethorpes Road and Magdalene Drive are included, the ALDI store on Matthew Telford Park (which opened in June 2022), located circa 4 miles west of the proposed development site, is not. Para 6.20 of the Statement justifies this by saying that the location of the store would not enhance the retail provision within the Cleethorpes area. We contend this point as the store is located closer to the application site than many of the assessed stores within the table in Appendix 2 and is within 2km of the Cleethorpes study area as used in the assessment.

Without this, the assessment fails to take account of all relevant convenience retail units within proximity. In addition, there is no mention of other foodstores within the comparison goods sales impact which is assessed in Appendix 3. Again, without the inclusion of the 2019 Household



Survey it is impossible to assess the impact that new comparison sales will have on existing foodstore, so this may be inaccurate. The application should not be determined until an updated retail impact assessment, which includes the household survey data used as the basis for the assessment, has been undertaken and submitted to the Local Planning Authority.

Thank you for your consideration of our comments. Once an updated Retail and Leisure Statement is submitted, we will consider the potential impact and may provide further comments in due course.

Yours sincerely

Tom Clift
Assistant Planner

For and on behalf of Avison Young (UK) Limited

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss holmes miranda

Address: 9 The Green Brailsford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Awful! Totally underwhelming plan. 8 years to build. Not what the area needs and this is another developer get rich scheme. Didn't the last scheme by developer not get finished? Beautiful road ruined by poor planning decisions. Learn from your mistakes planning or keep doing what you've always done and get what you've always got. You don't utilise the assets of the area and planning decisions over the years made Cleethorpes worse not better. Stop trying to make it into a Skegvagas. The plan is cheap and tacky. It's about time NELC helped Cleethorpes up its game and put it back on the map for the right reason. Nobody is going to be excited or attracted and want to come to Cleethorpes because of a lidl, petrol station and a hideous looking hotel! Too many static caravans run by an unregulated industry already and ripping people off.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Colin Peake

Address: 32 Cross Street, Langold Langold Worksop

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I agree that development of this site is vital, I believe that there are several factors in the application that are unsatisfactory regardless of any intended use.

Access: I object to creating two new accesses into Kings Road in short succession, this will create traffic chaos in a road that is currently free-flowing at most times. There is absolutely no reason why a small roundabout couldn't be created at the Buck Beck end next to the current service entrance to the site, this entrance and a spine road could serve the majority of the commercial properties proposed.

Lodge Area A: I object to the development of this land with unsympathetic lodge structures, and I believe that as this area is currently open land that is publicly accessible there will be a loss of amenity and open space by creating this development. I would rather that this area was sympathetically re-wilded as a balance to the development of the rest of the site. It is also unclear from the plans how access to this area will be achieved, as although an access onto Meridian Road is shown, there also appears to be access over Buck Beck into the rest of the park site.

I also object to the inclusion of the entirety of Meridian Road in the application and the indicated use of this road to access Lodge Area A. Meridian Road is not fit for purpose as it stands, without

adding extra traffic. The Cleethorpes Coast Light Railway have ongoing level crossing issues which have prevented trains running along this stretch and these issues should be resolved, plus other design aspects along the entire length of the road.

Flood Protection: I wish to bring to your attention planning application DC/1051/04/HAV and discharge of conditions in DC/1051A/04/HAV | Details in Discharge of Conditions 4 (Sea Defence Bund). This was the application to build a caravan park on the overflow car park, that appears to have been deemed as started by the applicants but there is no discernible evidence on the ground. Condition 4, the sea defence bund, has certainly never been created and I would imagine that a similar construction would be required before Lodge Area C is created, but there appears to be no similar commitment in the current plans.

Visual: I find the design of the structures unsympathetic to the environment, even the fake themed buildings of the theme park actually had some visual appeal. The lodges look particularly vulgar and a more traditional design might suit the site better.

Lack of facilities: As a resort Cleethorpes desperately needs attractions to bring in visitors of all ages. Other than the CCLR there are very few things that cannot be found elsewhere and this application does nothing to resolve this, despite the apparent approaches made by the developer. My main concern on this front is that there is nothing for all the hotel guests or lodge occupants to do, especially in the evenings. I have children under 11 and we have stayed several times at the Cleethorpes Premier Inn. In the past we could visit McCormacks at Pleasure Island for evening entertainment, alas no longer possible with nothing to replace it. I suspect that any food and drink outlets on the new development will not be as family friendly or entertaining - a big miss.

From: Jenny Wilkinson
Sent: 19 February 2023 11:55
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Pleasure Island development - Ref DM/1109/22/FUL

Dear Cheryl,

My name is Jenny Wilkinson and I live at 11 Townsend Close, which is at the bottom end of North Sea Lane, and I am writing to object to the current plans for development.

Personally, I don't feel like there is a need for this additional accommodation. We already have Thorpe Park/the fitties, the Beachcomber, and more recently Premier Inn down this way on. How many more people are planning on coming to stay in Cleethorpes, because it seems to me that Cleethorpes is a very small place and that's the way people who live here like it. As I know from when I was living off Grimsby Road, there are *already* significant tailbacks of traffic in summer and when there are events on. More cars aren't going to make the place more inviting - for residents *or* visitors.

Also, your note does not list any *advantages* to residents for tolerating the proposed 8 years of disturbance. It would be nice if whatever replaced Pleasure Island was something which residents could also enjoy - I'm sure if you were building a nice park or botanical gardens or nature reserve, it would be a lot easier to put up with the inconvenience of it being created, because there would be the something worth having at the end of it.

As it is, I am reminded quite sharply of the demolition of the Winter Gardens and how that turned out (although the comparison is not quite the same as in that instance we already had a lovely building which had many community uses and was much loved by residents) as this scheme also seems to fit into the category of solely being a money making venture which, assuming it ever came to fruition (8 years is a long time for things to go wrong) would only benefit a very few people, and would be to the disadvantage of the people who already live here.

Yours sincerely,

Jenny Wilkinson

Sent: 18 February 2023 15:22

To: Planning - IGE (ENGIE)

Subject: DM/1109/22/FUL - Objection from Member of the Public

Planning Application DM/1109/22/FUL

Address: Former Pleasure Island Theme Park, Kings Road, Cleethorpes

Proposal: Redevelopment to include lodges, hotels, restaurants etc

Name: Mrs Armson

Address: 113 Peaks Avenue, New Waltham

I am writing to put in an objection about the above Planning Application.

I have lived in this area for a very long time and though I agree that the current state of the former Pleasure Island Land is indeed an eyesore, I don't think developing it into yet another holiday park is the answer. We have recently lost the Jungle Zoo and we have hardly anything left in Cleethorpes or Grimsby to do as an activity or a day out. We need to have an attraction – something to get tourists to come to the area and want to stay here – and use the current accommodation that exists. We also need something for the locals and the residents to do and to visit. Yes the complex would bring jobs, but so would developing the land into some kind of attraction. Or various attractions. Ask the locals what WE would like to see there. Something for our families, young and old would be greatly appreciated.

It looks like the car park at the back of pleasure island (near the last station for the railway) is going to be enclosed within the park. A lot of locals including myself park there to walk their dogs or take their children for a walk/scooter/bike ride along the path way. This is access to the beach that is used by hundreds of dog walkers because it is open all year round. Building lodges so close to this area and the guests to use this road is bordering on dangerous!

Thought needs to be given to the existing businesses in the area too – the ones that run caravan parks, the locals that rent out caravans, the owners of the Humberston Fitties chalets. The current climate is already bad so they are going to struggle even more with more competition, where an attraction would support them all tenfold.

I have noted there is lot of wildlife in this area as well and housing developments have already pushed wildlife out onto the road and taken their homes from them, and it would be awful to think that this is going to happen again. Eight years is a very long time and will traumatise so much wildlife in this area!

I would like to know who was contacted about entertainment. The newspaper states no one was interested. Did they know Lidl was going to be there? When were they asked? Did the companies that were approached get told what the locals here wanted? We would support any kind of development for entertainment! As I am sure so would the holiday makers.

Please think long and hard about what you are considering when you look at this application. Don't just see money and jobs, because jobs would come from something different and so would money. This is not the answer for our town.

Thank you

From:

Sent: 18 February 2023 18:35

To: Cheryl Jarvis (EQUANS)

Subject: DM/1109/22/FUL

Please submit the following as my objection to the above planning application and please do it anonymously.

Thank you

To whom it may concern,

As a college student, whilst I have no objection to a Lidl supermarket, I would like to object to the rest of the proposal for the following reasons:

1) The walkway next to the land is very commonly used by myself as a dog walker and others. It offers two different types of walks by walking down the stream way or continuing on to the beach. Whilst I understand that the beach is still accessible from the Leisure Centre, a lot of locals use the area and walk down with their dogs. For some people the walk on the beach could be stopped since they can not access the beach.

2) The local disruption could cause issues with local home owners, local businesses and nature. The construction will cause many long term issues to the locals surrounding the area. The local businesses could lose customers whilst construction is happening and continue to once it is complete. The animals near by will be put at risk. I myself have cats who go out and I already fear for the safety of them going too close to the roads, this will only increase if plans go ahead as the danger they will face will increase. Wild animals will also face these dangers as their homes could be disrupted. This applies to birds migrating and being disturbed by the noise.

3) As someone who has grown up in this area, I understand the issue of having very few places to visit. Teenagers particularly have limited places available to go hence leading to complaints from people. A place that benefits all age groups would be far more beneficial since it would offer more for the locals and it could bring in more people from other areas leading to an increase in local businesses as pleasure island did and take away the 'dead end' aspects of Cleethorpes.

A concerned resident

Sent from [Mail](#) for Windows

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Ms LISA CUTTING

Address: The Haybarn 24 Cooks Lane Great Coates

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal is short sighted, unimaginative, and wholly undervalues the economic scope and potential of Cleethorpes as a visitor destination, with little to attract tourists particularly families to the resort, it is also unclear whether visitors not staying within the complex would be permitted to freely use facilities, or like a neighbouring holiday park to contain spending onsite rather than within the wider resort.

I am interested to see evidence of research carried out to identify a need for 272 new build chalets for the open market, and 222 hotel rooms. Accommodation occupies around two thirds of the site plan, making this just another holiday camp.

This proposal falls short in providing a good mix of quality leisure pursuits and activities to meet the demands so desperately needed, to establish Cleethorpes as the 'go to' resort on the north east Lincolnshire coast.

The proposal also encompasses the single lane Meridian Road, with up to an estimated additional 500 vehicles using the Meridian Road if the site were at full capacity, this will without doubt cause major congestion and danger on a road already heavily used by locals and tourists alike for access to the beach.

The public walkways also appear to be within the proposal which will reduce public amenity.

The proposed site is within the boundary of the Humber SSSI and RSPB nature reserve, home to bats, many thousands of native and migrating birds, badgers and other wildlife.

This development will have a detrimental impact on these habitats.

TAKEN FROM DISCOVER NELC WEBSITE:

The Humber Estuary is a unique and diverse habitat.

The estuary's habitats, and the birds, insects and animals that live in it, are protected by UK law. Saltmarsh, mud flats, sand dunes and sand banks all add to the biodiversity of the Humber region. Since 1988, when the estuary's importance was recognised, the area has been designated a Site of Special Scientific Interest (SSSI), which is protected under European law. This includes Special Protect Area (SPA) status, as well being a Special Area for Conservation (SAC) and European Marine Site.

It is also recognised by the Ramsar Convention on Wetlands as a wetland of international importance.

In 2002, North East Lincolnshire Council had the area from Cleethorpes Leisure Centre to the county boundary at RSPB Tetney Marshes made into a Local Nature Reserve. In 2005 Natural England extended the national and international designations to all of the River Humber.

The proposed construction duration of eight years is unacceptable for those living and commuting near the site, existing nearby businesses will also face ongoing disruption.

This time frame also raises questions over the liquidity and credibility of the stakeholders, and their ability to deliver, particularly in light of recent media attention.

I believe this site could benefit from sustainable and sympathetic development, with more emphasis on nature, landscape, biodiversity, and activity pursuits promoting health and well-being, this application does not meet those criteria.

I do not support this application and recommend the Planning Committee raise their expectation for our resort and unanimously reject this application.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Alex Brown

Address: 19 Bramley Close Louth

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I don't think this plan prioritises the appropriate demographic. The surrounding areas have had an increase in new homes, built for the children and grandchildren of long-time Cleethorpe and Grimsby residents, without the appropriate public services to support them. This land would be ideal for a school, clinic, civic centre and activity areas for all the young families that can't get school places, GP appointments, dentist appointments and need clubs and activities to build local cultural pride. Children in Lincolnshire with severe additional needs often need to travel an hour each way in a taxi to get to a school that can meet their needs. Why aren't we investing for these members of our community?

The current proposal will serve larger corporations that have no interest in sustainable development, only profit at the lowest possible outlay. When the spreadsheets no longer support continued business, they will leave.

This is the perfect opportunity to invest in our struggling public services by building modern facilities, driving recruitment and, in doing so, reassuring the public that this is a safe, secure area to live in and be proud of.

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr David BarrDales

Address: 62 North Sea Lane, Humberston, North East Lincolnshire DN36 4UY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Very disappointed to see another retail development when this site needs a leisure facility. Indoor beach with waves and surf wall etc. The novelty here is that it could be powered by the geothermal resource that the site sits on. I have tried to highlight this before. We are selling Grimsby and Cleethorpes as a leader in renewables. What better than a combined heat and power plant integrated into a leisure facility with options to expand into local agricultural businesses. If you build the supermarket/ casino/ garden center/ coffee shop/ posh fitties then a great opportunity will be missed.

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Lesley Healy

Address: 145 NORTH SEA LANE CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am concerned with the amount of air pollution and dust which would be ongoing for 8 years, also issue of tailbacks whilst work is being carried out and the end result of increased traffic along North Sea Lane, which already can be stupidly busy a lot of the time.

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Bryan Lowe

Address: 38 Fairfield Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cleethorpes has no large fair ground or amusement facilities and desperately requires some form of entertainment to continue attracting visitors to the resort. There are sufficient restaurants within the resort to satisfy the needs of the community, and with the recently announced increase in rental fees at the Haven Caravan Park, and the response from numerous caravan owners indicating they are leaving the site, it is essential the resort provides entertainment facilities sufficient to attract daily visitors.

Comments for Planning Application DM/1109/22/FUL

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Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr M Dawson

Address: 76 DUNCOMBE ST. Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a father to young children I strongly object to this application as I see nothing here to encourage my family to stay in the area and nothing for them to do. I struggle as it is to find places to take my children to and this gets harder as they get older.

The police complain about children hanging around on the streets so give them somewhere to go! I don't believe for one minute that leisure companies have been approached, and if they were did those contacting them mention that locals are crying out for something to entertain them and would support it?

Numerous people holiday here as it is, and they need more to do as their children get older - when the beach and the slots isn't enough. If you want these people to continue to come then do something for them as well as the locals.

Lidl building there is fine - there are enough holiday makers and locals to support the opening of another shop. But everything else I wholly object to. People say about the high employment that will be generated from this, but will it? Multiple entertainment areas to suit all ages would generate so much more employment and when using the facilities more revenue would be made. Families that have made Grimsby and Cleethorpes their home would be more likely to stay in the area as it has something to keep people here.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Robert Henly

Address: 56 Seaford Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the proposal on the ground of the environmental pollution the development will bring. There was a traffic survey carried out, three days in April 2022. I do not feel that this survey has much credence as this was not carried out during the busier times of the year, namely the summer months. The relevance of the data collected during the survey could be challenged and maybe a further survey carried out at a more realistic time of year and time frame.

The scheme is scheduled to be built in eight years, this will be eight years of HGV's belching out NO2 and PM10's. The traffic survey does not mention the levels of PM2.5's or tyre dust and brake dust particles which will be emitted from the thousands of journeys carried out in the construction of the scheme. PM2.5's, tyre dust and brake dust particles can be absorbed via the lungs directly into the blood stream and hence into every organ of the body.

Each of the lodges seems to have been allocated two parking places, this would tend to indicate that the developers anticipate the visitors to the scheme would arrive by cars, again having a negative impact upon the air quality.

I would question the construction of such a scheme on a flood area. Whilst it has not happened yet, one day the sea will come.

Does Cleethorpes need another caravan park? Next to the others in the area.

There will possibly be increased littering (from the drive-thru coffee shop).

During the construction period, eight years, people will likely suffer the loss of amenity and enjoyment of their gardens and homes due to the increased level of noise, smells, dust creation. Once the scheme is completed there is likely to be further loss of amenity and enjoyment of peoples gardens due to the continuation of late night activities, noise from the "pop up events" space (as designated on the plans), it is bad enough when the Meridian Show ground has an event on, all one can hear is the screaming compère and the , thud, thud, thud of the bass note. Some people will be over looked and there is a possibility of light pollution.

When we are being encouraged to plant more trees, this scheme seems to be destroying most of the mature trees in the schemes area. The eco system will face heavy disturbance for eight years, destroying nesting sites for protected species of birds and roosting areas for all the protected species of bats. These will likely be lost forever due to the level of human activity during and after the completion.

Megan Green (EQUANS)

From: Planning - IGE (ENGIE)
Subject: FW: Development of Disused Pleasure Island Site Cleethorpes

I totally object to the application.

Yes, the hotel offers much needed accommodation, and will be a asset. The lodges for sale will be bought by families for weekend homes, others will be purchased for permanent homes, regardless of the conditions of stay and the remainder for investment purposes, let out on short leases or possible holiday lets. This site is an updated version of our existing 'Fitties', only half a mile away. It is quite clear on the plans, it is intended the development to be self contained, and having Lidl there and their investment in the project, offering petrol, coffee shops, a garden centre etc, it intends to offer what is already in place at the other end of the village of Humberston and adjoining Cleethorpes, why?

For a family staying in the hotel, if it is not beach weather, there is nothing to do nearby, except go to the arcade or sit at the side of the pond, not a lake, and watch the ducks, because that is all it can be used for. It is too small, and a much missed opportunity for watersports- inflatables, canoeing, or even paddle boarding. This is the last site of a reasonable size that offers Cleethorpes as a destination for a few days at least, instead of the day tripper. A place including special activities, such as trampolining, a indoor climbing wall, or climbing frame, like the one at Selby, which could be there all year round, and bring in visitors even in the winter months.

The Planners must consult with North East Lincs Council as a whole and not just in the planning department and decline part of the application and for the council to make an investment in the site. Using this opportunity and funds from elsewhere in the councils finances, knowing it will have a guaranteed return financially, which many decisions made in recent time cannot say this. Reducing the amount of lodges and put in there place a warehouse style building, or two, with one of many options available, will attract visitors and locals alike instead of their money going to other towns or resorts.

Lidl is a large name and offers security on a development, but others do not have such a proven record and what are the constraints of their borrowings which could affect the speed of their intended plans. Reducing the amount of lodges and a council investment in the scheme offers what the public are looking for, and not the 'Fitties' No 2, which is on offer.

A very short-sighted view would be to accept the current application.

Gill Drummond

Sent from [Mail](#) for Windows

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Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Debbie Priestley

Address: 20 viscount way Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We desperately need leisure activities to entice people to visit .. lots of people love cleethorpes but we have nothing to do here .,

We don't need more accommodation . We need something to do once the tourists are here .. trampoline park . Theme park .. escape .. please listen

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Andrew Brown

Address: Apartment 5 Oxford Court Bark Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Missed opportunity?

Although the location is in need of development, I would like to object to the proposal as I am not sure it would be the best use of the site in terms of facilities.

What I think the area, its residents and visitors would really benefit from are a range of accessible and inclusive sports and leisure facilities to promote a healthy lifestyle and give people things to do. This would also create jobs, attract visitors and income.

Imagine the associated health benefits (both physical and mental) of having facilities that encourage exercise and social interaction for all ages and abilities, designed so everyone can access and use them.

Sports facilities such as indoor & outdoor climbing walls, a trampoline park, a pump track & ramps suitable for bmx, wheelchair, skateboard & skating, green bowling, archery, a full size ice rink (hockey, curling, skating), multi use all-weather pitches for basketball, netball, 5-a-side and walking football, the list goes on. There could be an accessible boardwalk to give access to the lake and wildlife, along with cycle and running loops through the site.

There could be facilities to encourage and allow people of all ages and abilities to engage in arts

and crafts, learn new skills and try new hobbies.

Local community groups, charities, schools and businesses could benefit from access to all these facilities which would bring people & communities together whilst creating jobs and opportunities for local people, as well as building a sense of pride in our home.

There would be further opportunities for job creation and work experience in activity related 'pro' shops, perhaps a cycle repair centre where maintenance workshops could be held. This would encourage cycling and support modal shift towards greener transport solutions.

There are so many possibilities that could be explored that would appeal to the wider community.

Instead of a drive through coffee shop there could be an area dedicated to pop up food stalls which would support local / start up businesses, not global corporations. Nearby you could have a bandstand with a terraced seating area for local performers.

I'm sure others will have similar suggestions as I've only touched the surface, and It may be that these suggestions amongst others are being considered for an alternative location, but what an opportunity to do something great at an accessible site that is already served by holiday accommodation and an established transport infrastructure.

Both locals and visitors need things to do here, aside from a casino that may only appeal to a small demographic. For these reasons I would object to the proposal and would welcome consideration of a more inclusive development that offers accessible sports facilities to promote a healthy and social lifestyle for all.

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Allison Wood

Address: 191 clee road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This isn't what's needed. What we need is something that can be used all year and encourage people to maybe come for the day, people I've noticed are already selling vans on Thorpe park. It's not affordable for people to stay as they have nothing to encourage them to come. Wrt n wild would be great or a ski/ice skating venue.

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Paul Ottley

Address: 68 second avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We don't need lodges we need entertainment and leisure

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Wayne Seven-Kurz

Address: 67 Colin Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am in support of the application with the added suggestions that a certain number of new trees are planted on the site and that the key facilities are built with wheelchair access. Also that the site is guarded and secure until functional to prevent it being overtaken by squatters, illegal campers or partygoers. That the permission contains a condition that the site can only be used for holiday homes and not for as a low budget trailer park for those using their own caravans as permanent accommodation.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Lou Lee

Address: Geo way Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Feel we need more for locals to do which tourist can also do when here not more supermarkets we don't need more or more hotels. We need entertainment for ppl who come here to enjoy

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Darran Groves

Address: 132 Copper rd Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No more retail parks we have too many plus why 3rd home bargains ? And other supermarket and more 2nd or 3rd homes these make no return to locals

We need a Eden Project type design wrap round the lake offer history of our area and future with entertaining centre for like trampoline and land skydiving these things make money not lodge that cost thousands and kept by the few for holiday homes for odd weekends! Y

It's killer to the Cleethorpes and Grimsby all have these supermarkets and bargain stores already!

Cleethorpes need entertainment and £18million joke it's just for toilets and few trees does no cut it !

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Kerry Davis

Address: 14 Picksley Crescent Holton le Clay Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object on this planning because we do not need another holiday park or more restaurants and coffee shops. We need more tourist attractions to bring people in to Cleethorpes to help the local trade that is already here. What is the point of building a holiday park etc if there is nothing to do in Cleethorpes. What we do want is all year round tourist attractions to bring people here such as an indoor and outdoor water park, trampoline park etc.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Richard Lutz

Address: 2 Kew road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans, given to redevelop this site on several grounds. firstly, I strongly believe that the redevelopment in question will not support the local area with growth.

Cleethorpes is not an all year around attraction and it does not have the potential to be so developing hotels and lodges when we already have the same facilities nearby with two caravan sites and the Premier Inn across the road seems to be a little bit silly.

There is not much to do in Cleethorpes, regardless in the likes and comparison of let's say Tattershall likes, or if you compare this to a seaside resort, like Bridlington Cleethorpes, unfortunately seems to be at the lower end of the pack. Therefore an all year around site would not be prudent and will remain empty.

The council and many people realise that eventually, even if they go to developments after about two years, retailers will move out due to the ongoing cost of living crisis. We are experiencing an energy crisis and the site will just become vandalised similar to many others in the area.

The council also need to appreciate the road we have running alongside the site would not be able to accommodate all the extra workload of contractors plus visitors to the area if the scheme was to be successful, a new road layout would need to be created along with temporary traffic measures and calming measures.

The road at the moment is subject to heavy, speeding vehicles without any traffic calming measures in place.

Moving onto the facade of the buildings inside of the site, they add a certain charm and they do have a lot of memories built around them. It would be a shame for them to be removed if they are not to be incorporated into any developments in the future.

The site has been, and always shall be, a place for a theme park in many residents' minds. Surely if the likes of Merlin were contacted and asked to develop a small site they would jump at the chance, no problem especially because it does increase the visitor numbers to the area. That's what the site needs: a retail development with a theme park, not just hotels and lodges. The site is big enough and this is where the money is going to be made. The council will not listen to people's objections regardless, and unfortunately you will go ahead with the developments, but in several years' time once it's fallen flat on its face yet again, you will look back at the comments of the people who object to this and agree.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Andrew Smith

Address: 37 antrim way Scartho Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cleethorpes need something for the tourists to do no point in making a holiday Village when everything shut down how about a new ice rink , climbing wall, high wires indoor water park wax works footgolf things that tourists and residents can use all year round another 272 holiday homes with nothing to do is a waste Cleethorpes needs upgrading

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr William Dales

Address: 37a St Peters Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We need more entertainment facilities for tourists, theatre, entertainment for children, not more chalets. Something like the old wonderland.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Karen Gray

Address: 9 Prystie place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's great that someone wants to develop the site but we need more activities for families to do like a climbing wall, skate park, ice rink, high ropes etc etc. It's ok putting in retail and accommodation but what are they all going to do? There's hardly anything to do down the prom except slotties and the beach if it's warm enough. Go and have a look along Skegness sea front look at all their amenities. Also the toilet situation is diabolical in Cleethorpes. When you can find one it's disgusting, dirty, smelly and you usually have to pay to use it. Get the basics right first for goodness sake!!

Also is it going to be open to us locals?

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Sarah Palmer

Address: 93 Queens Parade Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In terms of increasing tourism to the resort I am in favour of the lodges/hotels. However I fail to see how further retail units and supermarkets will pull visitors - We constantly seem to be one step behind other resorts for example: where is the vision within Cleethorpes whether that be all weather trampoline parks/ climbing centres or outdoor themed sculpture trails? Even the remote Hebridean island of Harris has a better grasp on tourism with an outstanding modern community centre overlooking a stunning beach encompassing galleries/ cafe and stone baked pizzeria/ ice cream parlour etc

It's all well and good providing quality accommodation within the resort but the area is crying out for more than just a lovely beach. The whole resort offer needs to keep up otherwise people will choose different destinations or use the pleasure island site as their base but venture out of town for leisure activities.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jamie Rennie

Address: 23 Uplands Road Leicester LE2 6PB

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I upheld my first comment on this proposed planning permission.

I stand by my objection for lodges to be added - when it could affect Cleethorpes Beach Holiday Park (formally Thorpe Park Holiday Centre) next door to the proposed site.

In my opinion I think Haven Leisure Limited should acquire the site and expand Cleethorpes Beach Holiday Park - but that's a decision by the Holiday Park Management and Head Office.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Simon Ostler

Address: 23 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The proposal is a real improvement to the area and would bring in much needed money and jobs.

There is a real need for more modern, attractive, accommodation in Cleethorpes which this provides. The policy of the town master plan is to turn the resort into somewhere to stay at rather than just visit, this vision can only be achieved if the accommodation exists.

I do not agree with the rationale of the objectors that there is nothing to do in Cleethorpes so this accommodation should not be built. If the demand is there the money for attractions will follow not the other way round.

Cleethorpes is unique on the East Coast of Lincolnshire in combining beautiful beaches with great eateries and bars. It also is in a unique position where it can offer 'cool' sports such as paddle boarding, open water swimming, kite surfing etc which puts it in a different position to other resorts with the potential to appeal to a different clientele.

We've got to re-invent our home not hark back to glory days which only existed due to lack of foreign holidays. We need to look at what Brighton has done and what other tired resorts are doing

to make themselves into holiday destinations of the future. This is a step in that direction. Approve it!!

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Simon Ostler

Address: 23 Lindsey Rosd Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to point out some aspects of Natural England's objection which I believe they have missed.

* This site was a theme park which caused a lot more disturbance to the area nature than number of lodges.

* The site is in the middle of an area with caravan sites, an outdoor auditorium and a popular tourist beach, not in the middle of the countryside. So there is already disturbance.

* There is miles of salt marsh after Thorpe Park caravan park all the way round the coast to Alderney Creek.

* The benefits to the local community are huge.

* The area of saltmarsh in front of this area is only very small

* The area upstream in the humber is full of huge factories and refineries and the mud flats there are teeming with life

The local community are very much in favour of this proposal and Cleethorpes needs to develop as a seaside resort away from the tired state it is in.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space), replacement bridge over buck beck and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit (size increased), 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter Jan 25 for detailed breakdown). Amended Information June 25 - Retail and Leisure Study, Sequential Test, FRA, NPPF Note and HRA.

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Simon Ostler

Address: 23 Lindsey Road Cleethorpes DN35 8TW

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I want to object to Natural England's stance on Cleethorpes in general. Firstly the council had to fight long and hard to stop a beach enjoyed by 100,000's of people every year becoming a salt marsh.

Now, they take a year and a half to come back on their previous comments with unrealistic comments. The area they talk about is wedged between a holiday resort and one of Europe's largest caravan parks. This place itself not long ago was a theme park and is been in recreational use for a long time.

There is miles and miles of salt marsh between here Mablethorpe. There has to be a level of realism here.

Yes, we need to protect wildlife by not developing greenfield sites next to the coast but this isn't, there's even a train runs between the development and the coast. Ignore Natural England and approve the very popular plans.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Simon Ostler

Address: 23 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am massively in support of this huge endorsement of Cleethorpes future.

I like everything about it. There aren't any negatives.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Hellen Chadwick

Address: 51 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am making a comment on behalf of my mother who is a beach hut owner. Our concern is that Meridian Road is included in the plans and that we will be unable to drive and park on Meridian Road behind the chalet if this road is going to be closed to the public. My mum needs to be driven as she struggles to walk distances, even from the bus stop on the main road.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space) and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Andy Busby

Address: 43 Fairway Court Cleethorpes DN35 0NN

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: When asked to make comments originally I supported the application provided they keep the access route to the beach from behind the bus stop on the roundabout of North Sea Lane and Kings Road, Cleethorpes. Looking at the proposal I see no mention of this pathway. Has it been discussed with the proposer? Has it been discussed at all by Planning Department? This pathway is a very popular and important route not just for us locals but for many of the visitors to this part of Cleethorpes.

From: andrew busby
Sent: 13 February 2023 12:08
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/1109/22/FUL

To whom it may concern,

We have no objection to the planning application for the old Pleasure Island site and in fact welcome the current eyesore being cleaned up and redeveloped. Our only concern is the current access to the beach via a pathway from behind the bus stop at the top of North Sea Lane/Kings's Road. We, and many other local residents and tourists, use this pathway as a quick way to access the seafront. Will this pathway still be open to public access when the development is given the go ahead.

Yours Sincerely

Andy and Jacinta Busby
43 Fairway Court
Cleethorpes.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing (Amended Plans September 2023 with increased floor area to retail unit, removal of access from Meridian Road, replacement bridge to buck beck and amended site levels)

Case Officer: Cheryl Jarvis

Customer Details

Name: Lynda Ward

Address: York house York Road Brookenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm in favour of this, the area at present is a shambles and this site will bring jobs and a feel of a more well presented clean environment.

The proposed site looks great!

From: Graham Clarke
Sent: 16 February 2023 17:37
To: Planning - IGE (ENGIE)
Subject: Ref DM/1109/22/FUL Pleasure Island Development

As a local resident living in North Sea Lane, I would like to register my full support for this planning application which will help with the economic regeneration of the area in the short and medium term.

I am aware of a few vocal 'nimby's amongst my neighbours, so thought it important to register my support as part of the normally silent majority.

Regards
Graham Clarke
170 North Sea Lane

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr John & Midge Clarkson

Address: 110 Seaford Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are strongly in favour of the proposed development. The site has been left derelict for some time and continues to deteriorate. It is in desperate need of redevelopment.

There appears to be no realistic prospect of attracting some of the leisure facilities that have previously been proposed. We feel that the current proposal, which is a mixture of retail, leisure and holiday accommodation represents the best chance of commercial success.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Samantha Gee

Address: 5 crampin road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I personally think this is a great proposal for the area. The land is just being wasted. It will bring jobs to the locals. Thanks

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Danielle Piggott

Address: 5 Montgomery Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Absolutely brilliant plans on the eyesore it currently has restore to the former glory of the busy bustling theme park with people to enjoy the land and much needed asset cleethorpes seaside to attract tourists to our wonderful town.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Jennifer Wakefield

Address: 62 Mill Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would be nice to see some storage units for local small businesses to rent as there is such little choice in the local area.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Helen Heseltine

Address: 1 goring place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Ms Liz Cullum

Address: 11 Spratton Court Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very positive for economic development and growth of NE Lincs

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Gail Parker

Address: 2 Bargate Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholeheartedly support this proposal as it will bring more visitors to the area. The area is currently an eyesore and gives the area a neglected feel so it would be great to bring it alive again

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Amelia DRoza

Address: 2 church lane Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Steve Upton

Address: 23 Cheapside Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It would be a very good improvement to the land and bring much needed tourists into the town.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Debra Sullivan

Address: 238 Grimsby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Can the lodges be bought, or to rent?

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Jessica Sparkes

Address: 3 hart street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: If it means more jobs for the locals I fully support it.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Zoe Stephendon

Address: 3 Strubby Close Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this proposal. It will be a much needed asset to the resort & be good to see some use out of the land rather than the eyesore it currently is

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Melissa McCann

Address: 4 Green Hill Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this will be great for Cleethorpes. The land is an eyesore at the moment and it is the first thing holidays makes see when leaving Thorpe Park.

It would be great to add some activities for the area. Rock climbing/trampoline park would be great we have to travel to Hull at the moment for anything like that. I think this has great potential.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Sandra Marland

Address: 79 Chichester Rd Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that the development needs to have social and leisure outlets for all ages all year round. Possibilities including an all year round fresh food market, trampoline centre, function venue, aquarium, zoo, food exhibition/pop up tastings, spa, youth enterprises, older peoples wellness center, I feel that residents and holiday makers alike would benefit and spend in the venture.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Fiona Hamer

Address: The chestnuts Church lane Tetney

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will bring people to Cleethorpes and increase the spend to the town

I like the fact you are building restaurants etc for these people to use

I just hope that amount of people does not overwhelm the beaches may need to think about security and beach patrols as Cleethorpe is so clean and tidy

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Helen Atkinson

Address: 1 Kenilworth road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this but would like to see less holiday homes and more things geared towards children and families to bring in more jobs and money some sort of attraction eg indoor ski slope, trampolines etc just something that can be used all year round and really put Cleethorpes back on the map

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road and Meridian Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Curtis Lees

Address: 105 Lovett Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Richard Kirk

Address: 13 silvergarth Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The site is currently an eye sore and a hazard to everyone.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Lynda ward

Address: 14 York road Brookenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to see a 12 month site bringing visitors and jobs to the area. This will pull money into Cleethorpes and could make this place once again a thriving sea side destination

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Donna Limb

Address: 162 Brereton avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Matthew Smith

Address: 27 Warwick Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A great investment for Cleethorpes. Really looking forward to seeing this get started.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Claire West

Address: 28 Station Road Great Coates

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm so happy to see the site is going to be put to use. In its present state the site is an eyesore and makes Cleethorpes look very run down. I imagine it's off putting for visitors to the town. I'm pleased to see the lake will be kept as a fishing lake as it could be an attractive feature.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Ms Dianne Lodge

Address: 29 blacker lane Wakefield

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Susan Pickard

Address: 3warren drive Ackton Featherstone

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be a great asset to Cleethorpes and tourism we love Cleethorpes been holidaying there since 1993 on and off

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Scott Williams

Address: 33 whites road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Paul Grimley

Address: 340 Grimsby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of this project going ahead and feel the positives it will bring to the area far outweigh any negatives

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Susan Travis

Address: 38 Marlborough Way Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I consider the vacant land to be an eyesore, it has been for a number of years, and therefore welcome any development. Any investment in Cleethorpes should be encouraged especially in these uncertain economic times.

I live a mile from the site and would use the proposed retail units and garden centre.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Jennifer Goodman

Address: 38 Station Ave New Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: But would like to add the comment that it would be good to see some indoor activities for older kids, that are actually accessible to local people as well as holiday makers, like an indoor trampoline/rock climbing place - it amazes me that the nearest ones to here are nearly an hour away.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Nicola Parrott

Address: 39 chichester road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: While supporting majority of proposals, fantastic for resort I would question the addition of a drive through coffee shop on a holiday park particularly if promoting clean air natural surroundings and safety for families with young children . Wouldnt a nice alfresco type cafe be better? Also Would access to retail unit and garden centre for non holiday park residents be separate as this will cause extra traffic and pollution.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Destoni Day

Address: 5 Haigh Court Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Laura Corner

Address: 6 Paynter walk Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Amazing opportunity for jobs in the area and to bring more tourism to the area bringing money in for all

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Sam Waddington

Address: 62 highgate Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support investment into the town

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Katherine Copley

Address: 71 Lady Frances Crescent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Kim Jackson

Address: 9 Brampton Way Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Dave Moore-Bannon

Address: 94 Taylors Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support this enterprise. It's what is needed. It's a shame it cannot be a wonderful leisure park but job generation and leisure lodges is just what the town needs.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Phil Waddingham

Address: Flat 4, Eastcliffe 10-11 High Cliff Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Please let the casino go ahead too. Cleethorpes needs something like this to help bring visitors.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Paul Robinson

Address: Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Brilliant idea, it has taken years to get this plan together and the investors are keen to go, so while the opportunity is there it makes sense to give give the green light and allow it to happen. If it gets refused then that land will stay the way it is for years as no-one will attempt again! Let's make this happen and take the opportunity

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Helen Smith

Address: 10 Fairway Court Cleethorpes DN35 0NN

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Whilst I think this is a great opportunity for this area I am concerned that we will lose the pathway between North Sea Lane and Anthony's Bank. This is a lovely route with an abundance of wildlife and foliage. I use this daily and hope it can be retained.

1,Wildflower Close
Rossington

>
> Dear Sir/Madam,
> I'm emailing you concerning the pleasure island land. I've been reading up on it and apparently they are going to build holiday lodges there? If this is true I hope they're going take severely disabled people into consideration aswell.

Such as powered wheelchair access with plenty of room inside to be able to manoeuvre around in these chairs and large wet rooms with shower.

> I've always said being severely disabled myself from birth I would love to be able to help design these places and probably a few other disabled would like to help too, after all no one knows better than us. Whatever a disabled person can use a able bodied can too.

> It's very hard for the disabled trying to find something suitable.

> Hope you take my ideas into consideration.

> Yours Sincerely

> Mrs Elizabeth Sadler

>

> Sent from my iPad

> -----

> Reduce your environmental footprint, please do not print this email unless you really need to.

>

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Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Jim Wright

Address: 27 Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Assuming this application is to be determined by the planning committee rather than by delegation to the case officer, might a site visit by committee members be helpful in advance of the debate and decision?

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr James Wright

Address: 27a Parker Street Cleethorpes DN358TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Before the application is determined, it would be helpful for there to be clarity on which organisation would employ the proposed ranger.

Indications are that the Humber Nature Partnership has been approached, but has it confirmed that it will take on the responsibility?

Will the ranger have any authority in the event that she/he witnesses activities which are harmful or potentially harmful to the welfare of wildlife/nature/ecology?

If there is a dispute between the operators of the development and the employers of the ranger, will this be a procedure for this to be resolved?

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Please save the trees,

Please.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing (Amended Plans September 2023 with increased floor area to retail unit, removal of access from Meridian Road, replacement bridge to buck beck and amended site levels)

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Amenity Group

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

Comment Reasons:

Comment:

The ornithology surveys are now likely to be out of date and probably need to be revised.

Since the original ones were completed, the site has become increasingly wildlife-friendly, with several new bird species almost certainly present.

Of most significance is the likely breeding presence of cuckoos.

As last year, a male bird has established a territory at Pleasure Island and can be heard calling daily in the tall trees during May and early June.

Cuckoos typically target reed warblers to lay their eggs, and the latter is a species that breeds in

the reedbed of the on-site lake.

As the plan stands, the reeds will be cleared to accommodate anglers, so reed warblers will be lost to the site - and hence cuckoos, too, will be lost.

The loss of reed warblers would be a disappointment, but not a calamity - there are other sites in North East Lincolnshire where it breeds.

The loss of cuckoos would be devastating because this is almost certainly the last breeding site in Cleethorpes - with possibly only one or two other sites (at best) elsewhere in the borough.

The cuckoo is an icon summer species - it is NEL's equivalent of the ospreys at Loch Garten or the puffins at Bempton in Yorkshire.

The agent for the applicants claim that "nesting opportunities" will be created, but how do you create a nesting opportunity for a bird that does not make a nest?

There is nothing in the mitigation to safeguard either the reed warblers or, crucially, the cuckoos.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space) and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr J Wright

Address: 27a Parker Street CLEETHORPES DN35 8TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Given that the paved footpath between the Premier Inn and Cleethorpes Country Park would be on a different site, should it not be subject a separate planning application?

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space) and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: J. Wright

Address: 27a Parker Street Cleethorpes DN35 8TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: The most recent bat survey states (4.8) that "the buildings are of limited suitability for the bats to remain over the wintering hibernation period".

There is no evidence to substantiate this claim. If the buildings support roosts in summer, they will also support them in winter.

With loss of habitat and declining numbers of flying insects, bats have become scarce to extinct in most wards of the borough, so Pleasure Island represents a Cleethorpes 'stronghold', especially as it is home to at least four different species.

Bats enjoy a high degree of legal protection.

It is imperative that, in advance of the application being determined, the developer describes in precise detail how it intends to ensure those at Pleasure Island are safeguarded.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Amended Plans and Description for demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping (including creation of outdoor activity space) and erection of ancillary holiday resort buildings, erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping and use of the existing lake for fishing with associated erection of angler hub (see cover letter for detailed breakdown).

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr J Wright

Address: 27a Parker Street Cleethorpes DN35 8TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: The data from the September 2024 survey confirms the extreme importance of the buildings and many of the trees to bats.

It states: "Numerous bat roosting opportunities are present within the site, associated with former theme park buildings (23) and potentially the more mature trees, particularly those present on the southern boundary of the former park."

What then has persuaded the applicant's consultancy to make this apparently contradictory statement: "No impacts on sites designated for bats are predicted from the development."

How can this be the case when all the buildings and trees have been earmarked for removal?

For bats, the impact would be devastating.

The report prompts the inevitable question: what would happen to all these bats if they were to be displaced? At a time where habitat is being lost by the day, where would they go? Or would they

simply be allowed to perish?

Is there any proposal to build a structure to which they could relocate? If so, it is not included in the application.

If no acceptable proposal is forthcoming, I would oppose this application.

The consultancy's description of the colony as being of 'parish' value seeks to minimise their value.

Whatever their status elsewhere in Britain, bats - including pipistrelles - are scarce and declining in Cleethorpes.

This is our parish and we have a right and a responsibility to insist that biodiversity is safeguarded.

The bats are emphatically of value. They need to be cherished, not sacrificed to the whims of a development consortium.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

Proposal: Demolition and removal of all existing buildings and structures on site, alteration to existing access from Kings Road and formation of new points of access from Kings Road, installation of hardstanding bases to accommodate up to 272 holiday lodges with associated parking, access roads, servicing, hard and soft landscaping and erection of ancillary holiday resort buildings; erection of 2 x hotels, restaurants and cafes, a leisure unit, 2 x retail units (one with garden centre) and drive thru coffee unit all with car parking, access roads, servicing areas, hard and soft landscaping; and use of the existing lake for fishing (Amended Plans September 2023 with increased floor area to retail unit, removal of access from Meridian Road, replacement bridge to buck beck and amended site levels)

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

From report to NELC Cabinet December 20, 2023:

" TP1 Healthy trees and woodlands will be protected, retained and managed to ensure healthy growth, development and species diversity.

"No tree will be felled or pruned without good reason as set out in our Tree Management Guidelines."

From NELC press release December 20, 2023:

"The value of trees cannot be underestimated. They reduce flooding by taking in water, create habitats for nature, make us feel better, clean our air by absorbing toxins, and reduce carbon dioxide. Planting and caring for our trees can only be a good thing for North East Lincolnshire.

"It is hoped that the Tree Strategy will support and encourage private landowners to care for their

own trees, and increase the number of trees on their land.

"With the national average for tree canopy coverage at 15.8% and North East Lincolnshire below the national average with recommendations to achieve a minimum of 15%, it is vital that work continues to deliver a tree population that will benefit all people who work and live here."

Comments for Planning Application DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: J Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Please can I request that the comments of NELC's highways department and NELC's ecology officer are now included in the List of Documents?

For the sake of transparency, they should be posted in advance of a decision being made by either the case officer, under delegated powers, or the planning committee.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

The ecologist's report identifies 58 bird species as having been recorded during recent summer surveys of the site.

Almost all of these are dependent for feeding/roosting/nesting/cover on the mature trees and shrubs - more than 100 of which are earmarked by the applicant for removal.

To the list of summer bird species can be added up to 10 more which will have gone unrecorded because they are winter-only visitors.

If the trees/shrubs are removed, yet another precious North East Lincolnshire habitat for these birds will be destroyed.

As a consequence, almost 70 species, including the foreshore's last remaining breeding nuthatches and goldcrests, risk being lost from the site - almost certainly forever.

Assuming they can be implemented (and enforced), I therefore support the recommendations of NELC's trees officer for rigorous planning conditions which might at least part-safeguard the site's

parkland heritage.

May I also request imposition of a further condition prohibiting any entire clearance of the tree/shrubs before individual phases of the proposed development begin.

It would surely be remiss to allow the whole site to be totally laid waste even before any construction works are required.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jamie Rennie

Address: 23 Uplands Road Leicester LE2 6PB

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I have looked at the plans and I approve of the applications - however - I disapprove of the lodges. The reason behind the disapproval is Cleethorpes don't need another set of lodges when there is Cleethorpes Beach Holiday Park (formally Thorpe Park Holiday Centre) right next door. I don't want Haven Holidays to be affected by these plans. Like I say, I approve but don't approve of the lodges.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Wayne SevenKurz

Address: 67 Colin Ave Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I broadly support this application however would like the following points considered

1. Access to Meridian point appears to be degraded on the plans as a consequence of a narrowing of the access Rd. I note removable bollards to allow the proposed site users or owners separate access, this is a popular car park currently well used by the public, why should access be reduced and or secondary access be controlled by a private party?
2. I note that there appears to be insufficient disabled car parking bays for example six in a car park of 76 for Lidl. We have an aging population more bays should be considered in all car parking areas.
3. The height of the proposed fencing for the garden centre will be aesthetically challenging in an area that should be attractive.
4. Eight years to complete seems an unduly lengthy amount of time.
5. There appears to be no condition to securely maintain the site during construction against trespass and even occupation by unauthorised persons.
6. There should be a condition imposed ensure these are used for holiday makers and to disallow permanent (all year round) residency

Thank you.

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

Address: Former Pleasure Island Theme Park Kings Road Cleethorpes North East Lincolnshire DN35 0PL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Miss Lorraine Mills

Address: La Corbiere Lock road North cotes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: This site is crying out for development but it doesn't seem to have anything for children of any age really or adults for that matter.

Cleethorpes needs entertainment indoor and outdoor too attract families too want to come and have a holiday . A casino doesn't really do it.

More lodges more fishing pools . Still nothing too keep families wanting to stay there .

Small theme park may have been a better addition

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Mary Peel

Address: 33 , Johnson Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:But no all year round campsite for caravans & campervans.

I do agree with the chalets.

But the land behind you it's like a campervans campsite during the summer.

Comments for Planning Application DM/1109/22/FUL

Application Summary

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Sarah fletcher

Address: 38 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: The land at the moment is an eyesore and needs improvement. My concerns are for access .

Comments for Planning Application DM/1109/22/FUL

Application Summary

Application Number: DM/1109/22/FUL

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Case Officer: Cheryl Jarvis

Customer Details

Name: Mr David Rear

Address: 70 Marlborough wat Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: My concern is my uncertainty of YPGs ability to follow through on their part following their previous history of bankruptcy and missing deadlines on local projects.

I hope they don't become detrimental to the project, cost the council / tax payer ££ and have been vetted accordingly

Megan Green (EQUANS)

Subject:

FW: Pleasure Island development DM/1109/22/FUL

While this development will remove a current eye sore, it does cover a glaring gap in the Cleethorpes holiday offering. There is nothing for teenagers. Could this be included in the design. The original concept had water sports, where has this gone?

Regards

David Hughes

Sent from [Mail](#) for Windows