

Item 1 - 2 Vivian Avenue Grimsby -  
DM/0396/25/FUL

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Anthony king

Address: 9 heron close Grimsby DN328PW

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a residential area and has limited parking.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Helen Bury

Address: 10 Heron Close Grimsby DN32 8PW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to voice my objections to the pending planning application of a Children's Care Home at 2 Vivian Avenue, Grimsby. As a local resident I do not believe this site is suitable for the following reasons:

### Increased Traffic and Inadequate Parking

The planning application states that the facility will house 4 children, along with 11 carers covering 24/7 operations. It details that there will be 2-3 pool cars, with staff vehicles for managers and 3 staff members per shift. This will significantly increase traffic in the area, particularly at staff change over time or during the school run. As a children's care facility it will also have frequent visits from various professionals, for example social workers, healthcare workers and maintenance staff, further increasing the traffic and requirement for parking. The site itself does not have the parking space to accommodate daily operations. Other residents and I agree that realistically there is parking for perhaps 3 small vehicles, meaning that staff will likely be parking on the road. This will create hazards for driving and cause significant nuisance to neighbours, particularly at shift changeover times.

### Unsuitable Corner Plot on Main Road

2 Vivian Ave is a corner plot on Vivian Ave and Weelsby Rd. This corner is already a busy junction; the access and egress to Weelsby Rd is already challenging due to the volume of traffic on Weelsby Rd, and the speed at which cars exit Love Lane Corner roundabout. The increased traffic and vehicles parked around the facility will reduce visibility and create hazards to pedestrians and vehicles navigating this busy junction.

## Impact on Residential Neighbourhood

A 24 hour 'for profit' business is not in keeping with the quiet residential area of Vivian Ave and surrounding streets. Although I recognise the need for more child care facilities in the town, the 24/7 operation of this facility will create unavoidable traffic, parking constraints, noise and activity that will disturb residents of the local area. These operations are likely to include school runs, shopping trips, staff changeovers, professional visits, maintenance visits, day trips, just to name a few. This creates a very busy environment centred on just one address on a quiet street, causing persistent disturbance and noise

It is unfortunate, but children within the care system are also much more likely to engage in antisocial behaviour. Our neighbourhood includes a significant number of elderly and vulnerable residents, who are likely to find such behaviours intimidating and very disturbing.

While I recognise the need for child care facilities in the region, 2 Vivian Ave is not suitable due to: inadequate off-street parking creating traffic hazards and nuisance, the corner plot which will create a large amount of traffic on an already busy junction, and 24 hour 'for profit' business operations that are not in keeping with the residential character of the area and could cause significant disturbance to our vulnerable neighbours.

I strongly urge the planning authority to reject this application.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Ben Higgins

Address: 11 heron close Grimsby Dn328pw

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This situation results in heightened traffic and safety concerns which isn't good for the area and local schooling. The existing parking infrastructure is insufficient to accommodate the demand, exacerbating the issue. Additionally, the location is not ideal for such activity, as it significantly disrupts the tranquility of the surrounding residential area. The site itself is also inadequate, as it lacks the necessary space and facilities to support the intended use effectively.

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Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Ryan Stocks

Address: 12 Heron Close Grimsby DN32 8PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to put forward my objection to this application. There is very little spare parking around this area at the moment to accommodate the many more cars coming and going through the day and night which will be required. There will be staff changing shifts which means double the amount of cars will be parked while one shift starts and another finishes.

There is poor visibility looking down Vivian Avenue every morning and afternoon when I walk my child to and from Bursar school. There is no manned crossing and a blind corner coming from the round about which is constantly busy with traffic, this is right outside the house in question. When there are events on at King George, Linden Club and Weelsby Woods there is constantly cars very poorly parked down every street in this area. Adding more permanent cars will only make matters worse and increase the risk of accidents.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Adam Wharton

Address: 16 Heron Close Grimsby DN328PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a resident of Heron Close and I would like to submit an objection to the proposal to change 2 Vivian Avenue from a residential property to a children's care home.

The proposal suggests that there is available space for 5 cars off road parking. Having been to see the property myself I don't see how this is possible at all. Perhaps 3 vehicles but one would be blocked in which would be inconvenient for the staff members. There just is not sufficient room.

This will mean cars parking on Vivian Avenue or round the corner on Heron Close. Car traffic will increase significantly particularly during shift change, visiting etc. I already have concerns about crossing over Vivian Avenue when walking along Weelsby Road towards the roundabout. It is a very hazardous junction, having to watch both for cars coming straight off the roundabout turning up Vivian and also cars coming down Vivian which are difficult to see due to parked cars near the junction. If this proposal proceeds this situation would become even more unsafe. I worry enough about my children crossing this junction, without making it worse.

I believe there would be far better areas to locate this children's home both for the safety of local residents and the staff and visitors of the children.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Daniel Capes

Address: 17 Heron Close Grimsby DN328PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the change of use... This is a residential area not one with businesses where a large number of vehicles will be coming & going.

The parking is already heavy on Vivian Avenue & increases when events are on at the Linden Club & at King George Stadium... This spills over into Heron Close today.

The supporting documents to the planning application state there is parking at the residence for circa 5 cars. This is not accurate as the real number is 3 vehicles. The number of staff plus change overs, visitors, social care visits etc mean the real number of visitor vehicles could be more than double what is available off road. Vivian Avenue is already parked up, the junction is dangerous & people struggle to get in & out of driveways without additional vehicles. This is a single dwelling designed for a family not a business residence that will have a very large number of vehicles & visitors

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Caroline Capes

Address: 17 HERON CLOSE GRIMSBY DN32 8PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to number 2 Vivian Avenue becoming a children's home. The reason for this is that I believe there is a huge health and safety issue for everyone, especially my own 2 children in terms of traffic/road safety i.e. potentially blocked views of the road by parked cars, vehicles backing out of the driveway. Every day my children will walk to school, and cross Vivian Avenue. The traffic on the main road (Weelsby Road) is very busy, potentially dangerous and it fills me with so much anxiety that added to that (staff and visitor parking) could make crossing the road outside number 2 Vivian Avenue harder than it all ready is, making the school drop offs even more dangerous than what they currently are.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Michael and Mandy Gibbins

Address: 18 Heron close Grimsby DN32 8PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Not happy with the change of use

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Mandy Gibbins

Address: 18 Heron close Grimsby GRIMSBY DN32 8PP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Increased traffic and safety risks at the busy Vivian avenue/Weelsby road junction due to staff vehicles coming and going 24 /7 with shift changes, or other services providers supporting the young people with their complex needs.

This will impact on our quiet residential area, with noise and disturbance from 24 hour operations. This corner and busy roads are chaotic enough without extra footfall, There are already motorbikes and youths riding up and down adjacent road including vivian avenue at unacceptable hours.

The school runs have no pedestrian crossing or lollipop people to aid crossing and cars do not slow down or give way, this is an accident waiting to happen, this is major risk factor towards the care of young people.

Inadequate parking, with only 2 practical spaces on site, this will cause over spill parking on our streets. i live at number 18 HERON CLOSE and experience this parking near me on a daily basis, especially on school days, weelsby woods activities and King George Stadium activities.

As a standard house on a constrained corner plot number 2 vivien avenue lacks the space for a care home so this shows unsuitability of the site.

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Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Liz Mundell

Address: 3 Vivian Avenue Grimsby DN36 4BW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Subject: Objection to Planning Application DM/0396/25/FUL - Change of Use to Children's Care Home

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

From: Liz Mundell

Address: 3 Vivian Avenue

Date: 13th July 2025

Dear Planning Officer,

I am writing to formally object to planning application DM/0396/25/FUL for the proposed change of use from a residential dwelling to a children's care home at 2 Vivian Avenue.

While I fully support the provision of care for vulnerable children, I have concerns about the suitability of this specific location for such a use, based on the following material planning considerations:

### 1. Inaccurate and Inadequate Parking Provision

The application claims that the property can accommodate five vehicles. This is factually incorrect. In reality, the driveway can only accommodate two vehicles comfortably. A third vehicle could potentially be parked, but only by blocking in one or both of the others, which is impractical for a care home setting where staff may need to arrive and leave at different times.

This misrepresentation raises concerns about overspill parking on the surrounding residential streets, which are already under pressure. Increased on-street parking could obstruct driveways, reduce visibility, and create hazards for pedestrians and other road users.

### 2. Road Safety and Traffic Impact

The property is situated on a corner plot, with the entrance to the house on a wholly residential street, and Weelsby Road which is one of the main busy thoroughfares of the town. The proposed use will likely increase vehicle movements due to staff shift changes, visitors, deliveries, and potentially emergency services. This increase in traffic could pose a risk to road safety, particularly in an area where children may be playing or walking to school.

There is no indication in the application that a traffic impact assessment has been conducted, nor any mitigation measures proposed to address these concerns.

### 3. Change in Character and Intensity of Use

The proposed change from a single-family dwelling to a care home represents a significant intensification of use. This is not a minor adjustment but a fundamental shift in how the property will function within the neighbourhood. The increased activity, noise, and comings and goings-potentially at unsociable hours-could negatively affect the residential amenity of neighbouring properties.

To be clear, our objection is not based on the fact that the proposed use is a children's care home. The same concerns would apply if the application were for a café, hotel, or any other commercial or institutional use. The issue is the incompatibility of such an intensive use with the character and layout of a quiet residential area.

I respectfully request that the Council considers these concerns as part of its assessment of the application. I would also appreciate being notified of any updates or decisions regarding this matter.

Yours faithfully,  
Liz Mundell

# Comments for Planning Application DM/0396/25/FUL

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Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Robert Mundell

Address: 3 Vivian Avenue Grimsby DN36 4BW

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Subject: Objection to Planning Application DM/0396/25/FUL - Change of Use to Children's Care Home

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

From: Robert Grierson Mundell

Address: 3 Vivian Avenue

Date: 13th July 2025

Dear Planning Officer,

I am writing to formally object to planning application DM/0396/25/FUL for the proposed change of use from a residential dwelling to a children's care home at 2 Vivian Avenue.

While I fully support the provision of care for vulnerable children, I have concerns about the suitability of this specific location for such a use, based on the following material planning considerations:

### 1. Inaccurate and Inadequate Parking Provision

The application claims that the property can accommodate five vehicles. This is factually incorrect. In reality, the driveway can only accommodate two vehicles comfortably. A third vehicle could potentially be parked, but only by blocking in one or both of the others, which is impractical for a care home setting where staff may need to arrive and leave at different times.

This misrepresentation raises concerns about overspill parking on the surrounding residential streets, which are already under pressure. Increased on-street parking could obstruct driveways, reduce visibility, and create hazards for pedestrians and other road users.

### 2. Road Safety and Traffic Impact

The property is situated on a corner plot, with the entrance to the house on a wholly residential street, and Weelsby Road which is one of the main busy thoroughfares of the town. The proposed use will likely increase vehicle movements due to staff shift changes, visitors, deliveries, and potentially emergency services. This increase in traffic could pose a risk to road safety, particularly in an area where children may be playing or walking to school.

There is no indication in the application that a traffic impact assessment has been conducted, nor any mitigation measures proposed to address these concerns.

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The proposed change from a single-family dwelling to a care home represents a significant intensification of use. This is not a minor adjustment but a fundamental shift in how the property will function within the neighbourhood. The increased activity, noise, and comings and goings-potentially at unsociable hours-could negatively affect the residential amenity of neighbouring properties.

To be clear, our objection is not based on the fact that the proposed use is a children's care home. The same concerns would apply if the application were for a café, hotel, or any other commercial or institutional use. The issue is the incompatibility of such an intensive use with the character and layout of a quiet residential area.

I respectfully request that the Council considers these concerns as part of its assessment of the application. I would also appreciate being notified of any updates or decisions regarding this matter.

Yours faithfully,  
Bob Mundell

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Pete Drinkell

Address: 4 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to object to the proposed change of use of 2 Vivian Avenue, Grimsby DN32 8QF into a children's home for up to four children aged 8-18, as outlined in application DM/0396/25/FUL. As a neighbor living next door, I am concerned about legal covenant breaches, precedent from a similar refused application, and significant impacts on safety, noise, residential amenity, and community wellbeing, which conflict with local planning policies.

The HM Land Registry title summary (HS268471) for 2 Vivian Avenue DN32 8QF reveals restrictive covenants from a 1964 conveyance (between Boston Deep Sea Fisheries Ltd and George Leonard Tomlinson) and a 1997 conveyance (between Ian David Tomlinson and William Herman Gyere). The 1964 covenant prohibits altering the external plan/elevation, erecting additional buildings, or using the property for purposes causing nuisance, disturbance, or annoyance without prior consent. The 1997 covenant restricts use to a single private dwellinghouse or bungalow and private motor garage, requiring written consent for other uses. The 2017 extension (DM/0385/17/FUL), which added a bedroom, living space, and converted the garage, involved external alterations and may have breached these covenants without documented consent. The current proposal to operate a children's home with nine staff on a rotating schedule, plus pool cars and staff personal cars, further violates these restrictions as a non-residential use. No evidence of consent from the covenant successors has been provided, rendering the application non-compliant.

This objection is supported by the refusal of application DM/0650/21/FUL at 184 Waltham Road on 8th September 2021. That care home proposal for up to five young people was rejected due to noise, disturbance, anti-social behavior, and highway safety concerns on a busy road, under Policy 5 of the North East Lincolnshire Local Plan 2013-2032. Vivian Avenue/Weelsby Road is a very busy junction, and the proposed operation with nine staff, pool cars, and personal cars, especially busy during shift changes risks similar issues. The 2017 design statement (DM/0385/17/FUL) states parking for two cars, while the 2025 design statement

(DM/0396/25/FUL) claims capacity for five. As a next-door neighbor, I confirm the driveway can realistically accommodate only two cars maximum, making additional vehicles unfeasible and likely to increase on-street parking and congestion. This unsuitable location, due to its busy junction, exacerbates traffic and safety hazards, conflicting with the 2025-2028 Council Plan's focus on safe journeys (page 24).

The children's home's 1:1 staffing ratio, outdoor activities, and vehicle movements will generate noise and disturbance, severely impacting residential amenity for me and other neighbors. This breaches the 1964 covenant's nuisance clause and threatens the 2024 resident feedback's goal of safe, thriving communities (Council Plan, page 10). While the applicant cites NPPF paragraph 63 and local need, these do not override legal covenants or the 2021 refusal precedent.

I urge the council to reject DM/0396/25/FUL.

Thank you for considering my views.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Nicola Allenby

Address: 4 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the resident of No. 4 Vivian Avenue, Grimsby, DN32 8QF, I object to planning application DM/0396/25/FUL for the change of use of No. 2 Vivian Avenue to a children's home for up to four children aged 8-18. The proposal breaches legal covenants, conflicts with planning precedent, and impacts safety and amenity, contrary to local policies and the Council Plan 2025-2028, with evidence of anti-social behaviour risks from similar homes.

### 1. Covenant Breach.

The HM Land Registry title (HS268471) includes 1964 and 1997 covenants restricting No. 2 to a single private dwellinghouse, requiring consent for external alterations or non-residential use. The 2017 extension (DM/0385/17/FUL) altered the external plan without documented consent, and the children's home with nine staff violates these restrictions.

### 2. Precedent and Anti-Social Behaviour.

The refusal of DM/0650/21/FUL at 184 Waltham Road on 8th September 2021 cited noise and highway safety concerns under Policy 5. Additionally, a Freedom of Information request (ref 01/FOI/25/006428/P) revealed 121 police callouts to children's care homes in North East Lincolnshire over two years (2023-2025), excluding unreported anti-social incidents. This high level of disturbance, noted in a neighbour objection to DM/0435/25/FUL at 240 Station Road, New Waltham, supports my concern about noise and anti-social behaviour impacting my amenity.

### 3. Parking and Safety Concerns.

The 2017 statement (DM/0385/17/FUL) confirms parking for two cars, while the 2025 statement

claims five. As the next-door neighbour, I confirm the driveway holds only two cars. Staff changeovers will increase congestion, conflicting with the Council Plan 2025-2028's safe journey goal (page 24).

#### 4. Residential Amenity and Overlooking.

The Environmental Protection Team's comment (DM/0396/25/FUL-HIGHWAYS\_COMMENT-1780883.pdf) highlights noise risks, recommending soundproofing. The 1:1 staffing, outdoor activities, and vehicle movements, combined with potential anti-social behaviour, will cause disturbance. Existing windows and bi folding doors overlook my garden, reducing privacy, breaching Policy 5 and the plan's vision for thriving communities (page 10).

#### 5. Unsuitable Location.

The institutional use on a busy Vivian Avenue/Weelsby Road corner disrupts residential character, risking precedent, contrary to Policy 5. While NPPF Paragraph 63 is cited, covenants, safety, and anti-social behaviour concerns outweigh need.

I urge the council to reject DM/0396/25/FUL

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Wayne Bratley

Address: 8 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

Customer Details

Name: mr wayne bratley

Address: 8 Vivian Avenue Grimsby DN32 8QF

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Subject: Objection to Planning Application DM/0396/25/FUL - Change of Use to Children's Care Home

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

From: wayne bratley

Address: 8 vivian avenue

Date: 22nd July 2025

Dear Planning Officer,

I am writing to formally object to planning application DM/0396/25/FUL for the proposed change of use from a residential dwelling to a children's care home at 2 Vivian Avenue.

While I fully support the provision of care for vulnerable children, I have concerns about the suitability of this specific location for such a use, based on the following material planning considerations:

### 1. Inaccurate and Inadequate Parking Provision

The application claims that the property can accommodate five vehicles. This is factually incorrect.

In reality, the driveway can only accommodate two vehicles comfortably. A third vehicle could potentially be parked, but only by blocking in one or both of the others, which is impractical for a care home setting where staff may need to arrive and leave at different times.

This misrepresentation raises concerns about overspill parking on the surrounding residential streets, which are already under pressure. Increased on-street parking could obstruct driveways, reduce visibility, and create hazards for pedestrians and other road users.

## 2. Road Safety and Traffic Impact

The property is situated on a corner plot, with the entrance to the house on a wholly residential street, and Weelsby Road which is one of the main busy thoroughfares of the town. The proposed use will likely increase vehicle movements due to staff shift changes, visitors, deliveries, and potentially emergency services. This increase in traffic could pose a risk to road safety, particularly in an area where children may be playing or walking to school.

There is no indication in the application that a traffic impact assessment has been conducted, nor any mitigation measures proposed to address these concerns.

Having lived at no8 vivian avenue for 15 years. We feel that although children do need somewhere to be cared for. We feel that there is several suitable other sites and locations that could accommodate them without living on a already very busy junction.

Kind regards

Wayne bratley

# Comments for Planning Application DM/0396/25/FUL

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Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Anne Portess

Address: 10 Vivian ave Grimsby dn32 8qf

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal the area cannot cope with any more cars parked at this location it can be a very dangerous corner also the properties are not allowed to run a business from Vivian Ave i am sure that a more suitable area for this business in this town

# Comments for Planning Application DM/0396/25/FUL

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Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Holly Savage

Address: 11 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As residents of Vivian Avenue, we object to the proposal to turn 2 Vivian Avenue into a business/children's home.

Vivian Avenue and the surrounding streets are a quiet, residential area and we don't believe that a business is suitable for the street/area.

We have major concerns about the number of vehicles that have been outlined in the plans. These extra vehicles will make the street far too busy and potentially dangerous, especially as the junction outside of 2 Vivian Avenue is already a dangerous, busy one. This junction is difficult to turn both in and out of when cars are parked on the street up to the double yellow lines.

Also, when events are taking place at King George Stadium and The Linden Club, we notice a huge increase in parked cars down the street, sometimes making it difficult to get onto your own drive. This proposed plan would further add to this issue.

We also have concerns regarding potential anti-social behaviour and increased noise that may come with the proposed plan, whilst we recognise the need to support vulnerable children, we don't believe that Vivian Avenue is a suitable area for a children's home.

In summary, we strongly oppose this proposal/plan and urge the planning authority to reject the application due to the unsuitability of it for our area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs ashleigh hatton

Address: 14 Vivian Ave Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting on the grounds of increased traffic

To an already dangerous corner to enter Vivian avenue from there are always cars parked too close to road entrance and where the proposed home is it's situation right in the bend .. which will result in more dangerous parking .. the amount of times I've nearly had an accident resulting from this ... inadequate parking impact on a quiet residential area ...

Unsuitable position for use of site .. and also as I have a young child myself the road is already congested leaving it dangerous for crossing of the road ... there isn't enough parking on property itself meaning it will impact the residents if the street ...

Please get out the office and drive and walk the street so you have a better understanding .. plenty of unused properties in Cleethorpes and surrounding areas with great parking which won't affect residents who pay a high council tax

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

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Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Joanne Otter

Address: 16 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the planning application for the proposed change of use of 2 Vivian Avenue, Grimsby, DN32 8QF, from a residential dwelling (Use Class C3) to a care home (Use Class C2). As a resident of Vivian Avenue, I have serious concerns about the proposal's conflict with restrictive covenants, unauthorized external alterations, and its impact on the local area, as outlined below.

### 1. Restrictive Covenants Prohibiting Non-Residential Use

The title register (HS268471) for 2 Vivian Avenue contains covenants that prohibit its use for anything other than a private dwellinghouse:

- A 1964 covenant (dated 26 November 1964, Charges Register, Entry 1) restricts the property to use "as a private dwellinghouse only" and prohibits "any trade or business or manufacture of any description" without the consent of Boston Deep Sea Fisheries Limited or its successors.
- A 1997 covenant (dated 31 January 1997, Charges Register, Entry 2) limits use to "a single private dwellinghouse or bungalow and private motor garage" without the consent of the vendor or their assignees.

A care home (Use Class C2) is a commercial or institutional use, breaching these covenants. These restrictions were imposed to preserve the residential character of Vivian Avenue and protect neighboring properties from disturbance. While covenants are separate from planning, they reflect the area's intended residential use, and approving a care home would undermine this long-standing commitment.

### 2. Unauthorized External Alterations Breaching Covenant

The 1964 covenant also prohibits altering the "external plan or elevation" of the dwellinghouse or

erecting additional buildings without consent (Charges Register, Entry 1). In recent years, 2 Vivian Avenue has undergone significant external alterations including a large extension and facade changes, which appear to breach this covenant. These unauthorized changes demonstrate the applicants' disregard for the property's legal restrictions, further undermining their proposal to convert it into a care home. This breach reinforces the covenant's intent to maintain the property's original residential form and function, aligning with the area's character.

### 3. Impact on Residential Amenity

A care home would disrupt the quiet, residential nature of Vivian Avenue. Increased traffic from staff, visitors, and emergency vehicles would cause noise and disturbance, contrary to the covenants' aim to prevent "public or private nuisance or damage disturbance annoyance or grievance" to Neighbours (1964 covenant). This would harm the tranquility valued by residents.

### 4. Traffic and Parking Concerns

Vivian Avenue's narrow streets and limited parking cannot accommodate the additional vehicles a care home would generate, including delivery vans and shift workers' cars. This would exacerbate parking pressures and create safety risks for residents, particularly children, conflicting with the residential protections embedded in the covenants.

### 5. Precedent for Inappropriate Development

Approving this application risks encouraging further conversions of residential properties into commercial uses, eroding Vivian Avenue's character. The covenants and the unauthorized alterations highlight the property's restricted status, and granting permission would set a harmful precedent, contrary to the National Planning Policy Framework and North East Lincolnshire Local Plan's emphasis on preserving residential areas.

### 6. Request for Consideration

Given the restrictive covenants, the breach caused by unauthorized alterations, and the potential impacts on amenity, traffic, and parking, I urge the Council to refuse this application. The covenants and their breach underscore the property's intended use as a private dwelling, and the applicants must resolve these legal issues separately.

Approving the care home would disregard the area's residential character and exacerbate local concerns.

Thank you for considering my objection. Please keep me informed of the application's progress and any consultations. I am available to discuss further if needed.

Yours sincerely,



RECEIVED

14 JUL 2025

Joanne Otter

16 Vivian Ave

Grimsby

DN32 8QF

Ref **DM/0396/25/FUL** Change of use from residential dwelling to a children's care home

I am writing to formally object to the planning application for the proposed change of use of 2 Vivian Avenue, Grimsby, DN32 8QF, from a residential dwelling (Use Class C3) to a care home (Use Class C2). As a resident of Vivian Avenue I have serious concerns about the proposal's conflict with restrictive covenants, unauthorized external alterations, and its impact on the local area, as outlined below.

### **1. Restrictive Covenants Prohibiting Non-Residential Use**

The title register (HS268471) for 2 Vivian Avenue contains covenants that prohibit its use for anything other than a private dwellinghouse:

- A 1964 covenant (dated 26 November 1964, Charges Register, Entry 1) restricts the property to use "as a private dwellinghouse only" and prohibits "any trade or business or manufacture of any description" without the consent of Boston Deep Sea Fisheries Limited or its successors.
- A 1997 covenant (dated 31 January 1997, Charges Register, Entry 2) limits use to "a single private dwellinghouse or bungalow and private motor garage" without the consent of the vendor or their assignees.

A care home (Use Class C2) is a commercial or institutional use, breaching these covenants. These restrictions were imposed to preserve the residential character of Vivian Avenue and protect neighbouring properties from disturbance. While covenants are separate from planning, they reflect the area's intended residential use, and approving a care home would undermine this long-standing commitment.

### **2. Unauthorized External Alterations Breaching Covenant**

The 1964 covenant also prohibits altering the "external plan or elevation" of the dwellinghouse or erecting additional buildings without consent (Charges Register, Entry 1). In recent years, 2 Vivian Avenue has undergone significant external alterations including a large extension and facade changes, which appear to breach this covenant.

RECEIVED

These unauthorized changes demonstrate the applicants' disregard for the property's legal restrictions, further undermining their proposal to convert it into a care home. This breach reinforces the covenant's intent to maintain the property's original residential form and function, aligning with the area's character.

### **3. Impact on Residential Amenity**

A care home would disrupt the quiet, residential nature of Vivian Avenue. Increased traffic from staff, visitors, and emergency vehicles would cause noise and disturbance, contrary to the covenants' aim to prevent "public or private nuisance or damage disturbance annoyance or grievance" to neighbours (1964 covenant). This would harm the tranquillity valued by residents.

### **4. Traffic and Parking Concerns**

Vivian Avenue's narrow streets and limited parking cannot accommodate the additional vehicles a care home would generate, including delivery vans and shift workers' cars. This would exacerbate parking pressures and create safety risks for residents, particularly children, conflicting with the residential protections embedded in the covenants.

### **5. Precedent for Inappropriate Development**

Approving this application risks encouraging further conversions of residential properties into commercial uses, eroding Vivian Avenue's character. The covenants and the unauthorized alterations highlight the property's restricted status, and granting permission would set a harmful precedent, contrary to the National Planning Policy Framework and North East Lincolnshire Local Plan's emphasis on preserving residential areas.

### **6. Request for Consideration**

Given the restrictive covenants, the breach caused by unauthorized alterations, and the potential impacts on amenity, traffic, and parking, I urge the Council to refuse this

application. The covenants and their breach underscore the property's intended use as a private dwelling, and the applicants must resolve these legal issues separately.

Approving the care home would disregard the area's residential character and exacerbate local concerns.

Thank you for considering my objection. Please keep me informed of the application's progress and any consultations. I am available to discuss further if needed. Yours sincerely,

Joanne Otter

Jack Otter  
16 Vivian Avenue  
Grimsby, DN32 8QF

July 14, 2025

**Objection to Planning Application DM/0396/25/FUL – Change of Use from Residential Dwelling (C3) to Children's Care Home (C2) at 2 Vivian Avenue, Grimsby, DN32 8QF**

Dear Case Officer Lauren Birkwood,

I am writing to formally object to the above planning application for the change of use of 2 Vivian Avenue from a residential dwelling (Use Class C3) to a children's care home (Use Class C2) accommodating up to four children aged 8-18, with 11 staff operating on 24/7 shifts. As a local resident, my concerns align with those expressed by the community in their submissions, including breaches of restrictive covenants, inaccuracies in parking and traffic provisions, potential impacts on residential amenity, and the overall unsuitability of the site.

These issues conflict with the North East Lincolnshire Council Plan 2025-2028's vision for "Stronger Economy and Stronger Communities," as well as relevant policies in the North East Lincolnshire Local Plan 2013-2032 (NELLP) such as Policies 5 (Development and Design Principles), 33 (Flood Risk), and 36 (Parking), and the National Planning Policy Framework (NPPF).

While I recognize the importance of providing care for vulnerable children, the constraints of this site make it inappropriate for such a use. The children's needs would be better served in a purpose-built facility in a non-residential area with adequate infrastructure. Below, I outline my objections in detail, supported by evidence from the title register, the 2017 planning application (DM/0385/17/FUL), and community comments.

### **1. Restrictive Covenant Breaches**

The title register (HS268471) contains covenants from 1964 (between Boston Deep Sea Fisheries Limited and George Leonard Tomlinson) and 1997 (between Ian David

Tomlinson and William Herman Geyer) that explicitly restrict the property to use as a "single private dwellinghouse or bungalow and private motor garage." These prohibit non-residential uses, alterations to the external plan or elevation, or any activities causing nuisance, disturbance, or annoyance without prior written consent from the covenant holders or their successors. The proposed C2 care home, with its institutional operations including 24/7 staffing, pool cars, and frequent visitors, does not align with these restrictions, which were designed to preserve the residential character of the area and bind all successors in title. The 2017 extension (DM/0385/17/FUL), which added a bedroom, enhanced living space, and converted the garage, involved significant external alterations that may have required a waiver, but no evidence of consent is documented. Similarly, no consent for the current proposal is provided in the application.

Planning decisions must take account of such legal constraints, as approving a development that breaches covenants could render it unlawful (NPPF paragraph 187). This contrasts with the Council Plan's emphasis on "Good & Sustainable Homes" (p.36), promoting stable housing in residential settings, and "Safe & Clean Streets" (p.40), aimed at preventing nuisance in family areas.

**Screenshot from PAGE 3 and 4 of the Title Register PDF showing the 1964 and 1997 covenant entries for reference.**

corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

This register contains any charges and other matters that affect the land.

**Class of Title:** Title absolute

| Entry number | Entry date |  |
|--------------|------------|--|
|--------------|------------|--|

|   |            |                                                                                                                                                                                                            |
|---|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 1997-11-13 | A Conveyance of the land in this title dated 26 November 1964 made between (1) Boston Deep Sea Fisheries Limited (Company) and (2) George Leonard Tomlinson (Purchaser) contains the following covenants:- |
|---|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

"The Purchaser to the intent and so as to bind not only himself personally but also (so far as practicable) all persons claiming title under him to the property ..... or any part thereof and so as to bind such property into whosoever hands the same may come hereby covenants with the Company for the benefit of the residue and remainder of the estate of the Company for the time being and from time to time remaining unsold in manner following (that is to say) that the Purchaser and the persons deriving title under him will not without the previous consent of the Company or its successors in title:

(a) Alter or permit to be altered the external plan or elevation of the said messuage or dwellinghouse

(b) Erect or permit to be erected upon the said piece of land any other messuage or building than the said messuage or building now erected thereon.

(c) Do exercise or carry on or permit or suffer to be done exercised or carried on upon the said premises any trade or business or manufacture of any description or anything in the nature thereof or having the appearance or show thereof or use or permit the same is to be used as an hotel public house beer house beer shop or tavern or for the sale of any ale or beer wine or spirituous or intoxicating liquors or for the purpose of any offensive occupation or other thing which shall or may become or grow to a public or private nuisance or damage disturbance annoyance or grievance to the Company or their successors in title or to any occupier of and for the time being in the neighbourhood of the said premises or use or permit the same to be used for any other purpose than as a private dwellinghouse only."

|   |            |                                                                                                                                                                                          |
|---|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | 1997-11-13 | A Conveyance of the land in this title dated 31 January 1997 made between (1) Ian David Tomlinson (Vendor) and (2) William I lerman Gyere (Purchaser) contains the following covenants:- |
|---|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

"For the benefit of the protection of the adjoining and neighbouring land belonging to the Vendor or any part or parts thereof and so as to bind so far as may be the property hereby conveyed into whose hands the same may come the Purchaser hereby covenants with the Vendor that the Purchaser hereby covenants with the Vendor that the Purchaser and those deriving title under them will not at any time without the license and consent in writing of the Vendor or its Assignors use the dwellinghouse or bungalow or any other building erected on the land hereby conveyed or any part thereof for any purpose other than that of a single private dwellinghouse or bungalow and private motor garage."

## 2. Inaccurate Parking and Traffic Details

The Design & Access Statement claims capacity for "circa 5" off-road parking spaces, but this is unsupported. The supporting statement for the 2017 application (**DM/0385/17/FUL**) states that the double garage conversion and unchanged driveway provide only "**two off-road parking spaces.**" Community observations, including from neighbours at 4 Vivian Avenue and 17 Heron Close, confirm a maximum of 3 vehicles can fit practically, requiring manoeuvres for the third.

With 11 staff (manager, deputy, and three teams of three on a two-days-on, four-days-off rota), 2-3 pool cars, daily changeovers, and visitors (social workers, medical professionals, Ofsted inspectors, police, taxis, deliveries), the provision is inadequate.

Overflow would spill onto Vivian Avenue and the Weelsby Road junction, worsening congestion—especially during Linden Club or King George Stadium events (as noted in Heron Close comments).

This inaccuracy raises concerns under section 65 of the Town and Country Planning Act 1990. It fails the Parking SPD for C2 uses (1 space per 3 beds plus staff/visitors) and conflicts with the Council Plan's "Improving our Journeys" (p.24), prioritizing safe routes and reduced congestion.

**Exert from 2017 Planning Supporting Statement PDF showing just 2 car spaces.**

### Access statement

Access to the property would remain as garden gate from the street and small footpath, with the driveway angled to the new garage door, but not increasing the size of the entrance gate. Parking area is at present in front of the single garage this would be slightly increased with the entrance to the proposed double garage providing **two off road parking spaces.**

2 Vivian avenue is within easy walking distance of schools and local shopping areas with a good footpath provision. Bus services and bus stops provided travel it to Grimsby and

**Photograph of 2 Vivian Ave showing space for just 2 cars. Also, small cars, Mini and a Corsa.**

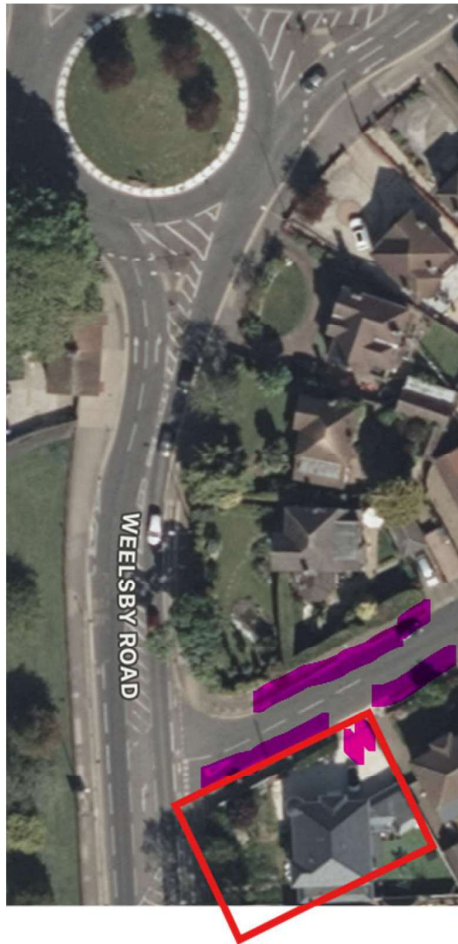


### 3. Highway Safety at the Busy Junction

The property's corner plot at Vivian Avenue/Weelsby Road, a busy junction with fast roundabout traffic, is unsuitable for 24/7 operations. Overspill parking and increased movements could obstruct visibility, risking accidents for drivers, cyclists, and pedestrians, including schoolchildren (concerns from 14 Vivian Avenue and 17 Heron Close).

The site is in Flood Zone 2 (FRA downplays risks despite EA maps), conflicting with the Council Plan's "Our Natural Assets and Coastline" (p.46) and NELLP Policy 33.

**Corner of junction location with dangerous spill out street parking shown in purple.**



#### 4. Impacts on Residential Amenity and Character

Vivian Avenue is a quiet family street. The care home's noise from shifts, activities, and vehicles would disrupt this, misaligning with the 1964 covenant against annoyance. Residents (13 Vaughan Avenue, 18 Heron Close) worry about eroding the "quiet, civilised" community through disturbance and potential anti-social behaviour.

This contrasts with the Council Plan's "Living a Healthy Life" (p.34) for thriving communities and "Safe & Clean Streets" (p.40). It could erode character, contrary to NELLP Policy 5.

#### 5. Site Unsuitability and Lack of Justification

This standard home on a constrained corner plot lacks space for 4 children and staff, with the junction amplifying parking/safety risks. No evidence justifies harms outweighing benefits (NPPF para 63). Alternatives in non-residential areas are preferable, echoing the 2021 refusal of **DM/0650/21/FUL** (noise/disturbance/safety under Policy 5).

**Application Number:** **DM/0650/21/FUL**

**Issuing Authority:** North East Lincolnshire Council

|                                                                                                                                                                    |                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant's Name and Address:</b><br>Keys Group Limited<br>C/O Agent - Emery Planning<br>Unit 2-4 South Park Court<br>Hobson Street<br>Macclesfield<br>SK11 8BS | <b>Agent's Name and Address:</b><br>Ms Sarah Sands<br>Emery Planning<br>Units 2 - 4 South Park Court<br>Hobson Street<br>Macclesfield<br>SK11 8BS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

**Proposal:** Change of use of dwelling to a residential care home for up to 5 young people

**Application Site:** 184 Waltham Road Grimsby North East Lincolnshire DN33 2PZ

**The following decision has been made upon your application received on 28th June 2021**

**Refused on the grounds that:**

- 1 The development would constitute an unacceptable use of the site due to a detrimental impact on the amenity of neighbouring residents by reason of the potential for noise, disturbance and anti-social behaviour and due to highway safety concerns as a result of an increase in use of the accesses on a main and busy road. The development is contrary to Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

This Notice is issued on behalf of North East Lincolnshire Planning Authority.

## **6. Community Concerns and Plan Alignment**

Residents' submissions echo traffic, noise, and site issues, aligning with the Plan's "Your Voice" (p.10-11) for safe neighbourhoods. Approval would overlook these. The application conflicts with Plan goals.

I urge refusal, children deserve aligned facilities.

Thank you.

Yours sincerely,

Jack Otter

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Ian Otter

Address: 16 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Vivian Avenue, I have serious concerns about the proposal's suitability, particularly due to its critical corner location, inadequate parking, and significant risks to highway safety and residential amenity. My objections are outlined below.

### - Dangerous Impact of Corner Location

The property's position directly on the corner of Vivian Avenue and Weelsby Road, a busy junction, makes it wholly unsuitable for a 24-hour care facility. The substantial increase in vehicle movements and on-street parking from staff, pool cars, and service vehicles will create hazardous conditions at this already congested junction. Vehicles parked on or near the corner will obstruct visibility and endanger pedestrians and road users, including families and elderly residents who frequently use this area, significantly compromising highway safety.

### - Inadequate Parking Provision

The application claims five parking spaces, which is inaccurate. My observations confirm the site can accommodate only three vehicles, with significant constraints: a second vehicle must be moved to allow access for a third, rendering the arrangement impractical. In practice, only two vehicles are likely to park on-site, forcing others onto the street, particularly during shift changeovers. With on-street parking already limited near the Vivian Avenue/Weelsby Road junction, this overspill will exacerbate congestion and heighten safety risks at this critical corner location.

### - Increased Traffic and Highway Safety Risks

The proposed 24-hour care home will generate significantly more vehicle movements than a typical household. The application details two to three pool cars, staff vehicles for a manager, deputy manager, and three teams of three staff (one team leader and two support workers)

working a two-days-on, four-days-off rota with daily changeovers, plus visits from social workers, medical professionals, Ofsted inspectors, police, taxis, and delivery services. This intensified traffic, especially during shift changeovers, is incompatible with the property's corner location on a busy junction, creating unacceptable safety hazards for pedestrians and drivers.

#### - Incompatibility with Residential Character

The change of use to a commercial care facility is out of keeping with the quiet, residential nature of Vivian Avenue, which comprises family homes with minimal non-residential activity. The operational demands of a 24-hour business, including staff shifts, pool cars, and frequent service visits, will disrupt the area's residential amenity and character, conflicting with local planning policies that protect such environments.

#### - Unsuitability of the Site

As a standard residential dwelling on a constrained corner plot, 2 Vivian Avenue lacks the parking, access, and layout needed to support a children's care home. The application proposes housing four children with 11 dedicated staff, which will strain the site's capacity and exacerbate parking and traffic issues. A purpose-built facility with adequate infrastructure would better meet the children's needs, providing space for specialist care, parking, and facilities without compromising community safety or amenity. Converting this property risks operational inefficiencies and significant negative impacts on the surrounding area.

#### - Impact on Residential Amenity

The continuous operation of the care home, with frequent staff changeovers, service visits, and pool car activity, will increase noise and disturbance compared to a typical household. This is particularly concerning in a quiet residential area where residents, including young families and elderly individuals, expect a peaceful environment. The cumulative effects of traffic, parking, and operational activity, amplified by the corner location, will harm local quality of life.

#### - Potential for Antisocial Behaviour

While supporting vulnerable children is vital, children's care homes can sometimes be associated with antisocial behaviour due to residents' complex needs. Such incidents, even if rare, could affect residents' sense of safety, particularly given the property's prominent corner location near family homes and a busy junction. The site's constrained layout offers little scope to mitigate potential disturbances, further highlighting its unsuitability.

In conclusion, I urge the planning authority to refuse this application. The proposed care home at 2 Vivian Avenue is fundamentally unsuitable due to its corner location on a busy junction, inadequate parking, and significant risks from increased traffic and on-street parking. These issues, combined with the proposal's incompatibility with the residential character of the area, will severely impact highway safety and local amenity.

The children's needs would be better served in a purpose-built facility designed to accommodate

their care requirements without compromising community safety.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Charlotte Rendall

Address: 17 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: While I fully support the provision of care for vulnerable young people, I believe this particular location is unsuitable for such a facility, and I wish to raise the following concerns:

### Increased Traffic and Road Safety Risks

The property is located on a corner plot along a main road, where visibility is limited and traffic is already a concern. The care home will involve frequent staff changeovers every other day, visits from social workers, family members, auditors, and the use of multiple pool cars and taxis for transporting children. This will result in a noticeable increase in traffic volume.

### Inadequate Parking

The staffing model and visitor expectations indicate that the property will frequently require parking for multiple vehicles simultaneously. Despite claims of "adequate parking," it is unlikely the site can accommodate this volume without overflowing onto surrounding residential streets, which already face parking constraints.

Importantly, the area is already under pressure from high traffic flow and inadequate parking associated with King George Stadium and the Linden Club, particularly on event days.

Additional vehicle movements from the proposed care home will only exacerbate congestion and further compromise parking availability and pedestrian and road safety, especially near a busy junction.

### Impact on Residential Character

This is a quiet residential neighbourhood. The constant presence of rotating shift workers and regular visits from external professionals and service vehicles will disrupt the peace and domestic rhythm of the area. It risks changing the character of our community and could set an undesirable precedent for similar developments in wholly residential zones.

### Site Unsuitability

The corner plot, combined with the property's position on a busy main road, raises safety concerns for vulnerable children who may be accessing transport or spending time outdoors. The location lacks the seclusion and quiet that would support the nurturing, stable environment the applicant describes.

For these reasons, I respectfully request that this application be refused, and that more appropriate, better-situated premises be considered for such an important and sensitive service.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Lisa Hodds

Address: 23 Vivian Avenue grimsby DN32 7 Q

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to DM/0396/25 as i believe this proposal will cause a huge increase in traffic , and much increased parking at a very busy junction. This site cannot take such an increase , due to size of house and plot , and certainly not enough room on the property's driveway for the extra cars stated. This area is quiet and residential and there are many elderly and young families living in this street, so this would cause a lot of issues and stress for people living here. Staffing to man this site would be an issue for parking also and noise due to change over of shifts etc of the carers. Reduced visibility for driving would also be an issue for residents, if many cars parked near corner junction , so causing danger to residents trying to leave the street .

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Mark David Jack

Address: 26 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposed children's care home on the grounds of safety due to increased traffic and lack of adequate parking, this would create hazards for pedestrians, residents and road users.

This area is already very crowded with cars in particular the corner where no 2 Vivian avenue is located, to add to this would be irresponsible not just for residents but also the children that they wish to house. Surely there are more suitable locations.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Lynne Mason

Address: 28 vivian Ave Grimsby Dn32 8qf

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this planning for a proposed children's care home I feel will impact greatly with 24 hour operations within the house. Noise and unsocial hours.

The parking at the end of the street going onto a main rd. Weelsby road will cause problems with parking for residents. The junction will not be adequate parking for the amount of staff parking this will cause a huge problem for resident parking.

To dangerous poor visibility from love lane corner as traffic is very fast moving from the roundabout.

The house on a corner plot on a main busy road lacks the space for a care home.

The impact on the proposal will impact greatly on this lovely quiet residential character of our area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Bailey Edwards

Address: 30 Vivian Avenue Grimsby Dn32 8qf

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The children's home would cause an overspill of cars parking at an already crowded junction, which is already difficult and dangerous to get out of each morning because of passing traffic and kids walking to school each morning.

The day to day noise caused by the children's home isn't suitable for the type of area that it would be based in. House prices are extremely high in this area and we all pay the top council tax band to avoid having to live near things like this

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Caitlin Bellamy

Address: 30 Vivian Avenue Cleethorpes DN328QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application DM/0396/25/FUL for the following reasons:-

- There is insufficient parking to accommodate all staff, delivery and maintenance vehicles at the property which would result in increased parking down Vivian Avenue which would create safety hazards for pedestrians, especially children.
- There would be an increase in traffic at the already busy junction which again would create safety hazards for pedestrians particularly in rush hour/ school run time.
- Increased noise/disruption to the quiet residential neighbourhood as a result of 24/7 comings and goings by staff, deliveries, visitors, and emergency vehicles. Also the potential for anti social behaviour.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Lee Syrett

Address: 32 Vivian Avenue Grimsby DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to DM/0396/25/FUL due to the significant increase in traffic, parking, use not in keeping with quiet surrounding residential area and will break the Covenants placed on the property by Boston Fisheries.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Shereen Carson

Address: 4 Vaughan Avenue Grimsby DN32 8QD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed children's care home at 2 Vivian avenue (DM0396/25FUL) for numerous reasons.

One due to the increased traffic and parking at the corner of Vivian Avenue and Weelsby Road as there is already an issue with traffic during peak times thus would add further risk of endangerment to pedestrians (children living on the corner), cyclists and drivers.

The site lacks adequate parking fit for the site proposed. There is already a problem with non residents parking on nearby streets, this would further increase the issue.

A 24 hour operation on site will disrupt the residential character of our area with increased noise & traffic flow from visitors, staff, emergency vehicles & service vehicles.

I know how important Children's Care Facilities are but sadly do not think this is the correct use or location for the proposed property.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Rosamund Otter

Address: 5 Vaughan Avenue Grimsby DN32 8QB

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed change of use from a C3 dwelling to a C2 children's care home for up to 4 children (aged 8-18) with 11 staff on 24/7 shifts.

As a local resident, my concerns align with those raised by the community, including covenant breaches, inaccurate parking and traffic details, impacts on amenity, and site unsuitability.

These issues conflict with the Council Plan 2025-2028's vision for "Stronger Economy and Stronger Communities," as well as NELLP Policies 5, 33, and 36, and the NPPF.

Restrictive Covenant Breaches:

The title register (HS268471) includes 1964 and 1997 covenants that limit the property to use as a "single private dwellinghouse or bungalow and private motor garage," prohibiting non-residential uses or alterations without consent. The proposed C2 care home, with its institutional operations, does not align with these restrictions, which aim to preserve the residential character. This also contrasts with the Plan's emphasis on "Good & Sustainable Homes" (p.36) for stable residential living and "Safe & Clean Streets" (p.40) by potentially introducing nuisance. The 2017 extension (DM/0385/17/FUL) may have required a waiver, but no evidence of consent is provided here. Planning decisions should consider such legal constraints (NPPF para 187).

Inaccurate Parking and Traffic Details:

The Design & Access Statement claims "circa 5" off-road spaces, but the 2017 supporting statement indicates only 2 spaces following the garage conversion. Local observations confirm a maximum of 3 vehicles can fit practically. With 11 staff on rotating shifts, 2-3 pool cars,

changeovers, and visitors (such as social workers, Ofsted inspectors, police, taxis, and deliveries), additional parking would likely spill onto the street, increasing congestion at the Vivian Avenue/Weelsby Road junction. This does not align with the Plan's "Improving our Journeys" (p.24), which prioritizes safe routes and reduced congestion, or the Parking SPD requirements for C2 uses (1 space per 3 beds plus staff and visitors). Such inaccuracies raise concerns under s.65 of the TCPA 1990.

#### Highway Safety at the Busy Junction:

The property's corner location on Weelsby Road, with fast traffic from the nearby roundabout, is not suitable for 24/7 operations. Parked vehicles would obstruct visibility, posing risks to pedestrians, including schoolchildren. No sequential test has been provided, and the site is in Flood Zone 2 (as per the FRA, though risks are downplayed despite EA maps), conflicting with the Plan's "Our Natural Assets" (p.46) and NELLP Policy 33.

#### Impacts on Residential Amenity and Character:

The quiet family area could be affected by noise and disturbance from staff shifts and activities, which does not fit with the 1964 covenant's provisions against annoyance. This contrasts with the Plan's "Living a Healthy Life" (p.34) for healthy, thriving communities and "Safe & Clean Streets" (p.40) to address disturbances in residential zones. It may also set a precedent that erodes the area's character, contrary to NELLP Policy 5.

#### Site Unsuitability and Lack of Justification:

As a standard home on a constrained corner plot, the property lacks sufficient space for 4 children and staff facilities, with the junction location exacerbating parking overflow and safety risks at this busy intersection. No clear evidence shows that the need outweighs the potential harms (NPPF para 63). Alternative sites in non-residential areas would be more appropriate. This echoes the refusal of DM/0650/21/FUL at 184 Waltham Road in 2021, due to similar concerns over noise, disturbance, and safety under Policy 5.

#### Community Concerns and Plan Alignment:

Submissions from residents highlight issues with traffic, noise, parking, and the site's fit, echoing the Plan's "Your Voice" (p.10-11) where locals called for safe, thriving neighborhoods. Approving this would overlook these shared priorities.

The application includes details that do not match the evidence, and it conflicts with key Plan goals for safe, residential communities. I urge refusal, as the children's needs would be better met in a purpose-built facility that supports the borough's vision.



# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Gavin Carty

Address: 6 Vaughan Avenue VAUGHAN AVENUE GRIMSBY DN32 8QD

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to a childrens home being setup for reference: DM/0396/25/FUL in my nice quiet area, its also not idea place for a childrens home. there is a very busy road and roundabout just outside there and they could cause nuisance to traffic, also we was not told anything about this!! i thought you are suppose to inform all residents by law give them adequate time too challange such a plan. i was informed by another neighbour, i only just got here before the deadline. i cant see how a childrens home in that building will be a good idea i can only see negatives

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr liam carty

Address: 6 vaughan ave grimsby dn32 8qd

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: it is likely to impact the area with anti social behaviour, its quite a dangerous place to put a children's home next to a busy junction between Vivian avenue and Weelsby road, also there isn't enough parking on the site so most likely cause more cars on the street, most likely to cause a lot of noise in a quiet area. also wonder how many people know about this, we only found out from a neighbour. plus there is a new housing estate near here where they warned prior to them buying there properties. I would also worry that it may lower the value of properties in the surrounding area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Janine Monument

Address: 13 Vaughan Avenue Grimsby DN32 8QB

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We would wholeheartedly like to appeal against the current application for the proposed Children's Care Home at 2, Vivian Avenue, Grimsby. The many reasons for this being:-

- 1- Impacting our quiet, civilised, friendly community.
- 2- The site surely cannot accommodate such a facility given the standard family sized property.
- 3- Likely noise and possibly disturbances would impact not just near neighbours but the area and our community as a whole.
- 4- Parking issues. With occupants and proposed eleven staff members this would likely cause much overspill on this family area.
- 5- Our area and the properties with in it are maintained to a good standard, we all work hard to uphold this.

29 Vaughan Avenue  
Grimsby

11th July 202

DM/0396/25/F42

I object to the proposal of a care home at 2 Vivian Avenue on the grounds that its position on the corner of a fairly narrow avenue onto a very busy main road, is far too dangerous for children to live. There isn't anywhere to park on many days for people who live down Vivian Avenue, never mind helpers at the care home who would have trouble.

Yours truly,

Marjorie Macklam

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr David Walker

Address: 6 ST. ANDREWS DRIVE Grimsby dn32 8pt

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposed application for several reasons.

Having lived in my home close to Vivian Avenue for over 26 years, I have seen how the traffic on Weelsby Road and in particular, the roundabout at Love Lane Corner have increased dramatically!

There is not a day goes by without the screech of tyres or blasting of horns as drivers race around the entrance and exits to the roundabout.

On trying to exit Vaughan Avenue turning left can be quite dangerous as one's sight to the right towards the roundabout is not clear, as it is on a bend and also blocked by the house on the right.

Turning Right, whilst not illegal, is extremely dangerous!

Consequently the entrance / exit from and to Vaughan Avenue is always busy as it is used by residents of this community, delivery vehicles and so forth. As it is, I feel it will not be long before we see a serious accident in this area. To add several more vehicles, with drivers who may be unfamiliar with this area, right on the junction, seems to me to be negligent.

There also seems to be a discrepancy on the application form.

Firstly in that there appears to be "plenty of public parking space in Vivian Avenue". I would suggest that in the evening and at weekends, there is little space available in the Avenue at present, and any additional staff, visitors, delivery vehicle etc, to this property can only lead to inappropriate or dangerous parking near the junction only exacerbating the situation.

I concur with other residents' comments, that there is definitely not enough room to park five vehicles at the property.

In addition, many unaccompanied children, and parents from around this area, use this junction to cross on their way to school and home Monday to Friday. Further, visitors from neighbouring estates cross this junction frequently seven days a week with their families when visiting Weelsby Woods. Blocking the junction with inappropriate and or dangerous parking near to the junction will only make it worse.

I wonder if Risk and Impact statements have been conducted by all parties concerned, and if so, can they please be shared?

Have blue light services been asked to comment?

I believe along with other residents there are clear safety concerns with this proposal, and I am not sure how they can be mitigated if at all.

As a resident, I am not aware of any consultation on this proposed application, which I feel is necessary. You only have to look at the comments raised by other residents on this application.

I wonder if the planning approval committee and others involved, would like to visit the area and see the junction during a busy day, at weekends and in the evening? Maybe meet with residents so we can voice our concerns?

In summary, whilst I am definitely not a NIMBY in this regard, and fully support that vulnerable children do need a safe and secure home.

Nonetheless, in my opinion, this property and location is clearly not suitable. There are too many safety risks on the surrounding roads and estate, and furthermore there does not appear to have been any consultation with residents and the local, community, or Risk and Impact assessments conducted.

Thank you for considering my appeal and objection.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Tracey Playford

Address: 12 ST ANDREWS DRIVE GRIMSBY DN32 8PT

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to you to object to DM/0396/25/FUL due to significant increase in traffic and parking at the busy Vivian Ave and Weelsby Road junction.

There isn't sufficient parking at the moment, with this area being used by residents that live at Love Lane corner and on Weelsby Road too.

The site's limited parking and 24 hour operations will now make this quiet residential area a very busy thoroughfare and will create safety hazards for pedestrians and drivers.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Frances Challen

Address: 17 St Andrews Drive Grimsby DN328PR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to DM/0396/25/FUL as I believe the increase of traffic on such a busy corner will be extremely dangerous to both pedestrians and drivers. This is not compatible with a quiet residential area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Craig Fello

Address: 18 St Andrews Drive Grimsby DN328PT

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I am writing to strongly object to the proposed children's care home at 2 Vivian Avenue.

I am a resident of the area and believe there is a high risk of injury to the public if the development goes ahead because there is woefully inadequate safe parking which would be needed by up to 11 members of staff not including supporting services, this would put great pressure on the limited parking leading to unsafe use of the footpaths, I feel it would only be a matter of time before a member of the public was seriously or fatally injured by traffic on Weelsby Road passing the entrance of Vivian Avenue as this is a main road with an already heavy traffic flow often at the speed limit or higher. I would hold the planning department fully at fault if a full site evaluation and impact assessment including RAMS had not been fully observed.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Helen Trayer

Address: 26 St Andrews Drive Grimsby DN32 8PS

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I do not support the application to convert the property. The house is situated on a very busy corner with Weelsby Road which is difficult to exit at the best of times with fast traffic exiting the roundabout, additional vehicles will only create an additional hazard for both pedestrians and other vehicles. There is inadequate parking for a facility with so many employees and visitors, which would impact the access to and from Weelsby Road and clog up the surrounding residential streets with additional vehicles, vans, etc. Furthermore this is a very quiet residential area and the fact that the facility will have 24 hour access with numerous members of staff I am concerned about the increased noise impact on the residential properties in the area as staff and residents arrive and leave the property at all hours of the day and night.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Byron Trayer

Address: 31 St. Andrews Drive Grimsby DN32 8PR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. The corner property is a private residence which I am not sure would meet the needs of any group of vulnerable children given their special needs. There is limited outside space and whilst there are playing fields nearby they are across a main road.

2. It is situated on a busy "blind" corner near to a roundabout and given the amount of traffic on Weelsby Road, safety issues should be borne in mind.

3. Given the likely number of staff there is bound to be an increase in parking spaces needed. There is insufficient at the property and on street parking is already quite commonly used. I can foresee increased congestion and road safety issues as well as disruption for neighbours living close by.

It is for these reasons that I object to the proposed Children's Home at 2 Vivian Avenue.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Susan Lloyd

Address: 33 St Andrews Drive Grimsby DN328PR

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed planning application of the residential property, 2 Vivian Avenue to be used as a care home for. Special needs children.

The reasons for this objection are

Vehicles are already parked outside this property on both sides of the road on a very busy junction close to Weelsby road and Lovelane corner roundabout. As a pedestrian who crosses this road several times a day, one has to be very careful. With the proposed number of up to 11 staff, where would they park as the property will only hold 2 vehicles.

There is no suitable access for delivery/collection vehicles, specially adapted large wheelchair accessible vehicles, Ambulances etc.

The postman already struggles to park to collect the mail from the postbox which is situated directly outside the property.

I fail to see how a 24hr operation could safely be run from this site at this moment in time. Without all the added scenarios that a special needs childrens carehome would require.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Joanne Norris

Address: 170 Weelsby Road Grimsby DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find myself with no option but to raise objections to the proposed Children's Care Home, at No. 2 Vivian Avenue, Grimsby on several counts.

It is obvious the area is just wrong for a Children's home, primarily because there are NO facilities anywhere in the vicinity of Vivian Avenue to cater for or entertain children, which is probably why there are so few children living in the area. As such residents of the care home will find themselves with nothing to do outside the home and no one to interact with, not a good situation for them to grow up in. This implies Shore Care Services have made the decision financially and not with the children's development and welfare at heart. I also feel a Care Home is not a good fit in this residential only area.

The property has insufficient facilities for parking with only space for two vehicles on site (see original planning application when rebuilding the house), with a potential staff of up to 11 plus visitors, deliveries etc that is a lot of vehicles with nowhere to park. Even without existing parking and traffic difficulties, that would cause chaos to the area compounding existing problems parking in Vivian Avenue.

Following a conversation with the previous owner several years ago, I am led to believe there is a covenant written into the deeds of the property preventing any use as a business, that being so, I am surprised we have got this far into the process.

As you can see from the address, I am located next door from 2 Vivian and can see the upstairs rear windows do overlook my property and I think this will also be the case for the residents of No. 4 Vivian. I feel this will have a huge reduction in my privacy. With the Care home being active 24/7 my privacy when using my outdoor facilities will be a thing of the past.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Paul Norris

Address: 170 Weelsby Road Grimsby DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find the plan to convert 2 Vivian Avenue into a Children's Care Home a very ill conserved plan, it being a totally unsuitable on many counts.

Regarding the parking on site, to say it will accommodate 5 vehicles, as the application does, is simply nothing short of fiction. When the dwelling was refurbished several years ago the exact same parking area was only capable of accommodating two vehicles. How can it now accommodate more than double that number with no change? I will answer this question, it can't, I see it almost everyday and it is simply not big enough for five cars to park, let alone maneuver to enter or exit. Furthermore with an expected staff of up to Eleven, even parking for 5 would be woefully insufficient.

So, with the above in mind there will obviously be a large overspill of vehicles onto the already extensively "parked out" Vivian Avenue and with Parking not available on Weelsby Road in this area, staff etc. will probably have nowhere to park nearby and/or local residents will lose the ability to park in the locality of their own homes. Also vehicles (cars and larger delivery vehicles) will be constantly visiting the proposed Care Home on a 24/7 basis causing disruption and a significant amount of noise, with no regard for the existing quiet neighbourhood the residents currently enjoy.

Furthermore as this house, its associated parking overspill and un-accounted for service and delivery vehicles will be located on the very difficult and dangerous junction of Vivian Avenue and the very busy Weelsby Road, and is closely located to "Love Lane Corner" roundabout. will create a tremendous hazard to all vehicular and pedestrian traffic, also, particularly worrying is the effect on access for emergency service vehicles.

As I am sure you are well aware the aforementioned Love Lane Corner roundabout has seen

more than its fair share of very serious accidents and has had to be modified in the past, in what seems to be a fairly unsuccessful attempt, to reduce said accidents. Clearly there are known existing traffic issues which this increased traffic and parking will only compound these problems.

There are frequent sports events at the closely located King George VI playing fields and associated arena, on both weekdays and weekends, this often also creates traffic chaos along with many pedestrians, including young children arriving at events, and particularly when leaving the events at its closure. Combined with the fact that not all visitors use the car parking provided. The same can be said for sporting events held at the Linden Club/Cleethorpes Town Football ground when at times any available pieces of tarmac (and the grass area between Weelsby Road and Heron close) being fair game for parking in the whole area.

The whole neighbourhood affected by this proposal is exclusively residential with NO businesses anywhere nearby making this concept totally out of character with the surrounding area. Most of the residents could well be described as "senior" and there are very few children. I don't believe this is a suitable neighbourhood at all for the proposed venture. Also I understand there is a covenant written into the deeds of ALL properties built in Vivien Avenue, specifically excluding the operation any type of business from said properties. How would this proposal not contravene that? My understanding also is this type of proposal does not form part of the authority's local development plans objectives.

I believe the neighbouring properties will lose a significant amount of privacy, not just from being overlooked, although that is an issue but also from the amount of traffic, both vehicular and pedestrian this proposal will create.

Regarding the property itself, I felt it was way over developed when updated several years ago. Which now would provide only minimal and insufficient outdoor space for this type of project. Further to this I believe the interior of the house, specifically the downstairs layout, which consists of basically one large room would not provide the ideal living situation for the inhabitants which will be residing within this proposed home. What I am saying in brief, is I feel the proposal, property and location etc. are not at all suitable in any way.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr thomas hall

Address: 174 Weelsby Road GRIMSBY DN328QQ DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the planning application for the proposed 24-hour children's care home at 2 Vivian Avenue.

While I fully acknowledge the importance of providing suitable care facilities for vulnerable children, I believe this particular location is wholly inappropriate for such a development, based on the following serious concerns:

### 1. Traffic Congestion and Road Safety

Vivian Avenue is situated near a busy junction that already suffers from significant congestion, especially during peak times. The operation of a 24-hour facility would inevitably increase traffic volumes, with frequent staff shift changes, transport for residents, and regular service vehicles. This added pressure poses a clear safety risk, particularly for pedestrians and schoolchildren who regularly use the surrounding streets.

### 2. Insufficient On-Site Parking

The proposed development offers only two usable parking spaces, which is grossly inadequate for a facility operating around the clock. The likely result will be an overflow of staff and visitor vehicles onto already-congested residential streets. Parking is especially limited during events at the nearby King George Stadium, compounding the issue and causing disruption for existing residents.

### 3. Negative Impact on Residential Character and Amenity

Vivian Avenue is a peaceful, residential street made up predominantly of family homes. The introduction of a continuously operating care facility would bring frequent comings and goings, late-night activity, and potential emergency callouts—all of which are out of keeping with the quiet

character of the neighbourhood. This would significantly erode the amenity and cohesion of the local community.

In summary, while I support the broader objective of providing care for children in need, I strongly oppose this application due to concerns over traffic and safety, inadequate parking, and the adverse impact on the residential environment.

I respectfully urge the planning committee to take these concerns into account and reject the application.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Kathryn Avison

Address: 174 Weelsby Road Grimsby DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to formally object to the planning application for the proposed 24-hour children's care home at 2 Vivian Avenue.

While the need for appropriate care facilities for vulnerable children is recognised, I believe this particular location is wholly unsuitable for such an operation due to the following significant concerns:

### 1. Increased Traffic and Road Safety Risks

Vivian Avenue is located at or near a busy junction that already experiences considerable traffic congestion during peak hours. The introduction of a 24-hour care facility would lead to a substantial increase in vehicle movements, including staff arriving and leaving on shift rotations, pool cars used for transporting children, and service vehicles. This increase in traffic raises serious safety concerns, particularly for pedestrians and local schoolchildren who frequently use this route.

### 2. Inadequate On-Site Parking Provision

The proposed site has only two practical parking spaces, which is clearly insufficient for the number of staff and visitors a 24-hour facility of this nature would require. This shortfall will inevitably lead to overspill parking onto surrounding residential streets, further exacerbating parking pressures in an area that already struggles with limited availability when events are happening at King George Stadium.

### 3. Detrimental Impact on Residential Character and Amenity

Vivian Avenue is a quiet, residential street, predominantly occupied by family homes. The continuous operation of a commercial-style care facility, with staff rotations, late-night movements, and potential emergency callouts, would introduce a level of disturbance that is inconsistent with

the current residential character of the area. This proposal threatens to undermine the tranquillity and cohesion of the local community.

In conclusion, while supporting the principle of care provision, I must strongly object to this planning application on the grounds of increased traffic congestion and safety risks, insufficient parking leading to overspill, and the negative impact on the character and amenity of our quiet residential neighbourhood.

I urge the planning committee to consider these concerns and to refuse this application.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Thomas Collis

Address: 176 Weelsby Road Grimsby DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to application DM/0396/25/FUL on the grounds of:

Increased traffic and safety risk

Inadequate parking

Impact on a quiet residential area

Unsuitability of the site

Potential crime issue / anti social behaviour issue

Appearance of the property will demise once run by an establishment and not a home owner

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Michelle Clarke

Address: 168 Humberston road Grimsby Dn32 8qj

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed children's care home at 2 Vivian avenue (DM0396/25FUL) because the increased traffic and parking at the busy corner of Vivian Avenue and Weelsby Road will endanger pedestrians, cyclists and drivers. The site lacks adequate parking, and the 24-hour operation will disrupt the residential character of our area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr gary shaw

Address: 1 Thirkleby Crescent Grimsby DN32 8PY

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed children care home for these reasons.

The property would not have the facility to accommodate parking for 11 staff and visitors.

As with other businesses that have been granted permission to operate from residential properties in this area, the council stipulates that off road parking must be provided for residents and visitors, and with 11 staff and visitors coming and going to this property in question, off road parking would clearly be not possible.

Totally out of character for the area, with no other similar type of establishments in the area.

Vivian avenue is a quiet established residential area and that would be severely affected in many negative ways if permission was granted for an establishment of this kind.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Margaret STOCKTON

Address: 6 Tranby Drive.. Grimsby Dn328qa

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Came to live here 45 years ago for quiet residential area Would Like to keep it Residential

Have difficulty at peak time's getting off the estate so to have a care home on a blind corner from the roundabout with little parking on site and on the roadside, would be a accident waiting to happen

7 Tranby Drive,  
Grimsby  
N.E. Lincolnshire  
DN32 8QA

RECEIVED

17 JUL 2025

Planning Dept:

15TH July 25

Dear Sir or Madam.

2 Vaughan Ave DM/0396/25/FUL

I would like to register my protest, to the above domestic residence, being converted into, a child care home.

In the last 53 years of living in this area, it has always been residential, and I wish it to remain so.

Yours sincerely

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr David thorndyke

Address: 9. Tranby drive Grimsby dn 328qa

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I moved here and it is a quiet residential area not to be changed into a commercial property plus there is matter of all the visitors to consider and the staff parking to take into consideration

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Jayne Drinkell

Address: 12 Wells Street GRIMSBY DN312DJ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a regular visitor to close family living on Vivian Avenue, I must object to the proposed application at No.2.

After the remodel of that premises several years ago, the increased traffic had a big effect on the street parking especially outside No.2 causing a bottle neck affecting the access and egress of the Love Lane corner traffic.

Vivian Avenue is a beautiful street of Mid Century houses all well presented and maintained.

Don't open the door to businesses.

ie Airbnb, weekend holiday lets, HMO or small business with gaudy signage on boundary walls.

I live in a semi commercial area, I share the back passageway with a Victorian terrace, one is a five bed HMO plus two other converted flats.

The street I live on is a car park to all these extra residents, causing neighbour conflict.

Keep Vivian Avenue and surrounding area as it has always been and should stay, a respected residential area of Grimsby Town.

Thank you for hearing my views.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Svetlana Reynolds

Address: Clee Lodge Grimsby DN32 8QQ

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to DM/0396/25/FUL due to the significant increase in traffic and parking at the busy Vivian Avenue/Weelsby Road junction, which will create safety hazards for pedestrians and drivers. The site's limited parking and 24-hour operations are incompatible with our quiet residential area.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Miss Sophie Walton

Address: 94 Cooper Road Grimsby DN328DQ

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the planning application for the proposed children's home. Providing a safe, stable, and supportive environment is fundamental to the healthy development and long-term wellbeing of vulnerable children. Locating the home within a welcoming community will not only enhance their sense of belonging but also offer vital access to local education, healthcare, and social opportunities.

This home will provide the structure and care necessary for children to thrive, emotionally, socially, and academically. A nurturing setting within a safe area significantly increases their life chances, helping them build confidence, resilience, and the skills needed for a positive future.

Matters such as parking are minimal and can be managed with prior planning. For example, employees who live in the local area can take public transport, bike or walk to work. I do feel this should not be a barrier to children living in a home and area in which they feel safe.

Investing in spaces like this is an investment in the potential of every child it supports.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Frank Leadbetter

Address: 6 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I hope that this does not make me unpopular with my very good neighbours, but I have to be honest!!

I appreciate that most of my neighbours will object to this scheme, mainly because of a possible affect on property values, but that cannot be part of an objection.

My reason for supporting the application is simply that these children are presumably disadvantaged and need somewhere appropriate to live. They do not need to be dumped in some backwater of rural Lincolnshire, away from family, friends and schoolmates. This is what will presumably happen if they are turned down by every residential area with good facilities.

I know that neighbours will object about increased pressure on parking on Vivian Avenue, but that pressure already exists. I have no problem with neighbours who own several cars, but they do. The road parking space opposite No. 2 is occupied permanently by two cars owned by people who do not even live on our road.

The previous occupants of No 2 usually had three cars, two in their drive and one on the road, so if the application is honest [is it?] that should make no difference.

I am old enough to know that the situation these children are in could be replicated in any of our own families. I think they need sympathy and support.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Frank Leadbetter

Address: 6 Vivian Avenue GRIMSBY DN32 8QF UNITED KINGDOM DN32 8QF

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I hope that this does not make me unpopular with my very good neighbours, but I have to be honest!!

I appreciate that most of my neighbours will object to this scheme, mainly because of a possible affect on property values, but that cannot be part of an objection.

My reason for supporting the application is simply that these children are presumably disadvantaged and need somewhere appropriate to live. They do not need to be dumped in some backwater of rural Lincolnshire, away from family, friends and schoolmates. This is what will presumably happen if they are turned down by every residential area with good facilities.

I know that neighbours will object about increased pressure on parking on Vivian Avenue, but that pressure already exists. I have no problem with neighbours who own several cars, but they do. The road parking space opposite No. 2 is occupied permanently by two cars owned by people who do not even live on our road.

The previous occupants of No 2 usually had three cars, two in their drive and one on the road, so if the application is honest [is it?] that should make no difference.

I am old enough to know that the situation these children are in could be replicated in any of our own families. I think they need sympathy and support.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Vicky Woods

Address: 35 Cumberland Ave Grimsby DN32 0BT

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application to convert the property into a children's home. These homes are essential for providing stability, care, and safety to vulnerable children in our community.

The property has five bedrooms, private parking for three cars, and additional on street parking directly outside, which would not cause any disruption to neighbours. It would create no more traffic or noise than if a regular family with four or five children were living there.

Vulnerable children have the right to a safe, loving home, just like any other child.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Zoe Stephenson

Address: 3 Strubby Close Cleethorpes DN35 0EU

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application for the change of use from a residential dwelling to a children's care home. This initiative will provide a safe and nurturing environment for children in need, and I believe it will greatly benefit our community.

# Comments for Planning Application DM/0396/25/FUL

## Application Summary

Application Number: DM/0396/25/FUL

Address: 2 Vivian Avenue Grimsby North East Lincolnshire DN32 8QF

Proposal: Change of use from residential dwelling to a children's care home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Janice Chessman

Address: 11 St Andrews Drive Grimsby Grimsby DN32 8PR

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the planning application for a children's home in the neighbouring street to myself.

This development will provide a home and care for vulnerable children.

This development will provide a safe environment for children in need.

I cannot see any problems with parking as the property has 3 good sized car parking spaces.

Item 2 - 12 Welholme Avenue  
Grimsby - DM/0518/25/FUL

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Margaret Anne Petch

Address: 4a Welholme Ave Grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I appreciate these children have to live somewhere but I do not consider this to be the best place.

When I moved to this close its residents were all retired residents and I moved for this reason away from a busy junction at which there had been several near misses and one road blocking crash.

Being a private road there is no street lighting will the council be installing this?

Residents have to maintain the street, cleaning and weeding of the gutters etc will the council be sending a street cleaner to help with this and any other work required? Parking will also be a hazard as it is the refuse wagon has to reverse down the street and on exiting the close one has to pull well out to have a clear view emergency vehicles may struggle. As well as Health and Welfare Officers will there also be Police and possible Probation Officers needing to park making even more traffic, as it is with the closing of Corporation Bridge Welholme Road has become very busy and Welholme Ave has become a rat run.

When developed the adjacent piece of land will make the parking even greater and at present is an antisocial hot spot.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Ms Janet Thompson

Address: 4E Welholme Avenue Grimsby DN320HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Has consideration been given to the fact that there are already several properties in close proximity to the proposal, being used as 'homes' of one sort or another? One in Abbey Road, A Nursing Home corner of Welholme Avenue and Welholme Road and another on the opposite corner of Welholme Ave/Welholme Road. Making this proposal a 4th 'Home'.

It has to be noted that people to be affected have chosen this area for its peace and tranquility, the majority enjoying or looking forward to retirement. Several of the surrounding properties have gardens that overlook or are next to the garden of the proposed 'home'. No new fence new or old will alleviate the possibility of noise created by young or adult children affecting these adjacent residential properties.

My garden overlooks the private road and there is a lot of traffic entering and leaving this road with everyone being very aware and courteous to others space and needs. No-one parks on the outside of their property as being considered a possibility outside the proposed 'home'. This would make passing in the road, very tight and possible opportunity for an accident. Any additional traffic or parking in the road is going to cause a problem for the current householders, especially re delivery vehicles/refuse collectors etc.

Welholme Road itself is a very busy road, even more so because of new apartment/housing developments, ongoing and recently completed.

It has to be noted that there are currently 5 entrances/exits in very close proximity and close to the entrance to the Private Road. 2x The Curve, 2x Hazelmere House and 1x The Elms (under construction). Welholme Road in this area can often be blocked whilst entering/exiting all of these facilities.

The Highways Department mention unrestricted parking availability in Welholme Avenue. Because of the new developments (only providing 1 parking space per property/apartment), any visitors have to park in the road. Yes, there is restricted parking but this is not available during the day. This parking situation will not be helped by the fact that a vacant piece of land (curb side of

unrestricted parking) Will be developed with additional housing/apartment block possibly. Some of the curb side will be lost allowing for house frontage or in the case if an apartment block, people with more than one vehicle or receiving visitors. Thus resulting in even less available parking in Welholme Avenue for existing residents.

This new development will be virtually opposite or very adjacent opening/exit to the Private Road in question.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Karen Close

Address: 6 Welholme Avenue Grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst we understand the need for this type of children's home, we as neighbours collectively are concerned that this small cul de sac of mainly retired people, is not suitable for the following reasons.

Yes we can see that on a day to day level it would appear that it is a normal family situation, but children within a family eventually grow up and either go to uni or get jobs and eventually leave home. But on a year by year basis this will not be a normal situation as there will always be a steady stream of children forever. Also whilst it is being proposed that it is to remain a home for up to 3 children this may not always be the case as in the future, plans maybe submitted to extend and provide care for 6 or more children. Can this council give us any guarantees that this will not be allowed to happen?

At the presentation meeting we also asked about potential disruptive or traumatised children being placed there, how will problems of anti social behaviour be managed when staff can't physically move or restrain them? We are concerned about the impact of the value of our own properties as this may well have an adverse effect when explaining to a potential buyer that No 12 is in fact a children's home.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs Linda Pendred

Address: 8 Welholme Ave Grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting on this planning application on behalf of my 90-year-old Aunt who has been in this property for over 40 years. She is a very vulnerable lady who bought this house to retire in, in the quiet cul de sac. The noise and coming and going's from the extra children in the neighbouring house will not help her mental health in her last years of life. The increase in cars, noise from the staff coming and going is unfair to the elderly residents of this street. It is an unadopted road and there isn't room for excess vehicles not parked in their own driveway which depending on how many staff are on could cause issues with the rest of the residents already living there. There are no street lights which isn't conducive for children going to the home in the dark alone. The children will obviously have friends round which will create more noise than there is at present. The houses purchased would not have happened if knowledge of a children's home was occurring. My aunt is my priority and the extra stress of unknown people in the street will cause her mental health to deteriorate as at the moment because she's lived in her property for so long she knows the neighbours, their families and the vehicles in the street. This isn't the same as a family moving in as every time the children move away and new children come it adds more stress, a normal family have children for 18 years living at home before they move to higher education etc whereas these children will be constantly replaced by new children. Obviously the children will have friends round to visit and if the home has 3 children living there and they all had 2 friends over each at the same time that's another 6 children potentially playing in the street and obviously garden so noise for elderly people is a serious impact. I appreciate the children need a loving home and friends maybe even family members visit but picking a cul de sac full of elderly and retired people is way out of order. I'm also fully aware as a childcare professional that these children will have a few issues some minor some maybe not so minor, and I realise that they do require a cherishing home but not to the detriment of a 90-year-old who is trying to enjoy a peaceful limited time of her life.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Neil Pendred

Address: 8 welhome avenue Grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am replying to this on behalf of my 90 year old aunt who has lived here for 50 years. She is terrified of any changes to the surroundings, an influx of kids etc. This cul de sac is occupied by elderly, retired people who bought their houses for the peace and quiet. She's concerned about noise, the effect on house prices and her own safety. Its taken us since Christmas to get her to have a window open, even in this hot weather, if that house becomes a children's home we'll be right back to square 1.

Its totally the wrong location for what you're proposing, they would be the only children in a private, unadopted cul de sac. Several of the neighbours are in their latter years and are very worried about their quality of life and peace and quiet being ruined.

We attended the consultation at St James hotel and to be honest the staff there weren't really interested in listening to the residents concerns, their attitude was basically 'it's a done deal and nothing you can do about it'.

One of the questions raised was about the devaluing of the surrounding properties, which they assured us all wouldn't happen. I've spoken to a senior RICS surveyor who has told me categorically that it will affect prices and it will definitely have an impact on the saleability of the properties.

I hope common sense will prevail and you will see that this plan would seriously affect the quality of life of all the residents of the street, particularly the elderly.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Darren Harries

Address: 10 Welholme avenue Grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main objection to the proposed children's care home next door is the detrimental effect this will have on my property value, our goal next year is to sell our home and move into a bungalow which we intend to be our forever home but the fact that we will be living next door to a children's home will mean we will have to post our house up for sale well below the true market value which in turn will have a big impact on our buying budget for our next home so for this reason we strongly object to the children's home.

town centre and local schools is all within easy walking distance.

The operational report and the plans show 3 on plot car parking places and with the garage there are actually 4 places. So I see no possibility of car parking for staff and visitors causing any congestion in the cul-de-sac. Even in the unlikely event that all the carers arrive by car.

The nearby parking on Welholme Avenue proper, is also extensive.

The general pleasant ambiance of the area has attracted families, couples, singles, retirees and others, including a number of care facilities, over many years. Though some of the larger care facilities have more recently been converted to apartments (eg Hazlemere House opposite 12 Welholme Ave), or redeveloped into individual homes. In general however, the balance of property uses has been maintained over time, so one small children's care home will not meaningfully change that balance. And to all intents and purposes it will be a family home. The purpose for which it was built.

In conclusion, I fully support the 'change of use' planning application.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Andrew Bellamey

Address: 12a Welholme Avenue grimsby DN32 0HP

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding the planning application for 12 Welholme ave to be changed from private dwelling to a children's home. I would like to take this opportunity to voice my concerns / objections to the planning committee. As I'm sure you are aware the small unadopted side street where the property in question is situated is very narrow and all residents have their own off-road parking, I am aware that there are two parking plots for the property, but according to the meeting we attended there could be up to 3 cars there at some points not to mention visitors to the property (family / council officials) etc. I feel this could be a issue to emergency vehicles should there be a fire or someone needs an ambulance further down the street as this area is populated by retired residents. Also refuse vehicles can only just get down the narrow street.

Also, the street is maintained by the residents who all chip in for maintenance issues and regularly sweep the road how would the council contribute with this?.

The population of the street is also mainly inhabited by elderly retired people and I feel this is not a suitable area for young children as it would mean them going further afield for meeting friends etc, or bringing their friends to our neighbourhood which in itself could bring more disruption.

At the meeting the council officials stated the property would be like any other normal home but normal homes don't have a changeover of children every few months /years so we would always have young children here,

Some of our residents are elderly women living on there own and they have expressed concerns about young people causing disturbance, this may not be the case but we don't know what the future circumstance's may be.

At the meeting in St James hotel, we asked how the residents would be allocated placement and on what criteria, they said it will this be a considered decision not a crisis decision I trust this would be the case because crisis situations happen placements become inappropriate and system failure we have all heard the phrases (well lessons have been learnt) BUT ITS TO LATE THEN. In the same way your clients want to feel safe so do we and we have all worked hard to live in this

area we would have not have bought a property knowing there was a children's home here, and unfortunately that will still be the case regardless of what we were told at the meeting property prices will fall in the area.

To Summarise

I don't feel this is an appropriate area for young children

Lack of amenities ,

wrong age group,

parking,

Regards

**RECEIVED**

21 JUL 2025

12B Welholme Avenue

Grimsby

NE Lincolnshire

DN32 0HP

To whom it may concern

**Planning Application Ref: DM/0518/25/FUL**

**Location: 12 Welholme Avenue Grimsby DN32 0HP**

I would like to make representations to the change of use from Domestic Dwelling to a Children's Home.

I am concerned that property is not suitable due to various factors:

- Increase in volume of movement down the cul-de-sac and overspilling into the main part of Welholme Avenue. It was mentioned that staff could park on site but what about the visitor's and other professionals that will spill out onto into the avenue which is rat run with speeding vehicles, including illegal motorcycles on drug runs into town, as well as parked vehicles.
- Excessive noise - the current residents are of an older age and in their later year's and do not need excessive noise from taxi's, bin collections, ambulance and police and other visitor's to the property and at hours of the day and night.
- Lack of street lighting in the cul-de-sac.
- Health and Safety - children playing on the flat roof of the property.
- Anti Social Behaviour - on-going issue of anti-social behavior that Humberside Police and our local councillor are aware of, youths gather down the street and walk down past our houses and throw items into our gardens, shout when we are in the garden. They also break the fences on the building site across the road from the cul-de-sac. When the previous children's home was on Abbey Road, the youths could be seen waiting on the corner of Welholme Avenue and Abbey Road waiting for the kids to come out of the home on Abbey Road. Why can't these now empty and homes be re-used rather than converting another home?

Yours faithfully

Mrs Kay Pearse

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Simon Grayson

Address: Flat 2 Hazelmere House 2-4 Welholme Avenue Grimsby DN32 0HP

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It first needs to be noted that even though I live in Hazelmere House, which directly runs along the Welholme Avenue cul de sac in question, no one living here, and there are 16 properties, was invited to the meeting at St James Hotel.

We already have a number of child anti social behaviour incidents, like graffiti and playing on private land, waiting to be developed, around this area. The local MPs and councillors are all aware of this but they state it is down to the lack of facilities for children around this area and therefore feel sorry for them but still actually provide nothing.

We do have People's Park nearby but this has a severe lack of facilities for children and very few special events to entertain them throughout the year. Also there is an increasing number of young people just sat there smoking cannabis. The most popular type of entertainment appears to be riding around the park, numerous times, at speed on your newly acquired electric scooters, electric bike or even motorbike.

Property in this area is slow at selling and no families are being attracted in to this immediate area. Therefore how will a children's home fit in. If a family does not want to move here there must be some reason why the area is not attracting them. Placing a children's home here will isolate the children from society and not integrate them in to the community.

This is a very quiet area of Grimsby given how close it is to the centre of town but the town centre is not an ideal environment for children either. Unfortunately there seems to be an increase in the number of homeless people not being cared for.

The house in question is not a normal family environment either. Presumably the three children in

question will occupy the three bedrooms on the first floor that are available with the staff occupying rooms on the ground floor. This is hardly normal practise for a family. Usually they are all in bedrooms next to each other so that any issues in the night can be heard and dealt with quickly. You do not normally have children wandering down the stair to try and find someone on the floor below.

The cul de sac is a private road and is exceptionally dark at night, having no street lights. It is very narrow with even the trees having to be regularly cut back to stop them encroaching on the narrowness of the road. The cul de sac cannot handle the possible parking of the six cars at shift handover. Also these cars will be coming and going at school start and end times as well as shift handovers and other events, vastly increasing the traffic flow at this junction. Crossing the cul de sac from the Abbey Road direction is quite blind to both cars and pedestrians even with the small amount of traffic there is now. Increased traffic will increase the risk of an accident happening at this junction.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mr Stephen Rhodes

Address: 3 Le Burghdike Close GRIMSBY dn32 0he

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections are as follows:-

I feel the residential area is not suitable for a children's home as most residents within this area are mostly retired and are living within this area for a peaceful retirement.

EVERYBODY already within this area pay a very high council tax and do not expect the neighbours to have a business next door as a children's home.

We are worried having a children's home close by will affect the value of our house when we decide to sell.

This is such a quiet area due to the ages of all neighbours we feel the noise from the children's home will upset a lot residents.

The fence at the back of the garden of No12 Welholme Aveue which backs onto our front garden is very low and has never been a problem but we feel we would need to higher the fence which would not be cheap as we would not be comfortable of children climbing through to our garden.

# Comments for Planning Application DM/0518/25/FUL

## Application Summary

Application Number: DM/0518/25/FUL

Address: 12 Welholme Avenue Grimsby North East Lincolnshire DN32 0HP

Proposal: Change of use from domestic dwelling to children's home

Case Officer: Lauren Birkwood

## Customer Details

Name: Mrs C Lee

Address: 12 Welholme Ave Grimsby DN320HP

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support NELCs change of use planning application for 12 Welholme Avenue.

The move to smaller family units for children in care is a major improvement over past provision. However, unfortunately a shortage of suitable local foster care places in Grimsby has made the relocation of 'children in care' to other towns all too common. Children rely upon the wider support afforded by their friends, their broader family and existing schools. Relocation breaks these support structures and can be damaging for these children.

NELC should be applauded for successfully creating an alternative, with a series of small family home units in Grimsby itself, right in the community where these children were born and brought up. Thus keeping kids in care, close to friends, their families and their familiar schools.

The staffing levels in these homes afford continuous 'parental' supervision for the kids at home, probably in excess of many that a family with two working parents could ever provide.

12 Welholme Ave is a marvellous family home perfectly suited to provide a home for 3 children and their carers. Most of the houses in the cul-de-sac in which it is located were built as family homes and have all been occupied by families at times since they were built. One of the two neighboring homes is currently family occupied. Older occupiers have also found the light and airy surroundings great hosting spots for their grown up children and grandchildren.

No. 12 has a large open aspect and very private, south facing rear garden which makes it particularly suited for children.

The proximity of Peoples' Park to no. 12 is an additional benefit for the children. And access to the

town centre and local schools is all within easy walking distance.

The operational report and the plans show 3 on plot car parking places and with the garage there are actually 4 places. So I see no possibility of car parking for staff and visitors causing any congestion in the cul-de-sac. Even in the unlikely event that all the carers arrive by car.

The nearby parking on Welholme Avenue proper, is also extensive.

The general pleasant ambiance of the area has attracted families, couples, singles, retirees and others, including a number of care facilities, over many years. Though some of the larger care facilities have more recently been converted to apartments (eg Hazlemere House opposite 12 Welholme Ave), or redeveloped into individual homes. In general however, the balance of property uses has been maintained over time, so one small children's care home will not meaningfully change that balance. And to all intents and purposes it will be a family home. The purpose for which it was built.

In conclusion, I fully support the 'change of use' planning application.

Item 3 - 240 Station Road New  
Waltham - DM/0435/25/FUL

**From:** Office - NWPC <office@newwalthamparishcouncil.gov.uk>  
**Sent:** 04 July 2025 11:50  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Cc:** Chair - Cllr Smith  
**Subject:** NWPC Planning comments

Good morning,

Please find below comments from NWPC;

Planning:

**1. DM/0435/25/FUL**

**Station Road, New Waltham**

Change of use of property to children's home.

**Objections were noted** – The majority of the Council expressed concerns due to the lack of detailed information regarding the full proposed use of the property, as well as the involvement of a private company initiating the application.

*(Please note that two Councillors abstained from the vote.)*

Many thanks

Anneka – On behalf of NWPC



**Anneka Ottewell-Barrett**  
Clerk & RFO to NWPC

**Phone:** (01472) 822821

**Email:** [clerk@newwalthamparishcouncil.gov.uk](mailto:clerk@newwalthamparishcouncil.gov.uk)  
[office@newwalthamparishcouncil.gov.uk](mailto:office@newwalthamparishcouncil.gov.uk)

**Web:** [www.newwalthamparishcouncil.gov.uk](http://www.newwalthamparishcouncil.gov.uk)

**Addr:** St Clements Way, NW, DN36 4GU

We have moved to 'gov.uk'...

Check out our new website: [www.newwalthamparishcouncil.gov.uk](http://www.newwalthamparishcouncil.gov.uk)

Find us on Facebook: @newwalthamparishcouncil

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr RICHARD APPLETON

Address: 161 WALTHAM ROAD SCARTHOS GRIMSBY DN33 2NG

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to give notice of my objection to this proposal for the following reasons...

This is a 'family' neighbourhood... NOT a Business Area.

The Company involved has many other such operations in the area ... Countywide and further, in fact ...not all with 'whiter-than-white' reputations, I might add... so just 2 young people could easily be 'absorbed' in other facilities owned by the Group, without disturbing this particular neighbourhood's residents.

Having been through the same trauma as the local residents involved in this application, I can assure you that the whole thing impacts greatly ( both physically AND mentally ) on the Health of the residents whose lives have the prospect of being 'turned upside down'.

I can state from personal experience of involvement with Keys Group ( I live within the area of 184 Waltham Road - another Keys Group facility that was initially refused and then allowed on appeal ) that the area WILL be subjected disruption ... especially from the Traffic/Parking/

Deliveries/Meetings/Transportation of 'service Users' and Noisy Staff Shift Changeovers etc... point of view - not to mention the attitude of Staff members who 'pay road tax and can park anywhere I like, no matter what YOU say', regardless of the inconvenience suffered by local residents.

For these reasons , amongst many others, I would like to object to the application and recommend that it is refused.

Thank you.

R.Appleton, esq.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Alison Horne

Address: 229 Station Road New Waltham Grimsby DN36 4PF

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object at the application to use this property as a residential home. Firstly this is a residential area and am concerned that no one can say what sort of issues these children will have. I am concerned that if they have a criminal record are they safe to be in the community. At the moment this is for two children but I am sure this will grow. It is a large plot and if there is already a residential home I am sure planning permission will be given for more residents. I know there are two carers for two children but I am sure they cannot be supervised all the time. If these children misbehave it will be the lives of local residents that will be affected. There are lots of older residents in the area that also concerns me. I hope this is not allowed but I know that local residents' wishes are rarely taken into account.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Ms Deborah Cochrane

Address: 238 Station Road, New Waltham Grimsby DN36 4PE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an immediate neighbour, I hereby lodge my formal objection to the proposed development on the following grounds:

**Potential for Regular Disturbance** Professionals in this sector confirm that police call-outs-often at unsociable hours-can be commonplace, whether responding to altercations or to residents absconding from the premises.

**Uncertainty over Long-Term Capacity** Although the current application specifies accommodation for two children, the substantial footprint of the property suggests scope for future expansion. I seek assurance that the stated limit is binding and will not be relaxed without further consultation.

**Road-Safety Concerns** The site adjoins Station Road, a busy thoroughfare serviced by a bus stop immediately outside the property. This location raises serious safety considerations for vulnerable children, particularly those at risk of running away.

**Impact on Elderly Residents** Many neighbours along this stretch are elderly and may experience heightened anxiety or stress if the development proceeds, given the increased noise, traffic and potential disturbances.

**Incorrect Tree and Hedge Information** The application asserts there are no adjoining trees or hedges, yet mature planting exists along the northern and western boundaries. These features have not been acknowledged-and may be vulnerable to removal or present climbing/safety hazards-and the thin hedgerow currently in place does not provide a secure boundary.

**Local Anti-Social Behaviour** Recent incidents of youth-related anti-social behaviour at nearby shops and the local BMX track raise questions about whether this environment is suitable for children who may exhibit challenging behaviours.

In light of these concerns, I respectfully urge the planning committee to refuse the application or, at minimum, require revised plans and conditions that fully address the matters outlined above.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Richard Wilde

Address: 242 Station Road New Waltham Grimsby DN36 4PE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The following information was received today (24/06/25) which is why it wasn't included in my 'neighbour comment' dated 23/06/25.

I would like this information to be considered in relation to anti social behaviour from local children's care homes.

A Freedom of Information request was submitted 05/06/25 to see how many times Humberside Police have been called to an incident involving a children's care home in North East Lincolnshire, over the last 2 years. The response is 121 (ref 01/FOI/25/006428/P).

This figure does not include anti social incidents where the police was not called out to.

In my opinion, that is a lot of anti social behaviour which is a concern for me as a neighbour.

---

**From:** Richard Wilde  
**Sent:** 07 August 2025 11:17  
**To:** Becca Soulsby (NELC) <becca.soulsby@nelincs.gov.uk>  
**Subject:** DM/0435/25/FUL - 240 Station Road

Good morning Becca

Further to our telephone conversation, I am pleased to attach additional comments that I would ask to be considered for this application.

Regards

Richard Wilde  
242 Station Rd  
New Waltham

Grimsby  
DN36 4PE

## **Application DM/0435/25/FUL - 240 Station Road, New Waltham**

This isn't an application from NELC for facilitating children in their role as corporate parents. This is an application from a private company called Keys Group Ltd, who are owned by a private equity firm. With a turnover of £288m, and since incorporation, not a penny paid in corporation tax, this is a company that is taking a fortune from local councils and the NHS and not giving anything back to the system. It is noted from a Freedom of Information Request (NELC/33777/2526) that Keys Group Ltd charge NELC £5,235.74 per child per week, at the 5 child care home at 184 Waltham Rd, Scartho.

I understand that Keys Group Ltd have not yet purchased the property, 240 Station Road.

If this application is approved, it will be the 4th children's care home between 240 Station Road and Tollbar roundabout. The other 3 properties are all bungalows and appear to be accommodating young people with disabilities so properties without stairs are more appropriate. I understand and accept the need for this type of care home and if this application was for a similar set up, and with parking/safety issues overcome, then I wouldn't be objecting.

Station Road is a very busy road and I believe having more vehicles, and especially vehicles reversing onto the road, will add to the dangers. I believe the applicant has been very crafty with the site location plan that they added to the planning portal. This is A4 rather than A3 (as NELC provided with their recent application for 3 Buddleia Close) and the property is not central in the map, resulting in the closeness of the Cardiff Avenue roundabout not being in view. This roundabout has had numerous collisions and many near misses. The vendor of the subject property is fully aware of the dangers on this busy road as I have noticed he objected to a planning application for neighbouring 238a Station Road (DM/0466/21/FUL) citing pollution, crashes, safety and increase in risk to children and others. I do not believe it is right that the vendor can raise objections on someone else's application and then have these issues ignored for his own application (the vendor is linked to this application as I understand the sale will not complete unless approval is granted). I do believe if Keys Group Ltd had been made aware of the vendors previous comments, highlighting the increased dangers, then they wouldn't have submitted this application.

I have lived next door to the subject property for 26 years and in all that time, the maximum number of cars from residents of the property has been 2. It is not correct when people say these care homes are no different to a family residence with the comings and goings of people and vehicles. Councillor Bright made a comment at the planning committee meeting in July that care homes have more traffic than a normal household. I agree that it is possible for a family at this property to have more than 2 cars but due to the size of the drive, they would probably move. The current owners have 2 cars, when a 3rd car is at the property, this has to be reversed out onto the road as there isn't the room to turn around. If the property becomes a care home then there will be cars reversing onto the main road daily. It could be said that staff/visitors to the property will park on nearby streets, however, in reality this rarely happens as people by nature park where they are working/visiting. Also, Station Road is not a safe place to park on the street and neighbouring streets have only limited spaces. There will be an increase in noise and nuisance from the increase in comings and goings at this property.

Keys Group Ltd have not consulted with any of nearby residents regarding this application. This is not going to be a home for children similar to the other care homes on Station Road due to this property having stairs. It is very rare for a care home to be for only 2 children so I am presuming the intention is to be having children with the most complex needs staying there.

Looking at the Keys Group Ltd website, there are details of 3 children, showing the reasons why they have been accommodated. These web pages are attached below and include details of children with links to county lines, gangs, criminals, aggressive and violence and showing aggressive behaviour. Out of the 6 neighbouring properties, 5 are bungalows with pensioners and vulnerable people resident. Hopefully you will appreciate the concern when children with these backgrounds/history could be living next door. Consideration should be made towards their safety and wellbeing.

In my opinion, there are much better locations for this type of care home. Properties where road safety and parking is better and properties that are not surrounded by pensioners/vulnerable people in bungalows. A few examples are the roads off Weelsby Road/Welhome Road, off Hainton Avenue or Healing (such as properties similar to Buddleia Close).

Although approved on appeal, Keys Group Ltd submitted an application for change of use to a children's care home at 184 Waltham Rd, Scartho (DM/0650/21/FUL) which was refused by the planning committee. In my opinion, the property 240 Station Rd has more reasons to be refused as the road is busier and less safe, parking and turnaround points are worse and less safe and there are more neighbouring bungalows with elderly/vulnerable residents.

Regards

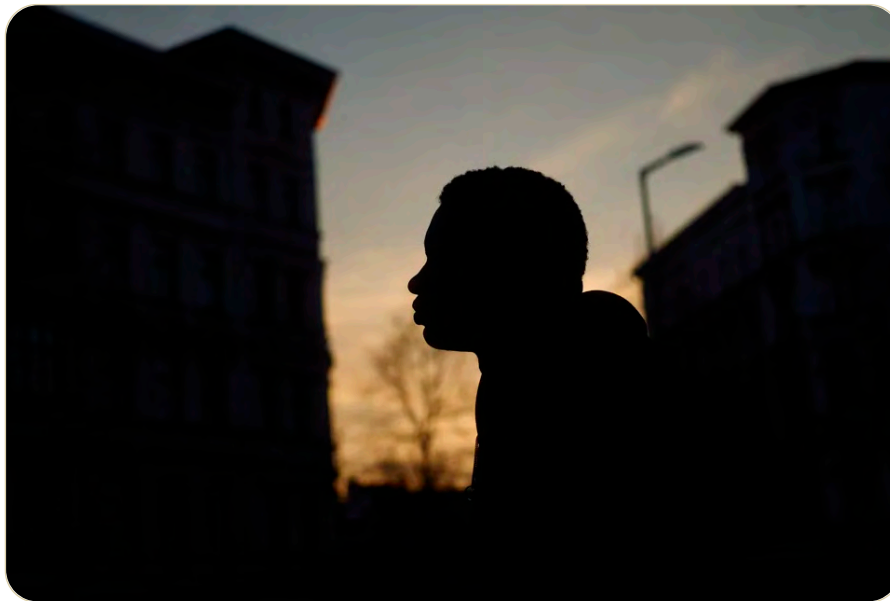
Richard Wilde  
242 Station Road



About

Keys to Success

# C's Journey: Breaking Free from Exploitation

[↓ Discover more](#)

When C came to us, he was facing multiple criminal charges linked to county lines and gang activity. He arrived straight from the custody suite, exhausted and wearing the same clothes he had been in for days. C had been a victim of the gang he was associated with, exploited and placed at significant risk of harm. Going home wasn't an option—it simply wasn't safe.

C arrived with a curfew tag and strict bail conditions, with a court date just days away. Our team acted quickly, sharing his National Referral Mechanism (NRM) information with the court, highlighting that he was a victim of modern slavery. This was crucial in helping professionals understand that his involvement in criminal activity stemmed from exploitation. Given the risks he faced, multi-agency meetings were held urgently, and it was agreed that he would attend court via video link rather than in person, as professionals feared for his safety. The gang believed he owed them thousands of pounds, putting him at extreme risk.

Despite everything he had been through, C settled quickly into our service. For the first time in a long time, he felt safe. He threw himself into activities, engaging positively with the team. He missed his phone, but he understood that having it could put him at further risk, as it could be used to track him down. Over time, we worked with C to help him understand that the debt he believed he owed was part of the grooming process. At the same time, we developed a community safety plan to protect him.

To support his recovery, we introduced C to a mentor with lived experience who could guide him towards a positive future. We worked closely with his Youth Offending Team, incorporating our programme into his order as a preventative measure. The information we provided helped the court recognise C's exploitation, shifting the focus from punishment to protection. Instead of being remanded to a Young Offender Institution, C was placed in a therapeutically informed setting where his risks were understood, giving him a real chance to rebuild his life. The judge acknowledged that this approach would lead to better long-term outcomes rather than simply pressing pause on his situation.

By working together, we helped break the cycle of exploitation for C. Initially, he couldn't see a way out—he truly believed he had no choice but to remain in danger. The people he thought were his friends had, in reality, put him at risk. His family had been deeply worried, and with the local authority's support, plans were made to move them to a safer place where they could be reunited.

*"A child involved in gang-related crime or serious youth violence can be both a victim and a perpetrator. This requires professionals to assess and support their welfare needs while also responding in a criminal justice capacity."*

C's story is one of resilience, support, and second chances. With the right interventions, he was able to take back control of his life, breaking free from exploitation and moving towards a safer, more hopeful future.



About

Keys to Success

# Supporting Young People at Keys: LB's Journey

[↓ Discover more](#)

At Keys, we are committed to providing care and support tailored to the unique needs of every young person in our homes. One such success story is that of LB, a young person with a global learning delay, who joined us in August 2023.

## A Challenging Transition

Before coming to Keys Group, LB had been in his previous placement for over four years. Unfortunately, the home could no longer accommodate him once he turned 16, as they required all residents to attend education on-site, which was no longer available. This transition was understandably difficult for LB, compounded by the fact that Pippins, his new home, was newly opened with an entirely new staffing team.

During the initial six months, LB faced challenges in adapting to his new environment. He often displayed aggressive behaviours, including verbal abusive language, which required a thoughtful and compassionate approach from our team.

## Overcoming Fears and Building Confidence

LB expressed a love for fireworks but had never attended a display due to his fear of the loud noise. Our dedicated staff worked closely with LB to help him overcome this fear. They began by watching displays from the car while he wore ear defenders, gradually reducing his dependence on them. Eventually, LB was able to attend firework displays without any support aids, and he discovered a genuine enjoyment for these events. This year, he has attended multiple displays, enhancing his social interactions and confidence.

LB also shared his dream of visiting London, though he felt overwhelmed by crowds and the busy environment. Leveraging the strong, positive relationships they had built with him, our staff supported LB in overcoming his anxieties. Step by step, LB successfully took a train to London, navigated the underground, and even visited a museum. Over the past year, LB has been on several trips to London, each time growing more confident and independent.

## Empowering Staff to Provide Better Care

The staff at Pippins have received ongoing support from our Positive Behaviour Support (PBS) coach, along with additional e-learning and face-to-face training. These initiatives have deepened their understanding of learning difficulties and equipped them with strategies to provide the best possible care. This comprehensive training has been instrumental in fostering a supportive environment for LB and other young people in our care.

## Positive Outcomes

Over the past 18 months, LB has formed incredible relationships with the staff at Pippins. This strong rapport has contributed significantly to a reduction in the number of challenging incidents, allowing LB to thrive in his new environment. His journey is a testament to the power of personalised care, patience, and the dedication of our team.

At Keys Group, we celebrate LB's achievements and remain committed to supporting all young people to overcome challenges, grow, and reach their full potential.



About

Keys to Success

# Supporting R to Safety and Stability

[↓ Discover more](#)

## Background

R was referred to a short-term interrupter placement following a disclosure that he was being sexually abused by gangs in the community.

During the Multi-Agency Child Exploitation (MACE) triage process, intelligence was shared that R was also being criminally exploited by the same gang. He was presenting as a substance misuser, a situation he deeply resented. R disclosed that the gang would test out new drugs on him, reinforcing his feelings of worthlessness and despair.

## Risk and Intervention

The risk to R was severe, and remaining in the community was not an option due to the frequent assaults he was experiencing. It was crucial to place him in a secure location that could not be easily compromised.

To ensure his safety, the team around R implemented pre-admission processes, including secure transport arrangements, agreements around some restrictive practices, and proactive missing-from-home protocols in collaboration with local police teams in the area he was being moved to. His placement team worked closely with his youth justice workers to set up an electronic monitoring device, ensuring flexibility between two accommodations should the need arise to relocate him if the gang discovered his whereabouts.

## Recovery and Progress

Over the course of a 12-week programme, R began to feel safe. His placement was in a remote location, and phone access was restricted to prevent unwanted contact from abusive individuals and to maintain the confidentiality of his location.

## Outcomes

After moving on from the placement, R shared with his support worker that this had been the safest he had ever felt. This experience allowed R and his support team to begin scaffolding long-term plans for safer community engagement, helping him to work towards a more stable and secure future.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Richard Wilde

Address: 242 Station Road New Waltham Grimsby DN36 4PE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application states there is parking space for 5 vehicles and there will be 2 members of staff. Highways department have provided no objections 'on the basis of information provided'. 3 days after Highways commented, the applicant submitted a planning statement. There is a linked application DM/0165/25/CEA (refused) which also has a planning statement. The applicant states there will be 2 carers in the evening, 2-3 carers during the day and a manager so potentially 5-6 vehicles on the site during a shift changeover. There will also be visits from others such as social services, health visitors, family etc as confirmed in the applicants planning statement. It will be a challenge for 3 vehicles to be able to access and leave the site in a forward direction and not possible for more than 3 due to insufficient turning space. The planning statement submitted by the applicant states approximately 3 or 4 cars during the day. Station Road is extremely busy and the property is very close to a roundabout making this very dangerous if vehicles need to reverse in or out. The applicant makes reference to 184 Waltham Road, Grimsby where planning permission for change of use was accepted on appeal. This property has plenty of room for the vehicles as it benefits from 2 drives either side of the property along with 2 double garages (confirmed in the planning statement for that application).

If this application were to be successful, the care home will cause nuisance and noise to the surrounding properties. Nearly all of the neighbours are elderly and are anxious of who will be resident if the property becomes a care home. Anti-social behaviour is evident from another children's care home further down the road, and in our opinion, this will increase to the detriment of not just the neighbouring properties, but with the whole village.

There is no form of management plan or safeguarding information to demonstrate how the facility will address incidents and nuisance or disturbance caused to existing neighbours and residents of

New Waltham and how this will be policed. We have enjoyed the quiet village life of New Waltham for the last 26 years in the same property. We believe this quiet village life will be damaged if the planning application is successful.

The title register for the property shows a covenant as follows: 'Nothing shall be done upon the land which shall be a nuisance annoyance damage or disturbance to the Vendors or the owners or occupiers of adjoining land'. Although it could be challenging to enforce a breach of this covenant, it was placed on the title to protect neighbour's interests. We will have nuisance, annoyance and disturbance if the property is changed to a children's care home.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Michael Parkinson

Address: 244 Station Road New Waltham Grimsby DN36 4PE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Council Members,

We wish to object and raise concerns for the proposed class 2 residential care home for children up to the age of 17 years old.

We reside in an area of elderly residents. We are over 65 years old and neighbours are 65 + years old.

The traffic on Station Road is already heavy and the possibility of numerous vehicles entering and leaving the proposed property on a daily basis would only add to this.

Whilst we appreciate there is a need for this type of development we feel this would impact the atmosphere and safety of our neighbourhood. We feel this would have a negative effect on our community with the risk of noise, disruption and potential crime.

Also this could potentially decrease property values.

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Dianne Robinson

Address: 5 Crofters Grove New Waltham Grimsby DN36 4WL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Council members,

We wish to raise our concerns and strongly object to the proposed Class 2 residential care home for young children.

We reside in a very quiet enclosed grove which has 5 bungalows, housing 8 people, 6 of whom are elderly (65 yrs +).

This backs onto the rear of the proposed dwelling.

This development could potentially affect the peaceful community atmosphere and overall safety of the neighbourhood.

Whilst we fully appreciate young vulnerable people require housing and appropriate care, we strongly urge you to reconsider this proposal.

This development could potentially decrease property values and overall have a negative impact on the community with noise, disruption and increased crime.

Yours sincerely

Di & Ian Robinson

# Comments for Planning Application DM/0435/25/FUL

## Application Summary

Application Number: DM/0435/25/FUL

Address: 240 Station Road New Waltham North East Lincolnshire DN36 4PE

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Martin Holloway

Address: 6 ings lane Grimsby Dn37 0jg

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This plan is proposed by a property company and not by anyone associated with the NELC or social services, property companies who are making profit from children in vulnerable situations, who will have no inspections of the way the home is run, no rules or regulations, if this was a NELC run operation for the children then maybe it could be considered but if this management is the same as there google reviews I very much doubt that staff will be supervising properly, more likely be overworked staff who don't really want to be there, and sure the first 2 children might be lovely but what happens when they move on and go elsewhere and the dynamic of 2 troubled children changes over and over and over again who is policing that, if the carer for example refuses to let a 17 year old leave after a row for example what's to stop them jumping the garden fence and disturbing neighbours? I hate to be prejudice but the little cul de sac near is full of elderly residents who will get frightened easy is it really worth upsetting the apple cart? Right next to where the new cemetery will be as well I just hope they don't cause havoc there and would be respectful. Again a further 4/5 cars on an already over packed road, with the 120 houses in for planning already next door to tolbar that is awaiting a decision.. you only have to sit in that traffic at the roundabouts on the way home from a long day at work once to understand that there is no need for added vechiles on this road

Item 4 - 88 Stallingborough Road  
Healing - DM/0436/25/FUL

# Healing Parish Council

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

11<sup>th</sup> June 2025

Planning Dept. NELC  
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting of Healing Parish Council held on Tuesday 10<sup>th</sup> June 2025 – the comments and observations from the Parish Council are shown as follows:

**Planning Application Reference: DM/0436/25/FUL**

**Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years**

**Location: 88 Stallingborough Road Healing**

*Comments deferred in that no supporting information included and members had some questions and Clerk to contact Planning Officer and seek further information.*

Yours faithfully,

Mrs. Kathy Peers  
Clerk – Healing Parish Council

# Healing Parish Council

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

14<sup>th</sup> July 2025

Planning Dept. NELC  
BY EMAIL

Dear Sirs,

The following applications were discussed at a meeting of Healing Parish Council held on Tuesday 8<sup>th</sup> July 2025 – the comments and observations from the Parish Council are shown as follows:

**Planning Application Reference: DM/0436/25/FUL**

**Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years**

**Location: 88 Stallingborough Road Healing**

*No objections.*

Yours faithfully,

Mrs. Kathy Peers  
Clerk – Healing Parish Council

# Comments for Planning Application DM/0436/25/FUL

## Application Summary

Application Number: DM/0436/25/FUL

Address: 88 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mrs Emma Mumby

Address: 2 Hornbeam Drive Healing DN417QY

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are concerned about anti-social behaviour and the fact a residential home is changing to a commercial property

**From:** Stephen clark  
**Sent:** 04 June 2025 20:06  
**To:** Planning - IGE (Equans) <[planning@nelincs.gov.uk](mailto:planning@nelincs.gov.uk)>  
**Subject:** DM/0436/25/FUL

Good afternoon

We have received a letter concerning 88 stallingborough road healing, dn417ql.

There are a number of issues.

The planning says they haven't any hedges or trees at the property, there are numerous.

The council are allowing a domestic house in a domestic area change to a commercial business.

The keys group have done this before and start off with 2 children and add afterwards.

We have no assurance that our small children are now going to be subject to disturbance and hassle from older children.

The company are not local and don't know the area, so why are you letting a commercial business change a family home ?. The council keep saying there are not enough houses and you are guilty of taking one away.

The application states that the residential unit will not be changed, they have ticked NO, but your letter stats it's changing from residential to commercial.

The objection also points possible concerns regarding anti social behaviour from the change of use.

Please could you advise when the meeting for residents at the town hall is set for.

Also we will send this via recorded delivery

Regards

Mr.S.Clark  
3 Hornbeam Drive  
Healing  
Nelincs

**From:** Paul smith  
**Sent:** 09 June 2025 21:42  
**To:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Cc:** Planning - IGE (Equans) <planning@nelincs.gov.uk>  
**Subject:** 88 Stallingborough Road, Healing DN41 7QL

Reference: DM/0436/25/FUL

Good Morning, to Hume it may concern.

I have received a letter regarding the planning application of the property of 88 Stallingborough Road DN41 7QL, As an adjoining neighbour I am deeply concerned on a number of issues, one being that the Council are allowing a domestic House in a domestic area being turned into a Commercial Business for the Keys Group who provides specialist residential and supported living services for children and adults with learning disabilities, autism, mental health needs.

Secondly the planning stats that the property in question has no privet hedges or trees, as an adjoining neighbour let me reassure you the property has hedges and it has trees, there is a very large tree in the back and three trees in the front of the property.

Regarding keys Group, they stat that they are only going to put no more than 2 people from the ages of 7 to 17 that need special care. This is a dwelling that consists of 4 if not 5 bedrooms, so that tell me that potentially there is room for more. we have no assurance that our children are going to be subject to disturbances and hassle from older children.

The application stats and I quote, that the residential unit will not be changed, to which they have ticked NO but it clearly says within your letter that its changing from a residential to a commercial, which is it?

The other concerns I have points to anti social behaviour, because of the change use.

Please could you forward me the set date when the next meeting will take place for the residents at the Town hall.

Kind Regards Paul Smith

Address 3 Grampian Avenue, Healing DN41 7AD

# Comments for Planning Application DM/0436/25/FUL

## Application Summary

Application Number: DM/0436/25/FUL

Address: 88 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Kevin Beedie

Address: 86 Stallingborough Road, Healing 86 Stallingborough Road Healing DN41 7QL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good evening,

After receiving the letter about the proposed change of use of 88 Stallingborough Road Healing and looking at all the information that they have provided

We would like to raise the following concerns

1. We have 15 and 8 year old daughters, we are concerned what impact this children's home could have on them, due to the comment that this could increase the likelihood of antisocial behaviour.

2. According to the application there are no trees or hedges, which I can confirm there is a hedge between our two properties and many trees in the front and back garden

On the subject for the hedge, I have really strong concerns that this would be way to low as you can stand and look straight into our garden which I would not be happy about especially when my daughters are playing in there

3. I don't believe changing the use of this residential property to a commercial property is keeping with the area full of family residential homes

4. At the moment the area is a quiet and peaceful space and with this proposal I can see this changing, just from the coming and going to the property

5. The application also states just two children age 7 to 17 but this is a 5 bedroom house and what is stopping them putting that number up at any point in the future

Please can you provide us with the next meeting date for residence for this proposal, please?

Kind regards

Kev and Mandy Beedie

# Comments for Planning Application DM/0436/25/FUL

## Application Summary

Application Number: DM/0436/25/FUL

Address: 88 Stallingborough Road Healing North East Lincolnshire DN41 7QL

Proposal: Change of use from existing dwelling (Class C3) to a residential home (Class C2) for 2 young people aged between 7 and 17 years

Case Officer: Becca Soulsby

## Customer Details

Name: Mr Martin young

Address: 90 Stallingborough Road Healing North East Lincolnshire DN41 7QL

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Reference: DM/0436/25/FUL

To whom it concerns

I have received a letter regarding a planning application for 88 Stallingborough Road Healing DN417QL.

There are a number issues that concern me, as I live next door at number 90 Stallingborough Road.

- 1, This is a quiet residential area, and the application is for a change of use to a commercial property to be used as a business. I do not feel this is in keeping with the area.
- 2, The planning application states there are 5 car parking spaces which is not technically correct, as the 5th vehicle would obstruct the access for the other 4 vehicles.

In the planning statement section: 5.22 No changes are required to the existing access arrangements. The site benefits from ample space at the front of the dwelling that provides space for turning and parking. The existing arrangements allow cars to enter and leave the site in a forward direction. The proposal would result in no detrimental impact on highway safety. This statement is incorrect as there is no turning spaces and if there were 4 vehicles parked there only option would be to reverse out of drive on to the main road not in a forward direction. If there are 2 staff coming of duty and possibly a manager, they are likely to have a handover period to discuss events etc with the new coming on staff, where will everyone park as there is no parking outside?

- 3, In the planning application under Trees and Hedges, they have ticked No to trees or hedges on the proposed development site. This is also incorrect, there are numerous trees and hedges. There is a Large Silver Birch tree in the rear garden that the current owners have trimmed from time to time, but only on their side. They refuse to have the side that is over hanging our side trimmed, which now makes up the bulk of the tree.

4, There are various factors I would like you to consider in the change of use.

The use of a commercial small scale residential home accommodating of 2 young children aged between seven and seventeen with learning, emotional, behavioral, difficulties and the possibility of anti-social behavior, what impact will this have on the younger children? This will be staffed 24hrs a day 52 weeks a year by non-resident carers, this would bring multiple issues. Staff will be working a shift pattern which means more comings and goings, an increase of visitors such as social services, family members and professionals, who would come and go frequently during the day. Additional vehicle movements would be generated by deliveries and transporting children to off-site events, noise levels and more potential for disturbance affecting the amenity of adjacent neighbours.

5, Another issue is that the application is only currently for 2 children, how will applications to increase occupancy number over time be treated: a small home for two children once established over a year or two may then wish to add additional occupancy to their service, this has 5 bedrooms, 2 overnight staff and 2 children equals a spare bedroom.

Mr & Mrs Young  
90 Stallingborough Road  
Healing  
DN417QL

Item 5 - Former Bursar Primary  
School Bursar Street Cleethorpes  
- DM/1065/24/FUL

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss H Thompson

Address: 15 Giles Street Cleethorpes DN35 8EA

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Overall I support the idea of building residential homes, and I think the design is considerate to neighbouring properties. However, I have great concerns, like many, about the parking issues that will no doubt arise from this development. There is already very limited parking on the surrounding roads, which becomes very busy in the summer months. There are not enough allocated spaces within the design to accommodate residents (some having 2 cars per household) and their visitors. A solution should be discussed to consider this further. I would suggest marking out parking bay lines on the surrounding roads as least, to ensure better parking by drivers to maximise the space available. Because of this I am not fully supportive of the build at this stage.

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Ann Smith

Address: 66 Bursar Street Cleethorpes DN35 8DR

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: As the school was opened in 1902 would this qualify as a listed building?

Will the developers be knocking it down completely or renovating it sensitively.

What considerations, if any, have been taken into consideration in relation to the extensive building works which will cause significant noise, dust, etc and impact detrimentally on neighbouring properties?

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Adam johnston

Address: Frederick street cleethorpes Dn358dw

## Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I would be more than happy to support this move as we have groups of teenagers hanging around and climbing all over the roof in the summer months but the residents of Frederick Street are fed up of not being able to park their own vehicles on their street with people from surrounding streets so we hope this new build will not make parking worse for us as why should we be made to pay parking tickets if we have to park on the double yellows as it has not been a school in many years so why has it not been taken away so we can park or make it permit to make it fair on us we pay road tax and council tax so we be great full to help our residents out as you would like from us also

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr Barry Hancock

Address: The Limes Antons Gowt Boston PE22 7BG

## Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Dear Jonathan Cadd

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

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

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

Yours sincerely

Barry Hancock - swift survival worker

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Mr David Ashton

Address: 34 Bursar Street Cleethorpes DN35 8DR

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Will there be a replacing of street signage and road markings in the immediate area surrounding this planning application to improve parking for local residents in the surrounding streets. If this can be explained then I will be supporting this application due to the building being vacant for many years and being a target for unsocial behaviour.

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Jim Wright

Address: 27a Parker Street Cleethorpes DN35 8TH

## Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The design and access statement makes reference to the NELC policy desire for "significant ecological benefits", and I welcome the proposal to include a wildlife-friendly green area.

Historically, the school may have been home to a colony of nesting Swifts, and this may still be the case.

Various bat species may also be present.

Any losses incurred by refurbishment disturbance would be immensely regrettable.

I therefore respectfully request that no decision on this application is made before June 2025 to allow the appropriate surveys to be carried out and the data published.

Thank you.

# Comments for Planning Application DM/1065/24/FUL

## Application Summary

Application Number: DM/1065/24/FUL

Address: Former Bursar Primary School Bursar Street Cleethorpes North East Lincolnshire DN35 8DS

Proposal: Conversion and alterations to former school buildings to create 21 residential dwellings, including associated parking, private gardens, shared garden spaces, new pedestrian accesses and associated works

Case Officer: Jonathan Cadd

## Customer Details

Name: Miss Lauren Doyle

Address: 2 Giles Street Cleethorpes DN35 8EA

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident within this area I object to the building of 21 residential dwellings. My main reason being parking. The streets surrounding this area is already overcrowded with cars and often not able to park near my house or on my street especially in the summer months when everyone is visiting Cleethorpes.

I am aware that associated parking within the plans but firstly will that be adequate? With most households having at least 2 cars and then visitors on top.

This will cause huge problems to existing residents of the area.

Item 6 - Bull Rush Lakes  
Tetney Road Humberston -  
DM/0317/25/FUL

North East Lincolnshire Planning  
New Oxford House  
George Street  
Grimsby  
North East Lincolnshire  
DN31 1HB

Tel: 01472 326289 Option 1

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

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

| <b>Application Number</b>                                                               | <b>Reason for Referring to Planning Committee</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DM/0317/25/FUL – Proposed containers for angler facilities and retention of anglers wc. | <p><b>These applications are in process and it is believed that the environment agency has reservations about flood plain. Whilst these are understood, all ward councillors attended the site and are satisfied that the levels of the proposed development are significantly above both the adjoining ditch/dyke and the fishing lakes on site. We would ask that these applications come to full committee, preferably on the same date, for resolution, unless approved on delegated powers.</b></p> <p><b>This statement may be read at committee.</b></p> |

/030

**Contact Details: -**

**10 May 2025**

**Signature .....** **Date .....**

**Name Cllr Stan Shreeve**

**Address: .....**



# Humberston Village Council

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

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

*Email:- [clerk@humberstonvillagecouncil.com](mailto:clerk@humberstonvillagecouncil.com)*

Dear Sirs,

6<sup>th</sup> August 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 5<sup>th</sup> August 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

**Planning Application Reference: DM/0317/25/FUL**

**Proposal: Retention of engineering works and siting of containers to provide amenity space and sleeping accommodation for anglers with associated drainage works and retention of anglers wc/store building with associated works (revised description and amended plans uploaded 25.07.2025)**

**Location: Bull Rush Lakes Tetney Road Humberston**

*The Council has nothing further to add to its previous comments.*

Yours faithfully,

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