

Item 1 - 174 – 176 Cleethorpe Road
Grimsby DM/0657/25/FUL

North East Lincolnshire Council
Planning Department
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DM/0657/25/FUL	Ward Councillors have concerns that this application will cause increased problems with Anti Social Behaviour and Noise Nuisance. We further believe that application will have a detrimental impact on the street scene, as there will be 9 tenants living in this HMO, and within the application we cannot see anywhere for a bin storage area,

Contact Details: -

SignatureCllr Aisthorpe and Cllr Beasant..... **Date ...14/08/25.....**

NameCllrs Aisthorpe and Beasant.....

Address:

.....

Item 2 - Land North Of Wellfits
Main Road Wold Newton -
DM/0223/25/FUL

From:

Sent: 15 April 2025 11:02

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

Subject: Planning Application Reference DM/0223/25/FUL

Autumn Lodge,
Wold Newton,
LN8 6BP

Planning Application Reference DM/0223/25/FUL

Contact: Bethany Loring, Senior Town Planner.

Proposal: Erection of self-service coffee shed with external benches.

Location: Land North Of Wellfits, Main Road, Wold Newton, North East Lincolnshire.

A coffee shed in the tiny village of Wold Newton would be completely inappropriate.

It would cause a nuisance and be of no benefit to the residence of the village.

It would undoubtedly cause Littering as drivers that use it will throw the used cups out of their car windows.

It would cause an increase in traffic through the village and thereby an increase in the danger to pedestrians and children.

We already have a problem with motorcyclists congregating at the edge of the village at night. They will most likely use this planned facility, causing a noise nuisance for the Wellfits property.

I and the residence of the village are very much against this proposal which would damage the serenity and appearance of our village.

T.J. James

Autumn Lodge,
Wold Newton,
LN8 6BP

RECEIVED

22 APR 2025

Planning Application Reference DM/0223/25/FUL

Contact Bethany Loring.

Proposal: Erection of self-service coffee shed with external benches.

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I and the residence of the village are very much against this proposal which would damage the serenity and appearance of our village.

S. A. James

APRIL 2025.
8th

1.

RECEIVED

11 APR 2025



HARRY'S HOUSE

MAIN ROAD (RAVENDALE ROAD)

WOLD NEWTON

NORTH EAST LINCOLNSHIRE

LN8 6BP

PLANNING APPLICATION
REFERENCE DM/0223/25/FUL

Dear Sir or Madam.

Concerning the planning application
Erection of Self service coffeeshed with
external benches, location, land Adj Wold
Newton Manor Main Road, Wold Newton
N.E. Lincs. I most certainly oppose it
or anything of the like. We have lived
here for about 17 years, and over this
time the peace and harmoning is in
decline. Parking round the corner at North.



Jam has got quite noisy,
Sometimes early, usually week
ends, 7AM, cars come parking
for walkers, it can be noisy



in respect, stood talking about, quite loud, dogs barking - on occasions later hours, noisy children. Car doors slamming. So, imagine, coffee machine and benches, motor bikes revving - with the sound does carry, more dogs barking, more cars. more cyclist, Late night druggies, Pardon the expression. Then not everyone will put rubbish in the bins, so, that leads to rats, mice. It will be at a farm. Since Covid, more and more people venture round here. When we have had snow they are or have been in a mind to take sledges on private land. During lockdown in 1 hour 50 people passed my front, during covid. So, I don't think I will be happy to have a coffee/benches near me, NO!. There is a lot to be considered

The town in the country, if folks want drinks, a flask should suffice sitting in their cars. We often have to pick



3.



rubbish, like drink cans, bottles, plastic food containers and dirty dog bags up from the roadside along here. In times I have had to phone the council to come and clear stuff from down Ravensdale Road. Also parking along here in lockdown was not good sometimes as well we have cars parking and chewing up the grass verges. Traffic is coming down at well over the 30 mile limit to a breaking halt at the bend. So, No! There is enough going on now. I appreciate folks like to come for walks and bike rides and walk dogs. But PLEASE, don't add anymore to it. When I got the application letter I was very upset. Thank-you for taking, I hope, all these things into consideration. But peace and harmony is for heart & mind, not more problems. Thank-you.
Yours sincerely.



RECEIVED

1 APR 2025

P.S. Please consider
also the dangerous
bend and all the
extra car
When there is

enough as it is - too much

Thank-you

14th April 2025. 1.



HARRY'S HOUSE

RAVENDALE ROAD

WOLA NEWTON

LINCOLNSHIRE

LN8 6BP

REF:

DM/0223/25/FUL.

Dear Sir or Madam

Thank - you again for your letter informing us about the planning application Erection of Self Service coffee machine and external benches. I note the address provided for clarity. My views still remain as to being totally opposed to the project. As I said in the letter, I believe posted to you on the 8th May 2025, the problems and upsets this would cause. Where will all the cars park, it is a dangerous bend. Also it will be an attraction for druggies. They gather other places around here, I have had them park across the road from us, and



2.



had to dispose of what they leave behind. Noise, rubbish, smells rats mice it will not be fair to folks living here, why bring the town into the Country. I know and appreciate folks like to come cycling and walking but rubbish is chucked about we have to live here - they go home. So, please attach this letter to the other one I sent. I pray all consideration for us and others round there whose lives will be affected, in the farm yard right next to their house. Thank-you.

Yours sincerely

P.S. Also

consider, someone will want to start and sit playing music children, kicking footballs there I have had to move politely folks on, because they have parked next to these houses in the form of walking dogs - and



HARRY'S HOUSE
RAVENDALE ROAD
WOLD NEWTON
LINCOLNSHIRE
LN8 6BP

13 OCTOBER 2025.



REF: DNY/0223/25/FUL

Dear Sir or Madam

Thank-you for your letter dated 6th Oct 2025 informing us of the plans/documents in respect of the erection of Self service coffee shed/benches/car parking, at Land North of Wellfitts Main Rd, Wold Newton. Lincolnshire. Preferring to my letters to you. I am still of strong opinion against the above project. This Summer we have had more cyclist, walkers and cars parking around the above area. I understand folks like to venture out. We have had more rubbish to pick up, and more noise to contend with. We live here and so do others around us. We have to live here after folks have gone home. This is our home. Sunday's can be annoying early morning folks parking and dogs barking. This is our home and

and also for folks around.

Benches will attract people at all hours. Summer

evenings cyclist stopping, noise, druggies and rubbish. Most likely rats - we have enough of them. Folks here keep every where nice. Please consider our lives, peace and harmony.

Thank-you for your consideration.

Yours sincerely

Add to the
above
pieces.

P.S. Please also

take into account, how sound carries out here, parking on the grass verges here, in front of houses. The well being of people out and about is good.

But also is our peace and well being living here. Cars, Vans, speed up to the bend at North Farm and round the bend.

Thank-you.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Angela Sheard

Address: Shepherds Cottage Main Road WOLD NEWTON LN8 6BP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application for the self service coffee shed.

My reason are as listed

1 The vicinity next to the Barn on the bend of the main road going through the village . An accident waiting to happen when there is both farm traffic, and public parking their cars both on the bend and opposite the Barn.

2 If the coffee shed is to be self service ,what is the provision for litter regarding cups etc if people are going to be sat on benches to drink . Will a bin be provided and who will be responsible for the emptying of the bin. I ask this question as when I asked for a bin to be provided for dog waste by the council it was not

allowed as no funds for emptying . Last thing we need is litter strewn around the area.

3 Will the seating be a permanent feature? If so this will encourage the type of people we don't need hanging around at all hours as happens at the top of Hawerby Hill with litter strewn all around the area on a nightly basis. Including beer cans etc .

My concern is that if the coffee shed with benches is available to them they will use the area and cause a nuisance to the residents in the properties nearest the Barn.

Ref: DM/0223/25/FUL The Welfitts
Wold Newton
Market Rasen
LN8 6BP

RECEIVED

15 APR 2025

For the attention
of

11th April 2025

Dear Ms. Loring,

I live adjacent to proposed
coffee shed there is my garden
fence then a little bit of farmland
then shed & proposed benches.

I certainly do not want
any extra noise & people
standing in my house & the
machinery stores. If there
are people sitting on benches

at night it will be extremely
frightening for me and the
local drug addicts can
tend to congregate if things
are comfortable. Drug
paraphernalia left on the
grass will be very dangerous
to dogs and wildlife.

The proposed coffee shed
is NOT adjacent to the The
Manor and the owner of
shed.

There is a very bad
beed at the corner
next to proposed shed.

2

and it can be quite dangerous at times with fast cars & very large tractors & trailers going round.

4 weeks ago on a Sunday morning at 9am there were 23 cars parked from the corner towards the farm yard & certainly no room for people visiting coffee shed. I think the risk of burglary is very high particularly in making any shed

and as I am getting a
little elderly now I must
certainly do never
want to be frightened
in my own home.
Yours faithfully

Your Ref:

DM/0223/25/FOL

RECEIVED

- 2 JUN 2025

The Wolfhills
Wold Newhor
Market Rasen

LN8 6BP
Wednesday

Dear Ms. Loring,

My house is the only
one that is adjacent
to the intended coffee
shop in Wold Newhor farm
yard. I lead a lovely
peaceful life and am
not troubled by anyone
so I don't really relish

lots of noise from the
coffee shop customers.
If people are drinking
late at night it would
make me feel uncomfortable
and possibly frightened.

You have to remember
that the coffee shop is
nowhere near Mrs & Mr
Oland house. Noise
will not bother them nor
will people milling around.
I hope it doesn't get planning
permission. Yours faithfully

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sarah Wells

Address: 8 Wood Farm Close Nettleton Market Rasen LN7 6AS

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I think this would be a really positive asset as this is an incredibly popular area with walkers, runners and cyclists.

My only observation would be to request that waste bin(s) are a stipulation as there are currently no bins of any description in the village for litter or dog waste and an increase in visitors would increase the volume of both of these kinds of waste.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert Hewson

Address: Church Cottage Wold Newton Binbrook LN8 6BP

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Although I'm not against the idea of the coffee shed, my main concern would be the parking situation on the bends of Nth Farm.

Already gets cars parking on both sides of the road on a weekend and in my opinion is an accident waiting to happen. Having the coffee shed would only encourage more cars and cause more parking issues.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Dean Chalder

Address: 102 Brookfield Road Scartho Grimsby DN33 3JL

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Just to say, I think it would be nice to have this facility, for people to visit, walkers, cyclists & runners who often visit. Thanks.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Sally Larn

Address: 36 church lane Holton le clay Grimsby Dn365aw

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great idea as ramblers already park at barn and coffee plus benches would be welcome
Due to number of people already in that location cannot see increase for villagers and location is at the end of village

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Dan Kendall

Address: 2 Church View, Main Street Barnetby DN38 6BG

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Our family, and many others it seems, tend to park here for local walks/the Wanderlust Way. I have often wondered if the landowner minded, so it's nice to know that not only do they not, but they seem happy to encourage visitors. We frequently visit a similar honesty cafe, The Bridle Path near Barnetby, where on a nice day there is often a small group of outdoor types congregated. Hopefully it will be the same here, with more visitors and locals enjoying a very nice part of the Wolds AONB.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Claire Sutton

Address: Field House Kelstern Louth LN11 0RG

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: It sounds like an advantageous plan for the local area. A hub for walkers and cyclists alike without detracting from the beauty of its situation.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Miss Maureen Grady

Address: 9 Finsbury Street Alford Lincolnshire Ln13 9bh

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a brilliant idea and I as a person who loves to walk in this area would welcome this .

I also feel that it would benefit the community as they could use it .

There is a similar set up in South Ormsby and it is regular used and respected by many.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Miss Daisy Dixon

Address: 85 forest way Grimsby DN36 4BX

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be a great addition to an AONB and would help to attract more people to visit and enjoy a beautiful area.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Kate Brown

Address: Greetham House, Greetham Greetham Horncastle LN9 6NT

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a fantastic idea. As a regular visitor to the area I know how popular it is with walkers and cyclists. The coffee shed would provide some much needed refreshments for them as well as presenting a fantastic diversification project.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Anna Heneage

Address: Hainton Hall Church Lane Hainton LN8 6LS

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it's a lovely idea. Great for the dog walkers and other walkers who frequent the area. It's not going to ruin the landscape. It's a wooden shed and would be nice to stop and rest.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jo Siddans

Address: Holt Farm, Stainton Lane Stainton By Langworth Lincoln LN3 5BL

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a fantastic idea to have a self service refreshment shed. This will enable the walkers, bikers and horse riders to stop off and buy a refreshment. A great service in an area where you are so far away from amenities! We shall definitely use it.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert Gregory

Address: 10 kirmington gardens Grimsby Dn344hg

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great idea

Will be an asset to visitors and locals alike

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Grant Miller

Address: 71 marian avenue Mablethorpe Ln122dz

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: What a fantastic idea ,great for walkers and cyclists visiting the local area, plus members of the local community .

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Tim Dalton

Address: 1 Oxford Court Oxford Street Market Rasen LN8 3TF

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A good idea for walkers and cyclists to have a break and refreshments.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Hannah Haigh

Address: Park court Grainsby Grimsby DN36 5PT

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think it's a great idea and would visit regularly

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs gloria lynch

Address: 64 phelps street cleethorpes dn35 7as

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: what a great idea. I often go for walks around that area and it would be lovely to have somewhere to get a drink and maybe shelter from the weather while I have a drink

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Steven Green

Address: 50 Queen Elizabeth Rd Humberston Grimsby DN36 4DE

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have ran, cycled and walked this area for 40 years and often remarked that something like this would be a great asset.

It is a haven for outdoors enthusiasts, group and solo cyclists use this section daily, there are many walking parties that start at the nearby barns.

Nelc have marked walks that also start here almost next to the proposed development.

Local running clubs at Grimsby and Cleethorpes base their runs on this loop.

There is a definite need, you only have to see how busy the local tea room at the Village Hall is when opened monthly.

It would be a great asset for the village.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Green

Address: 50 Queen Elizabeth RD Humberston Grimsby DN36 4DE

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a wonderful asset especially being on the Wanderlust Way. A mecca for many who use the area.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Sidney Mill

Address: 14 Southfield Road Scartho Grimsby DN33 2PL

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a regular walker in this area I would welcome The Coffee Shed. I think it would cater for passing walkers rather than people driving out to just have a coffee. There is a similar building at South Ormsby which is successful as walkers are concerned. I think the suggestion of Local Druggies using the area at all times of day and night is far fetched. The fear of it becoming litter strewn can be controlled by the owner and conditions can be set when the application goes before the Planning Committee.

I believe there are tea and coffee mornings at the church or community hall with no complaints about traffic, is it feared by locals that it may rob them of revenue. The people who walk and cycle through Wold Newton do so because they love the countryside and are not there to abuse it.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches and car parking provision
(Additional Operational Management Statement received 14th May 2025) - Amended Plans 2025

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Sidney Mill

Address: 14 Southfield Road Scartho Grimsby DN33 2PL

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As Footpath Officer for Grimsby and Louth Ramblers I am aware of this area and would support this proposal. My Group regularly walk from Wold Newton and with permission, usually park in North Farm farmyard. I can understand local's concerns but think they are out of proportion to the real affect the Coffee Shed would have.

Yes, car parking could be a problem on the odd summers day but few people would just drive to Wold Newton to just have a coffee and by restricting opening hours and locking a gate, the night time, "Druggies", would not find it a desirable place to visit.

One objector mentions children playing football, this is not a playing field and any spare space is allocated to car parking therefore alleviating the pressure off the area in front of the barns.

Most, but not all, Hikers, Cyclists and Dog walkers who enjoy the countryside tend to take rubbish home with them or use bins provided and as long as the owners regularly empty the bins there would not be a problem with litter. (Maybe they could also do a litter pick up throughout the Village if deemed neccessary.)

I think this Coffee Shed is a great idea for people who visit this area and don't see it as one step below Mcdonalds for visitor numbers or a huge money making venture for the owners. Knowing many Ramblers, if the prices were excessive it would soon be out of business.

Grimsby and Louth Ramblers

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Ann Pearson

Address: 19 St John's Gate Tetney Grimsby Dn36 5ph

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This would be a wonderful asset to this location. I visit here often and I would love this

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Stella Crookes-Poole

Address: Station Road New Waltham DN36 4QJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Regularly using this area to walk/run/cycle, I believe it would be a valuable asset to the local area giving us amenities to use more often than the once a month/occasional pop up cafe in the village hall.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Charlotte McCallum

Address: The Grange Wold Newton Market Rasen LN8 6BP

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: A lovely diversification idea.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Peter Starling

Address: The Nettles, Walesby Walesby Market Rasen LN8 3UW

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Would be great asset to visitors of this popular area of the Wolds. I regularly enjoy walking along the Wanderlust Way.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Zoe Pickering

Address: The Old Rectory Wold Newton LN8 6BP

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having read the planning application, the supporting documents and having spoken to the applicant I see no reason to object.

My only request for the application would be a defined set of operating hours (which I understand to be Daylight hours only) and a lockable door to secure any equipment or money stored inside.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Francesca White

Address: The Paddocks, Main Road Brigsley Grimsby DN37 0RF

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches (Amended Site Address provided for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Katrina Walster

Address: 15 thorganby road 15 thorganby Road Cleethorpes Dn35 0hr

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Positive addition for walkers and cyclists.

Concerned about litter, coffee cups and tins if people throw them down.

Bins needed and some commitment to litter picking by the host.

Comments for Planning Application DM/0223/25/FUL

Application Summary

Application Number: DM/0223/25/FUL

Address: Land North Of Wellfits Main Road Wold Newton North East Lincolnshire

Proposal: Erection of self-service coffee shed with external benches and car parking provision
(Additional Operational Management Statement received 14th May 2025) - Amended Plans 2025

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Stephen Hilary Dixon

Address: Chalk Cottage Wold Newton Market Rasen LN8 6BP

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this planning application. Parking looks safe, and it will be an amenity for the many walkers and cyclists that pass through the village.

Item 3 - Agriculture Land South
View Humberston - DM/0838/25/
FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.gov.uk

Dear Sirs,

24th October 2025

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 21st October 2025 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0838/25/FUL

Proposal: Variation of Condition 11 (Approved Plans) following DM/0205/25/FUL to amend house design for Plot 6

Location: Agriculture Land South View Humberston

Objections on grounds of over development on this plot and possibility of overlooking neighbouring much smaller dwellings.

Yours faithfully,

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

Item 4 - 27 Meadowbank Great
Coates - DM/0814/25/FULA

North East Lincolnshire Council
Planning Department
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
DN/0814/25/FULA	This planning request is for an out house built on land previously gifted to residents of Meadowbank to manage when an access path was closed. When this took place in 2006 a covenant was placed on this land that it could not be built upon and removing permitted development rights to this land. That was due to ensuring it remained open and unobstructed, protecting the visual amenity and to ensure a high value was retained for the wildlife in the area. Allowing one application to go against this covenant opens up the flood gates for everyone to do so and leaves residents questioning the point of such covenants if they can be so easily ignored.

Contact Details: -

SignatureLDOWNES..... **Date**19.10.25.....

NameCouncillor Downes

Address:

.....

Comments for Planning Application DM/0814/25/FULA

Application Summary

Application Number: DM/0814/25/FULA

Address: 27 Meadowbank Great Coates North East Lincolnshire DN37 9PG

Proposal: Erect detached outbuilding in rear garden with associated drainage

Case Officer: Ellie Mitchell

Customer Details

Name: Mr Carl Thomas

Address: Great Coates Village Council 28 Allington Drive Grimsby DN37 9FF

Comment Details

Commenter Type: Parish Council

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Great Coates Village Council have no objections to this application.

Ellie Mitchell (NELC) (Planning)

From: Ray Lawrance
Sent: 27 October 2025 11:10
To: Ellie Mitchell (NELC) (Planning)
Subject: Planning Application DC/78/06/FRE

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Mitchell,

I have been notified of the Planning Application at 27 Meadowbank Great Coates, on the basis that I am a neighbour. The proposed development is on land which has Restrictive Covenants placed on it by NELC, therefore I have taken an interest because of the potential precedence being set, and it's future implications for Meadowbank residents

With my concerns , and interest in the matter I have been actively monitoring the Great Village Council web site, this being the Democratically elected body impartially , and transparently, representing residents. As yet I have been unable to find ANY Meeting notice, Agenda item, or ANY minutes of ANY discussion taking place , as I would have expected , of this , in my belief potentially important matter to residents, and the Great Coates Conservation area.

With apparently no prior discussion by Councillors , and presumably no awareness of the factors , and implications, to residents, for the Councillors to debate, and decide on, I noted that on NELC Planning Portal on 15th October Great Coates Village Council, as an OFFICIAL consultee in Planning matters posted NO OBJECTIONS

My concerns are also that a resident on the 15th October at 15.48 sent an e-mail to the Clerk of Great Coates Village Council, expressing objections to the proposed development on the Covenanted land, and I quote from that e-mail,

Asking (they) that the V.C. be made aware of the issue (of the Covenants) and stating that if the Planning Application goes ahead it would set a dangerous precedent...

To which the Clerk replied at 16.12 on the 15th October

We will take into account All representations received from residents BEFORE submitting our response.

These exchanges between the Clerk and the resident, and presumably the V.C. All took place on the same day 15th October.

In conclusion I fail to understand how the V.C. As a Local Administrative Body, transparently, and Democratically, representing it's residents, and precept paying households, could have made such a supposed, democratic, impartial decision within the time frame, as illustrated above, given that as it appears NO due democratic process , was ever entered into, and thereby NO consideration was given to Great Coates Residents, or their justifiable concerns.

Yours Faithfully

R.F. Lawrance
24 Meadowbank
DN379PG

Comments for Planning Application DM/0814/25/FULA

Application Summary

Application Number: DM/0814/25/FULA

Address: 27 Meadowbank Great Coates North East Lincolnshire DN37 9PG

Proposal: Erect detached outbuilding in rear garden with associated drainage

Case Officer: Ellie Mitchell

Customer Details

Name: Mrs Debbie Sherwood

Address: 30 Meadowbank Great Coatest Grimsby DN37 9PG

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am in receipt of the Planning Application for a development at 27 Meadowbank. Having viewed the plans I wish to lodge a FORMAL OBJECTION, and I list the following reasons for my objections.

It is clear from the Ross Davy Architects plans that the substantial building is to be sited on what was the former land known as Victoria Avenue. This historic piece of land formed a walkway between Footpath 49 and the Avenue, and was owned, and designated COMMUNITY OPEN SPACE, by NELC, and was intended as an area of Wildlife PRESERVATION within the Conservation area of Great Coates. Following various issues NELC decided to allow the change of use from community open space, to residents rear garden, for certain Meadowbank residents, Number 27 being beneficiaries,

THIS was SUBJECT TO CERTAIN RESTRICTED COVENANTS, associated with the land transfer.

I wish to make the following observations, in doing so I refer to the Planning Application DC/78/06/FRE with regard to CHANGE OF USE FROM AMENITY SPACE TO RESIDENTIAL GARDEN.

CONDITION 2 NO Development under Schedule 2 Part 1 shall be permitted within the curtilage of the land hereby permitted.

REASON To protect the VISUAL amenity and WILDLIFE value of the land hereby permitted. The proposed plans appear to show the VISUAL height of the construction to be approximately 4 meters, thereby exceeding the permitted BOUNDARY height of 2 meters, which will be detrimental to my garden outlook.

CONDITION 3 as above to protect the VISUAL AMENITY and WILDLIFE value of the land, I have already expressed my concern, above re VISUAL AMENITY of the building, from the rear of my garden.

CONDITION 4 refers to allowing ACCESS to archeological persons nominated by the Local Planning Authority , the reason is that the Council(NELC) consider the site is of potential archaeological significance .

I now refer to the letter 16/11/2006 from Ray Oxby Executive Director of Environmental Services .

"As noted in the letter of the 7th April, ensuring the PROTECTION of THE GREEN CORRIDOR , the land offers to WILDLIFE, and VISUAL AMMENITY, is regarded as an IMPORTANT aspect of the scheme, as it was for this reason that conditions 2,3,5, and 6 were applied to the permission. CONDITION 2 refers to the REMOVAL of permitted development rights of owners to ERECT ANY BUILDING, or enclosure or any provision of any HARD SURFACE.

CONDITION 3 , Also mentions no close boarded fences , as this would restrict the PASSAGE of WILDLIFE.

My belief is that as demonstrated the land was ceded to the residents , by the then Council (NELC) under the relevant Planning Conditions, to NOT DEVELOPE this land, or build any permanent brick building. My observation of my fellow residents , is that I am unaware of any other resident in Meadowbank , adjacent to the former land known as Victoria Avenue who have undertaken any such permanent development, and so I believe this proposal, if it were to go ahead , would set a precedent , for permanent structures not envisaged by the Council (NELC) in their original Planning Consent.

The possible implications of this patio door fronted building, will be an increase in light and noise pollution, from entertainment and gym equipment, to the detriment of neighbours, I do not believe that this was the intention of NELC when the first imposed the Covenants as identified above, to maintain the tranquility and natural environment.

My rear garden as shown in the plans directly adjoins Number 27, and therefore I will be directly affected.

Members of my household, who appreciate the current peace and tranquility currently offered by the WILDLIFE CORRIDOR to the rear of my garden, would be disappointed to lose this currently pleasant aspect facility.

I would also like it to be taken into consideration, that the proposed development as envisaged ,will create a social gathering place, the occupiers already enjoy the facility, of a substantial ,Summer house , over 4 metres high , and within 1 metre of my boundary.

I hope that the Planning Authority will take note of my concerns as listed above.

Item 5 - 12 Southfield Road Grimsby -
DM/0810/25/FULA

your Reference
DM/0810/25/FULA
RE 12, SOUTHFIELD ROAD
SCARTH0 GRIMSBY

8. SOUTHFIELD ROAD
SCARTH0 GRIMSBY
N.E LINCOLNSHIRE
DN33 2PL.
16th OCTOBER 2025.

Dear Sirs,
In reply to the above, I object
to the planning application because
I feel its over intensified for the
size of the property.

your sincerely.

Susan Spink
10 Southfield Road
Scartho
Grimsby
DN33 2PL



3rd October 2025

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

To Whom It May Concern

Ref: DM/0810/25/FULA

Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio. 12 Southfield Road Grimsby North East Lincolnshire DN33 2PL

I am a resident of 10 Southfield Road, Grimsby, DN33 2PL. My comments on the planning application **DM/0810/25/FULA** are as follows:

The building is not in keeping with the surrounding area. The proposed garden room seems to be far more extensive than a simple garden room, it is a brick building measuring nearly the complete width of the garden, and is similar in scope/size to a small bungalow.

The proposed brick building will also be built nearly directly opposite to my bungalow (is it currently just a garden) and will lead to a loss of privacy and nuisance from increased noise from its recreational use.

Are there any plans for drainage from such a wide roof, and could this impact the private road I own that it borders onto. Large council refuse trucks use this private road, and if drainage is not adequately accounted for could it damage the strength of the road (which has side support strength near to the proposed garden room) and could it put the safety of the refuse trucks at risk.

Concerns about noise pollution and nuisance from a games room and dance studio: As a dance studio will no doubt require loud music. Concerns that a future business could be planned (the size of the building). As stated, I own a private road to the side of this building, if this building attempts to be used as a business for dance I am concerned about the unauthorised use of my private road and visitors unauthorised parking on said road.

Loss of privacy and nuisance, with the building being a permanent brick building that is more akin to a permanent home, will the building be used at all hours for social events, with the ensuing noise and

lack of privacy for the homes that border the rear of the garden of 12 Southfield Road. It will be built nearly directly opposite my bungalow.

Concerns this building use will be changed over time and could be adapted to become a permanent home / lived in space. As previously stated it is a brick building and a large brick building, and could easily be adapted for another use.

Finally, during the construction of the proposed building, which is extensive in size, there are concerns the construction company will make unauthorised use of my private road, potentially damaging it, to more conveniently access the rear of the garden for 12 Southfield Road. It seems difficult to build such an extensive building through the narrow access points of the property in question (12 Southfield Road), and I fear the construction company will take the short cut of parking on my private road and creating access issues for the properties and a business that use it.

Yours sincerely

Susan Spink

Comments for Planning Application DM/0810/25/FULA

Application Summary

Application Number: DM/0810/25/FULA

Address: 12 Southfield Road Grimsby North East Lincolnshire DN33 2PL

Proposal: Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Tony Smith

Address: 12A SOUTHFIELD ROAD Grimsby DN332PL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My only objection is the height of the proposed building. Can the structure be done with a lower sloping roof, and not the proposed hipped roofs, that will project high above our boundary fence?

This is a request for a compromise.

Comments for Planning Application DM/0810/25/FULA

Application Summary

Application Number: DM/0810/25/FULA

Address: 12 Southfield Road Grimsby North East Lincolnshire DN33 2PL

Proposal: Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Tony Smith

Address: 12A SOUTHFIELD ROAD Grimsby DN332PL

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Good afternoon. I have several observations with regards to this application.

1. The height of the proposed building, which is going to be around 8 foot above the existing fencing, and will, in my opinion be very unsightly.
2. Where is all the drainage going?
3. I assume the dance studio will be for providing dance lessons on a professional level, and I am very concerned about the noise levels for the neighbourhood. We live down a very quiet private lane, and would not want the noise levels to dramatically increase, which I assume will do when lessons are occurring with the Bifold doors open.
4. Is a commercial venture suitable for the bottom of a garden when in close proximity to several residential dwellings?
5. I am also concerned about the actual boundary line on the drawings, which show that boundary has a very sharp angle, but in actual fact is fairly straight. Is that going to have any impact on our abutting boundary line
6. What disruption will there be to the private lane? Both during construction, and once it is finished. Will there be the problem of people trying to park down the lane and causing obstructions?

I need these points answering before I can support or object

Comments for Planning Application DM/0810/25/FULA

Application Summary

Application Number: DM/0810/25/FULA

Address: 12 Southfield Road Grimsby North East Lincolnshire DN33 2PL

Proposal: Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio

Case Officer: Abigail Hattersley

Customer Details

Name: Mr michael Robertson

Address: 12B Southfield Road Grimsby North East Lincolnshire DN33 2PL

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the proposed Garden Room / Dance studio/games room.

Overall size and height and closeness to boundary lines.

Application error, Declaration states can building be seen from public road or other land declaration says no, This can be seen by residents at rear of number 12 Southfield rd.

The Studio room will have music and noise associated with dance studios, Bifold doors to the front, could be opened on warm days increasing the noise pollution to residents surrounding area.

Increased movement of vehicles' and parking issues are a concern to pedestrians, vehicles parking adjacent to lane and on the footway allso on private lane/lane is course for concern as this is a problem with resident of number 12 southfield ignoring requests in the past not to park their vehicles and visitors to the studio / games room at all times day and night.

The Garden room as intended is not in keeping with the surrounding area is overbearing in size.

I therefore ask the planning to reject this application.

Mr Michael Robertson.

Comments for Planning Application DM/0810/25/FULA

Application Summary

Application Number: DM/0810/25/FULA

Address: 12 Southfield Road Grimsby North East Lincolnshire DN33 2PL

Proposal: Demolish existing shed to rear and erect a detached garden room to rear with roof lights to include a games room and dance studio

Case Officer: Abigail Hattersley

Customer Details

Name: Mrs Pamela Amelia Robertson

Address: jopamida southfield rd Scartho Grimsby dn332pl

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object for the following reasons.

Application Error, Declaration reads building cannot be seen from road is incorrect. Neighbours of 12/12b//10/10a can see build.

Building is not in keeping with the area due to its size and looks of east west south walls.

Drainage could be a problem from such a large roof area as the garden of 12 Southfield all ready floods, A soakaway would not cope.

Garden room will create noise from the games room and dance studio, also parking will be a problem as the studio may be open to the public for dancing on an already double parked road.

Access lane to rear of number 12 could create a danger when vehicles park close to the entrance and exit there is a business at the bottom vehicle's in and out all times.

Thank you.

Mrs P Robertson

Item 6 - Woodland View Old Main
Road Barnoldby Le Beck -
DM/0721/25/FULA

Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)

Email: BarnoldbyPC@outlook.com

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

9th September 2025

Dear Sir/Madam

DM/0721/25/FULA – Erect two storey side and rear extensions with Juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of roof lights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works. **Woodland View, Old Main Road, Barnoldby le Beck.**

The above planning application was discussed at the Parish Council Meeting on the 8th September 2025. The details of the application were considered by Councillors and the Parish Council would like to raise the following concerns regarding the planning application:

- The loss of residential amenity including loss of natural light and overshadowing as a result of the development, and loss of privacy from the proposed extension to the property. The proposed plans will impact the neighbouring properties by blocking natural sunlight and overlooking into existing homes.
- The size and scale of the building would be out of character with the properties in the area, and over intensification of the plot.
- Environmental concerns regarding the drainage and flooding impact from the proposed plan.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Village Council

Barnoldby-Le-Beck Parish Council

Mrs N Ashton (Clerk)

Email: BarnoldbyPC@outlook.com

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

6th October 2025

Dear Sir/Madam

DM/0721/25/FULA – Erect two storey side and rear extensions with Juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of roof lights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works. **Woodland View, Old Main Road, Barnoldby le Beck.**

The above planning application was discussed with the Parish Council and no further observations were noted. However, the concerns raised are objections to the application.

As notified to planning on the 9th September 2025, these include:

- The loss of residential amenity including loss of natural light and overshadowing as a result of the development, and loss of privacy from the proposed extension to the property. The proposed plans will impact the neighbouring properties by blocking natural sunlight and overlooking into existing homes.
- The size and scale of the building would be out of character with the properties in the area, and over intensification of the plot.
- Environmental concerns regarding the drainage and flooding impact from the proposed plan.

Yours faithfully,

N J Ashton

Mrs N Ashton

Clerk to Laceby Village Council

Comments for Planning Application DM/0721/25/FULA

Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Matthew Meenaghan

Address: The Hollow Barnoldby DN37 0BE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object due to the impact on the neighbour to the west, The Oakes.

Due to its size and scale it raises issues of dominance, massing, loss of privacy and loss of light on the neighbouring property.

Further it is out of character with neighbouring properties.

Comments for Planning Application DM/0721/25/FULA

Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Andrew Porter

Address: The Oakes, Old Main Road Barnoldby-Le-Beck DN37 0BE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We write to formally object to the proposed two-storey extension at the above-referenced property on the grounds that it would cause demonstrable and unacceptable harm to the residential amenity of our immediately neighbouring property at The Oakes, Old Main Road, Barnoldby-Le-Beck, DN37 0BE, for the following reasons:

1. Loss of light and overshadowing

It should be noted that the proposed extension would be built directly opposite our main kitchen window. Not only would this obstruct our current view across open fields, leaving us instead with a hideous brick wall view, but this window is a primary source of natural light for this key living space. The size, height and proximity of the proposal would cause overshadowing and a substantial reduction in daylight and sunlight, much to the significant detriment of our daily use and enjoyment of the room.

The proposed extension would also be built directly parallel to our outdoor patio area and sundeck. Fundamentally, this area, which is located outside our kitchen, is the only location on our external patio which catches and enjoys the morning sunshine. Being such a beautiful suntrap, we have furnished this area to enjoy BBQs, alfresco dining, and sunbathing in the warmth and light of the sun. Again, if allowed, this oppressive extension would cast this entire outdoor area into permanent shade and darkness since it would totally overshadow this entire area. Blocking and depriving this outdoor living space of direct sunlight undermines the very function of its purpose, and so would have a significant and unfairly detrimental impact upon our quality of life and the reasonable enjoyment of our property.

2. Overbearing impact and adverse massing

Given the size, height, and bulk of the proposed extension, particularly at such close proximity to the boundary, it would create an oppressive sense of enclosure and would have an overbearing relationship with our property.

The sheer dominance of the proposed building, directly facing our property, would create a "tunnelling" effect, which would dominate and overwhelm our outlook and living environment, creating an enclosed, 'hemmed-in' effect. This massing is excessive and entirely out of keeping with the character of the area, and building line of existing properties.

The proposal is therefore inconsistent with good design principles set out in the National Planning Policy Framework (NPPF) since it has an adverse impact on the character and enjoyment of our property and our home environment.

3. Loss of privacy

The proposed development, particularly at two storeys, introduces significant overlooking of both our kitchen and garden and patio area, leading to an unacceptable invasion and infringement of our privacy.

The new height and sightlines mean that activities within our home and garden would be directly visible from the extension, eroding our right and expectation to reasonable privacy and the quiet enjoyment of our home. This would compromise our quality of life and undermine the amenity of our property.

4. Overall harm to residential amenity

The combined effects of overshadowing, overlooking, loss of privacy and the oppressive dominance of the structure would seriously diminish our enjoyment of our home. Residential amenity is a core principle of planning policy, and developments that materially harm the living conditions of neighbouring occupiers should not be approved.

5. Available alternatives with less impact

In view of the size of our neighbour's plot of land, there appear to be many other design solutions and options available for them to achieve the additional living space that they claim to require without having such a harmful and detrimental effect upon neighbouring properties. For example, additional bedrooms could even be built above the existing garaging, which would not even require the footprint of the property to be amended. Denying us of sunlight is not a reasonable proposal when others solutions which would have little to no impact upon us could instead be

explored.

Summary

The proposed extension fails to respect the amenity of neighbouring occupiers since it would materially harm our living conditions through loss of light, loss of privacy, and an overbearing presence. It is therefore contrary to both national and local planning policy and should be unequivocally refused. Neighbouring residents' rights should be protected to ensure a fair balance between excessive and unnecessary new developments and the impact upon existing properties.

For the reasons outlined above, we respectfully request that the Council refuse this application.

Yours faithfully

A Porter

Comments for Planning Application DM/0721/25/FULA

Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

Customer Details

Name: Ms Carrie Bradley

Address: The Oakes, Old Main Road Barnoldby-Le-Beck DN37 0BE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We write to formally object to the proposed two-storey extension at the above-referenced property on the grounds that it would cause demonstrable and unacceptable harm to the residential amenity of our immediately neighbouring property at The Oakes, Old Main Road, Barnoldby-Le-Beck, DN37 0BE, for the following reasons:

1. Loss of light and overshadowing

It should be noted that the proposed extension would be built directly opposite our main kitchen window. Not only would this obstruct our current view across open fields, leaving us instead with a hideous brick wall view, but this window is a primary source of natural light for this key living space. The size, height and proximity of the proposal would cause overshadowing and a substantial reduction in daylight and sunlight, much to the significant detriment of our daily use and enjoyment of the room.

The proposed extension would also be built directly parallel to our outdoor patio area and sundeck. Fundamentally, this area, which is located outside our kitchen, is the only location on our external patio which catches and enjoys the morning sunshine. Being such a beautiful suntrap, we have furnished this area to enjoy BBQs, alfresco dining, and sunbathing in the warmth and light of the sun. Again, if allowed, this oppressive extension would cast this entire outdoor area into permanent shade and darkness since it would totally overshadow this entire area. Blocking and depriving this outdoor living space of direct sunlight undermines the very function of its purpose, and so would have a significant and unfairly detrimental impact upon our quality of life and the reasonable enjoyment of our property.

2. Overbearing impact and adverse massing

Given the size, height, and bulk of the proposed extension, particularly at such close proximity to the boundary, it would create an oppressive sense of enclosure and would have an overbearing relationship with our property.

The sheer dominance of the proposed building, directly facing our property, would create a "tunnelling" effect, which would dominate and overwhelm our outlook and living environment, creating an enclosed, 'hemmed-in' effect. This massing is excessive and entirely out of keeping with the character of the area, and building line of existing properties.

The proposal is therefore inconsistent with good design principles set out in the National Planning Policy Framework (NPPF) since it has an adverse impact on the character and enjoyment of our property and our home environment.

3. Loss of privacy

The proposed development, particularly at two storeys, introduces significant overlooking of both our kitchen and garden and patio area, leading to an unacceptable invasion and infringement of our privacy.

The new height and sightlines mean that activities within our home and garden would be directly visible from the extension, eroding our right and expectation to reasonable privacy and the quiet enjoyment of our home. This would compromise our quality of life and undermine the amenity of our property.

4. Overall harm to residential amenity

The combined effects of overshadowing, overlooking, loss of privacy and the oppressive dominance of the structure would seriously diminish our enjoyment of our home. Residential amenity is a core principle of planning policy, and developments that materially harm the living conditions of neighbouring occupiers should not be approved.

5. Available alternatives with less impact

In view of the size of our neighbour's plot of land, there appear to be many other design solutions and options available for them to achieve the additional living space that they claim to require without having such a harmful and detrimental effect upon neighbouring properties. For example, additional bedrooms could even be built above the existing garaging, which would not even require the footprint of the property to be amended. Denying us of sunlight is not a reasonable proposal when others solutions which would have little to no impact upon us could instead be

explored.

Summary

The proposed extension fails to respect the amenity of neighbouring occupiers since it would materially harm our living conditions through loss of light, loss of privacy, and an overbearing presence. It is therefore contrary to both national and local planning policy and should be unequivocally refused. Neighbouring residents' rights should be protected to ensure a fair balance between excessive and unnecessary new developments and the impact upon existing properties.

For the reasons outlined above, we respectfully request that the Council refuse this application.

Yours faithfully

C Bradley & A Porter

Comments for Planning Application DM/0721/25/FULA

Application Summary

Application Number: DM/0721/25/FULA

Address: Woodland View Old Main Road Barnoldby Le Beck North East Lincolnshire DN37 0BE

Proposal: Erect two storey side and rear extensions with juliet balconies proposed within rear and side elevations to include alterations to the existing roof and repositioning of rooflights, erect single storey rear extension with a roof lantern, with associated drainage and various associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Ian Roberts

Address: Summerfield House 3 The Paddocks Barnoldby Le Beck North East Lincolnshire DN37 0BF

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: We are very concerned about the proposed extension, particularly in light of the existing drainage issues already caused by previous developments on this land.

Originally, the site contained only a single small bungalow. However, it now accommodates three large, detached properties, which have significantly increased the surface runoff and drainage burden in the area. When Woodland View was developed, the planning conditions stipulated that trees should be planted around the property to create a woodland to help mitigate drainage impacts. Unfortunately, this condition has not been adequately fulfilled, and insufficient trees have been planted to manage the increased water runoff from these larger properties.

As a direct result, any additional development will only exacerbate the drainage problems and lead to further water damage on my adjoining land. During periods of heavy rainfall, my field becomes severely waterlogged, something that never occurred before the recent developments. I have photographic evidence to demonstrate this change.

In an effort to manage the problem, I have taken the initiative to plant 200 trees along the boundary of my land. While this has provided some mitigation, it has not resolved the issue.

Importantly, it should not be my responsibility to compensate for inadequate drainage infrastructure or landscaping on a neighbouring development. The responsibility for managing the drainage impacts rests with the developers and should be addressed as part of any future planning consideration.

We strongly urge that before any further development on this land is approved the drainage issues are managed appropriately.

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