

Item 1 - Land Off Southern
Way Immingham Docks
Immingham - DM/0329/24/
FUL

Comments for Planning Application DM/0329/24/FUL

Application Summary

Application Number: DM/0329/24/FUL

Address: Land Off Southern Way Immingham Docks Immingham North East Lincolnshire

Proposal: Erection of one wind turbine (T2), measuring up to 149.9m to blade tip height.

Associated ancillary infrastructure to include access tracks, hardstanding areas for the turbine location, electrical infrastructure, drainage works, temporary laydown areas, temporary construction compound and associated works 'amended Habitats Regulations Assessment (HRA) November 2024'

Case Officer: Richard Limmer

Customer Details

Name: Mr Peter Beauchamp

Address: Nordic House Immingham Dock Immingham DN40 2LZ

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: On behalf of DFDS Seaways PLC, I am writing to express our full support for this project. It is a critical step toward enhancing regional energy capacity, which is essential not only for community development but also for enabling future growth across sectors.

As an organisation with substantial plans for expansion, we anticipate a significant increase in electricity demand to support our future operations. The successful implementation of this project will directly contribute to meeting those needs, ensuring both reliability and sustainability in our energy supply.

We view this initiative as strategically important and are committed to supporting its progress. Please do not hesitate to contact us for further collaboration or discussion.

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Case Officer: Richard Limmer

Customer Details

Name: Mr Clive Thomas

Address: Solent Stevedores Shed 8 Alexandra Road South Immingham DN40 2QW

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are a business operating on Immingham Dock and fully support the application for the following reasons

This proposal outlines the development of an onshore wind turbine as part of our commitment to supporting the transition to clean, renewable energy. The proposed turbine will generate low-carbon electricity, contributing to national and regional targets for emissions reduction and energy resilience

1. It improves the security of power supply to port occupiers
2. We are aligned on a journey to decarbonise the electricity mix available to port community
3. It will help the port to reduce the variability in supply cost to port occupiers
4. We believe that the establishment of a community fund by the applicant will benefit local charities and residents

As a business we are acutely aware of the need to decarbonise operations, we are on our own journey towards reducing our environmental footprint and achieving net zero. We have deployed a number of solar schemes across our operations nationally but they are not always appropriate for all spaces. Onshore wind has a vital role to play in helping the UK to balance the grid and reduce our reliance on fossil fuels. This type of development should be applauded as the port operator continues it's journey to achieve carbon reductions.

Environmentally, wind turbines are one of the lowest-impact energy technologies. They produce no air or water pollution, require no fuel, and use very little water to operate. Their footprint is small, allowing land around the turbine to remain in operational use, critical at the UK's largest port.

From: Wilkinson, Nick
Sent: Friday, July 5, 2024 3:56 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Cc:
Subject: DM/0329/24/FUL

Dear Sir or Madam,

I am the Port and Cargo Operations for UK ports for Wallenius Wilhelmsen and EUKOR and our ships call regularly at Grimsby and Immingham for the automotive trade.

As a company that takes our environmental footprint very seriously and decarbonising is at the heart of our business model we would like to fully support ABP's initiative for installing Wind Turbines to power the ports infrastructure.

Thanks and regards
Nick Wilkinson

Nick Wilkinson
Port and Cargo Operations Manager – UK & Ireland



Wallenius Wilhelmsen Ocean

Address: Test Road, Eastern Docks, Southampton, SO14 3GG

Direct:

E-mail:

Web: www.walleniuswilhelmsen.com

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Megan Green (EQUANS)

From: Ajmal, Awais <aajmal@kia.co.uk>
Sent: 25 June 2024 12:20
To: Planning - IGE (Equans)
Cc: Lockwood, Glynne
Subject: Planning application number PA/2024/397 & DM/0329/24/FUL

Categories: Orange Category

You don't often get email from aajmal@kia.co.uk. [Learn why this is important](#)

Dear Sir, Madam

On behalf of Kia UK Limited and as long term customers of ABP Immingham and Grimsby, we would like to express our full support for Planning Application PA/2024/397 and DM/0329/24/FUL.

Over the past 20 years Kia UK has invested significantly in the Immingham and Grimsby area and welcome these plans which strongly align with Kia's environmental sustainability goals.

If planning applications PA/2024/397 and DM/0329/24/FUL are approved, this will provide significant clean energy, create jobs in the local area, benefit the local residential and business communities as well as providing a tangible step towards combating climate change.

We would like you to consider the long-term benefits of wind energy and approve the planning application for the wind turbine project.

Should you have any queries please do not hesitate to contact me.

Thank you for your attention to this matter.

Regards

Awais



Movement that inspires

Awais Ajmal
Supply Chain
General Manager

E aajmal@kia.co.uk
T +44 1932 832 042
M +44 7795 490 289

Kia UK Ltd
Walton Green, Walton-On-Thames,
Surrey KT12 1FJ



Comments for Planning Application DM/0329/24/FUL

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Associated ancillary infrastructure to include access tracks, hardstanding areas for the turbine location, electrical infrastructure, drainage works, temporary laydown areas, temporary construction compound and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Tom Shutes

Address: GY 1900 Ltd PO Box 2001 London

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Dear Mr Limmer,

I am writing to offer full support for this turbine project proposal as a neighbouring land owner to ABP. I consider this to be an important project for the region and a significant marker for the renewable energy sector both locally and nationally. Anything which progressively moves port operations towards a more sustainable energy base should be supported and encouraged. I am delighted to see ABP take this innovative step to support the activity of the Humber Ports region and help sustain development of its global position in the renewables & green maritime agenda.

Sincerely - T Shutes.

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Karen Robinson

Address: 122 Woodlands Avenue Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: From what I can glean from the many documents attached to this application, I read that the original application is for two turbines. The notification letter refers to permission requested for only one.

I have found various maps showing dots for the two turbines' locations. You, the Council, should make clear if,

- a. a second turbine will follow.
- b. which turbine is the notification letter referring to.

Given the proposed locations of the two turbines, and knowing that ABP's dockland is huge, why do either of the turbines have to be so near to the residential side of their land?

I see also that a study on the effect they would have on birdlife has decided that there would be little effect. I strongly disagree with this statement, given the number of migratory birds visiting local wetlands and reserves each winter. The number of Geese in particular last year was phenomenal.

I therefore must place on record my objection to this application, and hope that my request for further clarification on the number and position of the two proposed turbines will be dealt with by dealing more directly with your ratepayers. ABP and its associated wind turbine Company are not ratepayers to NELC and should come second in your priorities.

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Case Officer: Richard Limmer

Customer Details

Name: Mr David Knighton

Address: 2 St Andrews Way Immingham DN40 2HH

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed turbine is

- a) too close to the railway line
- b) too close to the oil pipelines down the embankment from the above railway line. These pipelines carry crude oil, and refined products to and from the Immingham Oil Terminal and the two refineries.
- c) The proposed turbine would appear to be in the direct line of flight of thousands of geese in the autumn months.

Item 3 - South Of Diana
Princess Of Wales Hospital
Kings Park, Off Williams
Way Grimsby - DM/0245/22/
FUL

Comments for Planning Application DM/0245/22/FUL

Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I understand there has been a preliminary ecological report.

However, (as of June 22) this has not been included in the list of documents.

It is an important document, so I hope the case officer could stipulate that it is listed without delay.

Thank you.

Comments for Planning Application DM/0245/22/FUL

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Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Thank you for posting the Ecological Appraisal on the documents.

The consultant states (5.2.10): "As a positive, optional enhancement, artificial bird nesting features could be incorporated onto the new dwellings."

In the event that the application is improved, I hope this suggestion could be included in the planning conditions as a strong recommendation.

If nine swift bricks, could be incorporated into construction of the properties, it could play a vital part in reversing the decline of a species that is in rapid decline in Grimsby, as elsewhere in the UK, as a result of lost breeding sites.

Many thanks.

Comments for Planning Application DM/0245/22/FUL

Application Summary

Application Number: DM/0245/22/FUL

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Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr J Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

Note: This is a corrected version of my comment submitted earlier.

Thank you for posting the Ecological Appraisal on the documents page.

The eco-consultant states (5.2.10): "As a positive, optional enhancement, artificial bird nesting features could be incorporated into the new dwellings."

In the event that the application is approved, I hope this suggestion could be included in the planning conditions as a strong recommendation from the planning department.

If nine swift bricks, could be incorporated into construction of the properties, it could play a vital part in reversing the fortunes of a species that has been in rapid decline in Grimsby (as elsewhere in the UK) as a result of lost breeding sites.

Many thanks

Carol Pedersen (EQUANS)

From: Joy Croot
Sent: 05 July 2022 20:15
To: Planning - IGE (ENGIE)
Subject: DM/0245/22/FUL
Attachments: Annex swifts).docx

4 Beverley Court
Healing
NE Lincs
DN41 7SP

July 5th 2022

Dear Cheryl Jarvis,

Re Application: DM/0245/22/FUL
Address: Land south of DPOW Hospital, Grimsby

I wish to comment on this planning application.

If your authority intends to grant permission for this planning application, I would like to recommend that you make installation of a minimum of **3 Swift bricks per dwelling** a planning condition to provide enhancement for biodiversity.

Designing for and installing Swift bricks into the fabric of the new buildings during construction phase is easy, inexpensive, and will last the life-time of the buildings.

More information on integral nest sites and location guidance is in the annex.

Installing integral Swift bricks would contribute to the objectives of the national legislation and planning policy set out below and demonstrate the commitment of your authority to protecting and enhancing biodiversity.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 [1], states: *“Every public authority must, in exercising its functions, have regard, so far as is*

consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'

This is supported by the National Planning Policy Framework (NPPF) 2018[2] in paragraph 175d: When determining planning applications, local planning authorities should apply the following principles: *'...opportunities to incorporate biodiversity improvements in and around developments should be encouraged.'*

Defra quote (response given to petition for protection of Swift nests):

*"All local authorities have a duty to have regard to conserving biodiversity as part of their policy or decision making. As well as this duty, national planning policy states that the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Specific biodiversity features, such as **Swift bricks**, would normally be required of developments through either relevant local plan or through the local authority's development control team...."*

May I respectfully point out that the North East Lincolnshire Local Plan SO6 , Built, Historic and Natural Environment says, *"ensures development needs are met in a way that minimises harm to the natural environment."*

Item 1 of Critical Success Factors, *..."Safeguarding and protecting important species and their habitats,"* and item 4 *.."Delivery of net gains in biodiversity."*

The annex to this letter does point out the serious decline of Swifts in recent years mostly due to building and roof renovation or repair. What the use of **Swift nest bricks** is trying to do is establish a new stronghold for the birds by ensuring bricks are added to new buildings, renovations or extended buildings.

Yours sincerely

Joy Croot

Project Coordinator of Grimsby Area Swift Project
and on behalf of Lincolnshire Bird Club

Annex – swifts and built development

Why are swifts important?

Swifts are a quintessential sign of British summertime and an intrinsic part of our towns and cities. They are often seen soaring over rooftops on late summer evenings, with their dark sickle-shaped wings and distinctive ‘screaming’ calls. These charismatic birds spend nearly their whole lives in flight and are migrant birds, arriving all the way from central/southern Africa in early May just to breed in the UK, before leaving again in August.

However, swifts are in trouble, having declined by 57% between 1995-2017. Swifts are now an ‘Amber-listed’ species on the list of Birds of Conservation Concern¹.

Without our help, swifts will be lost as a breeding species in the UK

Swifts are entirely reliant on buildings to nest. Nest sites are being lost when buildings are demolished or refurbished - and because swifts are faithful to their nest site, breeding success of swifts is being severely affected. New buildings lack suitable nest cavities, hence the importance of providing integral nest sites during their construction. The RSPB and the British Trust of Ornithology believe loss of nest sites is a key driver behind the dramatic decline of swifts.

If we do not take action now to save swifts, future generations will not hear the exhilarating sound of screaming parties of swifts soaring over rooftops on a summer evening. With their loss, a part of our heritage will be lost with them too.

All is not lost, however. There are lots of simple and inexpensive solutions, easily deployed in all manner of developments which address the issue - swift nest bricks being one such example.

A range of possible solutions, products and resources is listed below.

Swift bricks

Nest bricks do not require maintenance or cleaning out, as swifts build an insignificant nest. Swifts also do not foul around their nest site; therefore a build-up of waste on a development is not an issue with nest bricks, making swifts the ideal tenants.

Swift bricks last the lifetime of the building and do not detract from its appearance. There are various designs of nest bricks on the market, suited to blend with the exterior of a building, thus not affecting its appearance. There are catalogues (eg *Facts about Swift Bricks*) available with dimensions of a range of products suitable to accommodate different design scenarios and constraints.

In new residential developments, a minimum overall ratio of one cavity per dwelling should be provided and ideally 2-4 nest chambers should be provided per suitable house. For example, in a 30-house development only 10 houses will each have 3 nest bricks located on a suitable gable.

Proportionally more may be added to commercial units.

Swift bricks should be positioned approximately 0.5-1m apart, close to the eaves or barge boards of gable ends, away from doors and windows. They must be installed with at least 5m clearance above ground and with a similar clear flight path in front. Ensure trees will not impede flight lines, including any new landscaping that may do so when mature. Orientation is not critical as internal nest bricks

¹ www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-guide/status_explained.aspx

are better protected against extremes of temperature. Although it is advised to avoid shaded, cold northerly aspects and cold 'wind tunnels' between houses.

Swift nest boxes

Occasionally integral nest bricks may not be appropriate for the design of the building (invariably metal clad commercial buildings). However, there are a range of external swift nest boxes available as an alternative. It is worth bearing in mind, however, that external boxes tend to have a finite life.

Ideally external nest boxes must be installed under an overhang or under the eaves, to ensure some protection from weather and heat. However, nest boxes exposed to the sun need to be constructed of thick enough materials to prevent overheating and possibly painted white.

As with swift bricks, they should be sited at least 5m off the ground, with no obstacles in front of the box, which will disrupt the flight path of a swift trying to gain access to the box (such as trees), or lead predators into the box (such as cables, or climbing plants).

Swift attraction calls

Occupation of nest boxes can be speeded up if a recording of the attraction calls of swifts is played to prospecting birds. Recordings on CDs & MP3s are available to purchase from Swift Conservation and Action for Swifts.

References

Exeter City Council (2010) 'Residential Design Guide Supplementary Planning Document' Residential Design SPD chapters 9, 10 and Appendices. This is an exemplar of good practice guidance; Paragraph 9.28, page 58 and Appendix 2 are particularly relevant regarding integrating swift nest places into the fabric of buildings during construction.

<https://exeter.gov.uk/planning-services/planning-policy/supplementary-planning-documents/residential-design-guide-spd/>

Town and Country Planning Association (2004) 'Biodiversity by Design: A Guide for Sustainable Communities'.

<http://urbed.coop/sites/default/files/Biodiversity%2520by%2520design.pdf>

RIBA Publishing & Bat Conservation Trust (2013) 'Designing for Biodiversity: A technical guide for new and existing buildings', 2nd Edition.

<http://www.ribabookshops.com/item/designing-for-biodiversity-a-technical-guide-for-new-and-existing-buildings-2nd-edition/79859>

Action for Swifts 'Facts about Swift bricks'.

<https://actionforswifts.blogspot.com/p/swift-bricks.html>

RSPB swift nest box

<https://ww2.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createahighhomeforswifts/>

Swift Conservation - swift box designs & attraction calls.

<http://www.swift-conservation.org/Shopping!.htm>

Action for Swifts - swift box designs.

<http://actionforswifts.blogspot.co.uk/p/diy-swift-box-designs.html>

Action for Swifts - attraction call system.

<http://actionforswifts.blogspot.co.uk/p/attraction-call-systems-for-swifts.html>

Action for Swifts - Residential bird box guidance

<https://actionforswifts.blogspot.com/p/rbbg.html>

Action for Swifts - The attitudes of housing occupants to integral bird and bat boxes

<https://actionforswifts.blogspot.com/2018/06/the-attitudes-of-housing-occupants-to.html>

Day, J., Mayer, E. and Newell, D. (2019). The Swift – A Bird You Need to Help! *In Practice - Bulletin of the Chartered Institute of Ecology and Environmental Management*, 104: 38-42.

<https://actionforswifts.blogspot.com/p/rbbg.html>

Comments for Planning Application DM/0245/22/FUL

Application Summary

Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Natalie Till

Address: 174 SCARTH ROAD GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived here for 11 years i have never had issues with garden flooding, Since the beginning of the building work on 3 separate occasions our garden has been severely flooded to the extent that water was at 8 inches deep and unable to access the back garden at all. No consideration or review of the flood plains and with the intended further building I am concerned this will become an issue longer term, the water lies around our property, outbuildings and garage and damages the paths, and landscaping. Whilst I appreciate that the land has been sold and this was always a potential existing properties and the damage to their land must be considered before this is approved. If this becomes a persistent issue I am likely to seek legal action through my insurers due to the damage that was previously unseen prior to the building. I have photographic evidence of the garden and can forward this to you on request

-----Original Message-----

From: Kevin

Sent: 03 July 2022 12:50

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

Subject: DM/0245/22/FUL planning application

Could you please note I am against this application being approved as the traffic situation is getting worse down Scartho Rd with people turning right at the traffic lights and blocking the main road during peak times This application will only add to the situation

K Hornsby
197 Scartho rd
Grimsby

Planning - IGE (ENGIE)

From: Ron and Iris Dainton
Sent: 30 June 2022 11:14
To: Planning - IGE (ENGIE)
Subject: Ref: DM/0245/22/FUL

Dear Sirs,

Re: Planning Application Consultation

Reference No: DM/0245/22/FUL

We write to object to the application to erect 37 dwellings on land by Princess of Wales Hospital, Scartho Road, Grimsby, on two main grounds:

Road Safety - The development will lead to a significant impact upon road safety in the local neighbourhood

Overbearing - The development will have an oppressive impact on surrounding areas in terms of pressure on already overloaded infrastructure – schools, GP surgery, recreation, transport links etc.

There are clear issues of density and over-development of the site which will have an adverse impact on the character of the neighbourhood and on the residential amenity of neighbours.

The responsibility of the developers is to pack in to an area as many houses as they can to maximise their profit margin – more houses = more money. Nothing wrong with making a profit that is what business is about.

However, the responsibility of the local Council is to ensure that the quality of life and living conditions of its citizens are upheld and, hopefully, even promoted.

NALC defines the role of the Council as: working towards **improving** community well-being and providing **better services** (*my emphasis*) and representing the local community (i.e. giving more weight to local people's wishes –v- large corporations).

There can be no doubt about the negative impact that this further development will have on the quality of life on the surrounding neighbourhood.

There is congestion already on the surrounding roads and there are choke points in the neighbouring area during the day - rush hour; school run times etc. especially around the already very busy junction at Scartho Road. The pressures on those periods will become more concentrated and intense with the extra increase in volume of traffic and people, leading to more problems and more aggravation for both drivers and pedestrians.

Essentially the development is creating a huge cul-de-sac with no escape route. If there is an accident on Matthew Telford Park – which is merely a two lane road – there is no other way round.

If there is an accident at the junction with Scartho Road there is no other way through.

Despite being only minutes away from a large district general hospital with all the major specialities and a 24 hour emergency department, ambulances would not be able to attend; police and fire services would be similarly impeded.

We would request that all development is curtailed unless and until the developers make good on their promises of extra infrastructure development and, most importantly, develop an alternative route from the site to allow proper unrestricted ease of access.

Yours faithfully,

Iris & Ron Dainton

201 Scartho Road DN33 2BU

Comments for Planning Application DM/0245/22/FUL

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Application Number: DM/0245/22/FUL

Address: Land South Of Diana Princess Of Wales Hospital Scartho Road Grimsby North East
Lincolnshire

Proposal: Erect 37 dwellings with associated highways and landscape works

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs joan white

Address: 17 Muirfiled Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Surely not more cars to join the queue onto Scartho Road ???

Item 4 - Land Off
Mushroom Lane Brigsley -
DM/0749/25/OUT

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

Sent: 14 October 2025 12:42

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

Cc: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>

Subject: RE: Planning Consultation Ref: DM/0749/25/OUT

Good afternoon,

DM/0749/25/OUT: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

I can confirm that Brigsley Parish Council have no objections to this development.

Kind regards

Sam Martin

Clerk to Brigsley Parish Council

Contact via email: clerk@brigsleyparishcouncil.com

Consultee Comments for Planning Application DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with all matters reserved

Case Officer: Lauren Birkwood

Consultee Details

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council notes that the site is not in Waltham. The Council objects to the application on grounds that the site is not allocated for housing in the Local Plan, and that the drainage plan is not clear, giving cause for concern over potential impact on Brigsley Road.

Consultee Comments for Planning Application

DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with access to be considered and all other matters reserved (AMENDED PLANS AND DESCRIPTION - ALTERATIONS TO ACCESS)

Case Officer: Lauren Birkwood

Consultee Details

Name: Waltham Parish Council

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

Email: Not Available

On Behalf Of: Waltham Parish Council

Comments

Waltham Parish Council recommends refusal of this application as it is not allocated from development in the Local Plan.

Comments for Planning Application DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mrs Abbi Carlton

Address: 7 Brigsley grange close Briglsey DN370RP

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a neighbouring home, I think it's wonderful that more well built family homes are looking at being built. We have a young family and feel blessed to live in such a lovely home, in a beautiful area. More family's to the area would be welcomed by us. The plans look to have everything a family home needs with parking & a generous outside area. We have no objections, we welcome the plans for such a small intimate, well planned development.

Comments for Planning Application DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Tom Morley

Address: 2 Mushroom Lane Brigsley DN370BJ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development poses great housing opportunities within the village which are currently limited.

The limited number of houses doesn't pose any significant strain on existing infrastructure.

Comments for Planning Application DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Mr Tony Close

Address: 4 Mushroom Lane Brigsley Grimsby DN370BJ

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a very sympathetic development where a lot of consideration has been given to the existing community, my only concern would be the existing foul water sewer and its ability to cope when the new pumping station cuts in, as the flow is to be confirmed on the plans.

Comments for Planning Application DM/0749/25/OUT

Application Summary

Application Number: DM/0749/25/OUT

Address: Land Off Mushroom Lane Brigsley North East Lincolnshire DN37 0BJ

Proposal: Outline application for nine dwellings and garages with all matters reserved

Case Officer: Lauren Birkwood

Customer Details

Name: Brigsley Properties Limited

Address: 1 Brigsley Grange Close Brigsley Grimsby DN37 0RP

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: From Brigsley Properties Ltd

1 Brigsley Grange Close

Brigsley, Grimsby

DN37 0RP

24 September 2025

To

The case officer

North East Lincolnshire Council

Re: Planning Application Consultation - Ref. DM/0749/25/OUT

Dear Sir/Madam,

On behalf of Brigsley Properties Ltd, which includes houses numbers 1, 2, 3 & 4 Brigsley Grange Close only, we wish to highlight the key concerns regarding this application:

1. Drainage & Flood Risk

The area surrounding the above four houses suffers from frequent flooding and waterlogging. The proposed dyke along the boundary fence of Nos. 3 & 4 raises the risk of overflow into neighbouring gardens, adding to the existing lack of surface water drainage.

This conflicts with NPPF §167 and Local Plan Policy 33, which require developments to avoid increasing flood risk.

The dyke will also restrict maintenance of hedges along houses numbers 3 & 4.

2. Highways & Traffic Safety

Brigsley Grange Close was originally designed to serve four dwellings (Nos. 1-4) plus The Strands (original building). Seven additional dwellings have since been constructed, and this application proposes a further nine, representing a significant intensification of use. The road is unsuitable for this level of traffic.

The absence of a footpath or safe pedestrian crossing means that all pedestrians, including children, must walk on the road up to Waltham Road. The opening of Mushroom Lane is particularly dangerous for pedestrians, a risk that was not fully considered when the seven additional dwellings were permitted. With a further nine dwellings, the risk becomes even higher and is a serious cause for concern.

The junction of Brigsley Grange Close with Waltham Road is prone to accidents due to a blind bend, with the most recent incident occurring only a few months ago.

Additional dwellings would increase this risk, while the resulting traffic would exacerbate congestion, create parking difficulties, and further raise the likelihood of accidents, contrary to NPPF

§110 and Local Plan Policy 36, which require developments to provide safe and suitable access for all users and to avoid creating highway safety risks.

3. Residential Amenity

The proposed trees along rear boundaries could obstruct natural light, negatively affecting neighbouring properties, contrary to Local Plan Policy 5. It should be considered that dwarf trees or low hedging is planted.

4. Use and Maintenance of Brigsley Grange Close:

Brigsley Properties Ltd is the freehold owner of Brigsley Grange Close, and the maintenance of the road is its responsibility. The road was originally intended to serve only four properties, plus the original Strands dwelling. It now serves seven additional dwellings, and this application proposes a further nine.

It is unreasonable to expect Brigsley Properties Ltd to maintain, repair, and bear the cost of an additional fifteen properties, when it was designated for five properties as mentioned in the deed.

The additional traffic generated by the proposed development will significantly increase wear and tear, creating a disproportionate maintenance burden. The maintenance and upkeep of the road should be the shared responsibility of all its users.

Conclusion

The proposal raises significant concerns regarding flood risk, highway safety, residential amenity, and the lawful use and maintenance of Brigsley Grange Close. We therefore

respectfully request that the Council carefully considers these matters before making a decision on the application.

Yours faithfully,
Brigsley Properties Ltd

Item 5 - 22 South Marsh
Road Stallingborough -
DM/0015/26/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
DM/0015/26/FULA	<p>As 3 objections have been suddenly attached, this application will now no longer be an officer decision and have to go before committee, therefore the applicant has asked me to support the application and officially call the application in.</p> <p>My opinion, is that the applicants redesign to 'Swiss style roof) has now removed the objection of dominance and massing contrary to Policy 5 of the NEL Local Plan 2013-2032 previously reasoned for the refusal of DM/0319/24/FULA on 3rd Oct 2024.</p> <p>Again I bring the committees attention to the building previously approved and built neighbouring to this application and apply a common sense approach to this application.</p>

Contact Details: -

SignatureCllr Trevor Crofts..... Date ...20/02/2026.....

NameCllr T Crofts.....

Address:NEL Councillor, North East Lincolnshire.....

.....

STALLINGBOROUGH PARISH COUNCIL

Clerk to the Council – Kathy Peers Telephone 07494 577661
e-mail 'clerk@stallingboroughparishcouncil.com

To:
planning@nelincs.gov.uk

12th February 2026

Dear Sirs,

Further to your letter, the Parish Council discussed the applications below at a meeting held on Wednesday 11th February 2026 and submits the following comments:

Planning Application Reference: DM/0015/26/FULA

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front.

Location: 22 South Marsh Road Stallingborough

No objections.

Yours faithfully,

KJ Peers

KJ Peers
Clerk to the Council

1 Beach View Court, Norfolk Lane,
Cleethorpes DN35 8BT

Comments for Planning Application DM/0015/26/FULA

Application Summary

Application Number: DM/0015/26/FULA

Address: 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front. |cr||cr|

Case Officer: Abigail Hattersley

Customer Details

Name: Mrs Vanessa Wiseman

Address: 24, South Marsh Road Stallingborough DN41 8AN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have lived at 24 South Marsh Road since 2001, which is directly next door to the property applying for planning permission. The plans still show that the building IF given the go ahead will still be Detrimental to our residential amenities by virtue of dominance and adverse massing, contrary to Policy 5 of the North East Lincolnshire Local Plan 2013 - 2032 (Adopted 2018) - these being the very conditions the planning was refused 3rd Oct 2024. Just erasing a slight intersection on the original plans still leaves way to a building that will completely overwhelm our home by its flamboyance and dominance. Any obstruction of light through a window which has been unobstructed for 20 years or more is flouting the 20 year rule regarding the 'uninterrupted light' rule which is part of the Prescription Act 1832, where that light is protected.

Comments for Planning Application DM/0015/26/FULA

Application Summary

Application Number: DM/0015/26/FULA

Address: 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front. |cr||cr|

Case Officer: Abigail Hattersley

Customer Details

Name: Ian Wiseman

Address: 24 South Marsh Road Stallingborough Grimsby DN41 8AN

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am still concerned that the revised plan still cuts out light massively to our lounge which is our main living space. The last plan was turned down for being detrimental and over massing contrary to policy five of the North East Lincolnshire local plan 2013-2032(adopted 2018) and I can see little change.

Comments for Planning Application DM/0015/26/FULA

Application Summary

Application Number: DM/0015/26/FULA

Address: 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front. |cr||cr|

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Victor Jennings

Address: 52, Station Road Stallingborough DN41 8AX

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I pass the bungalow regularly and can't understand how the owners haven't been instructed to remove the huge wall at the front of the property, which they haven't got planning permission for, due to the dangers of it impacting on their visibility when exiting the property while reversing - which I have seen many times. This shows that the wall does 'actually impact visibility splays' as they reverse onto the classified road, stopping cars due blocking the road, an accident waiting to happen due to their lack of visibility which is blocked due to the wall and gates being too high to see past. Also I object to the planning application as it would dwarf the Dutch Barn designed house next door and be 'detrimental to their residential amenities by dominance and adverse massing'

Comments for Planning Application DM/0015/26/FULA

Application Summary

Application Number: DM/0015/26/FULA

Address: 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front. |cr||cr|

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Michael Howson

Address: 134 Station Road Stallingborough Grimsby DN41 8AW

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Hi i knew the Lady who lived their Audrey Laceby we where great friends

Not only did the council allow those £500,000 houses on stilts to be built next to property which where bungalows but now you are looking to allow the same bungalow to be basically pulled down and built into a house this will destroy the look of the area even more the council needs to STOP this if a person buys a house then purchase a house and if you want a bungalow buy a bungalow the house is of perfect structure as it is and within keeping

AND i see they have already started work on the EXTRA LARGE front wall which also is totally not within keeping of the surrounding properties so they are STARTING the works outlined in the planning application without even getting the council's consent !!!! The planning was turned down before for good reasons Can i ask is this how planning works

It gets turned down then the applicant is allowed to re submitted the plans again to a different member in the planning department and it will / may get approved?

Nothing has changed it was as above turned down

The applicant has been saying to certain members of the village that he will throw a shed load of money at the planning until its approved again is this the case if you have money then you can get what you want as above some of the works on the planning application have been carried out before planning has been granted

I Totally OBJECT to this application and it seems that the way it is going and the pace they are building that you have already given them the GO AHEAD

Kind Regards

Michael Howson

From: rick stemp
Sent: 16 February 2026 12:03
To: Planning - IGE <planning@nelincs.gov.uk>
Subject: DM/0015/26/FULA

Ref DM/0015/26/FULA

Dear Planning committee.

Please see below the comments I submitted from the last application, I believe these comments still stand as the slight adjustment to the plans do not omit the policies below.

Please can someone also explain after the last planning application was decided and rejected the extra-large front wall is remaining and this was erected before the previous planning application was submitted. The wall is totally not within keeping of the surrounding properties.

Since the wall has been erected I am surprised that the highways committee have not objected as on a number of occasions in the last 24 months I have had avoid vehicles coming out of the driveway due to the size of the wall pillars obstructing the view, also I have had to do the same as a pedestrian using the footpath. I fear that this is an accident waiting to happen

Please can I put in some further comments around the objecting to the planning application Ref

DM/0319/24/FULA

Some of the comment I have seen on the application for the approval are from people who do not live

in the vacillate of the location.

I further object to the development due to the detrimental impact upon the amenities the neighbouring properties currently enjoy and have a right to expect to continue to enjoy such as

outlook.

Also Local Plan 2013 to 2032 (Adopted 2018)

Policy 5

Development boundaries

1. Development boundaries are identified on the Policies Map. All development proposals located

within or outside of the defined boundaries will be considered with regard to suitability and sustainability, having regard to:

A. the size, scale, and density of the proposed development.

- B. access and traffic generation.
- C. provision of services (education, healthcare, community, retail and recreation);
- D. impact upon neighbouring land uses by reason of noise, air quality, disturbance or visual intrusion.
- E. advice from the Health and Safety Executive.
- F. flood risk;
- G. the quality of agricultural land.

Policy 42

Landscape

1. Landscape character should be given due consideration in the nature, location, design and

implementation of development proposals. Developers should:

A. have regard to the landscape context and type within which the development is to be located, (as

identified in the Landscape Character Assessment); considering the landscape guidelines and

management strategies relevant to the prevalent landscape type. Priority will be given to the protection and enhancement of the landscape character and natural beauty, and setting of the

Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB);

B. complete a site specific landscape appraisal, proportionate to the anticipated scale and impact

of a proposal, and submit a landscaping scheme for all development where this

is appropriate, which complements the character and appearance of the site, responds to landscape

character, climate change and flood alleviation where appropriate, and improves local biodiversity

and levels of amenity.

C. seek opportunities, when incorporating landscape buffers to offset development impacts, to enhance

landscape quality including opportunities to incorporate suitable landscape planting.

D. retain and protect trees and hedgerows which offer value for amenity, biodiversity and landscape.

E. Take opportunities where appropriate, to retain, protect and restore elements that contribute to historic landscape character.

One of the comments also we regarding the bungalow is in need of modernization due to its age and condition.

The sales brochure from 9th February 2024 quoted

- EXTENSIVE REAR GARDEN
- DETACHED BUNGALOW
- FABULOUS DINING KITCHEN
- SPACIOUS LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- AMPLE OFF STREET PARKING
- GARAGE

It didn't need modernisation

Regards
Rick Stemp
Ivanhoe
12 South Marsh Road Stallingborough Grimsby
North East Lincolnshire
DN41 8AN
Sent from my iPad

Comments for Planning Application DM/0015/26/FULA

Application Summary

Application Number: DM/0015/26/FULA

Address: 22 South Marsh Road Stallingborough North East Lincolnshire DN41 8AN

Proposal: Raise roof height to create first floor accommodation. Erect extensions to front and rear with front and rear dormers. Demolish existing garage and erect new detached garage to rear, associated internal and external alterations and retrospective permission for new boundary wall/pillars and gates to front. |cr||cr|

Case Officer: Abigail Hattersley

Customer Details

Name: Mr Michael Hazzard

Address: 18 south marsh road Stallingborough Grimsby Dn418an

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This property has been dwarfed by new property next door

Item 6 - 323 Wellington
Street Grimsby -
DM/0617/25/CEA



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/0617/25/CEA	<p>Ward Councillors believe that this Certificate of Lawfulness will have detrimental impact on the local community.</p> <p>By increasing the number of people living in the property this will have an impact on the parking problems that are already evident on Wellington Street.</p> <p>As well as this there is a concern of increased Anti Social Behaviour, and negative impact on the Street Scene.</p>

Contact Details: -

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

NameCllrs Aisthorpe and Beasant.....

Address:

.....

Item 7 - 203 Stanley Street
Grimsby - DM/0679/25/CEA



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/0679/25/CEA	<p>We are concerned that this application for a Certificate of Lawfulness will cause major issues, and they include:</p> <p>Increased Anti-Social Behaviour</p> <p>Parking Issues</p> <p>Noise Nuisance</p> <p>And, a detrimental impact on the street scene (there is already a problem with wheelie bins being left on the street and this will only make it worse).</p>

Contact Details: -

SignatureCllr Aisthorpe and Cllr Beasant..... Date14/08/25.....

NameCllrs Aisthorpe and Beasant.....

Address:

.....

Item 8 - Summerfields Louth
Road Waltham - DM/0385/25/
CND

We have reviewed the dog park management plan and have the following comments on its submission.

Whilst the website provides details of the T&Cs for parking and use of the park. Vehicles are still parking in none parking areas and have obstructed access to the farm on occasions. Whilst there is mention that there is CCTV to monitor the site this doesn't extend to the dog park parking area which has now been obscured by the screening that has put up, or when vehicles obstruct the access areas to the care home and farm office. Only the other day we witnessed multiple children using the trampoline as we drove down the lane as we could see them bouncing above the hedge. It would appear that the CCTV is only monitored retrospectively when required and isn't used for day-to-day management of the site.

The management plan fails to include the management of their own dogs when the park is in use. At any given time, there can be up to six dogs left unsupervised in the garden. When the park is in use, their dogs react to customer and their dogs by barking and whining. This has been one of the causes for the nuisance complaints. The abatement notice is still in force and open and nuisance diaries and recordings continue to be submitted.

The management plan also fails to address times when our neighbours are not on site. Such as holidays, long weekends or social events etc. At these times there is no management of the site. Management of the site would be unachievable via an app.

Mr and Mrs Muggridge

The Lodge

Waltham House Farm,

Louth Road

New Waltham.

From: daniel.muggridge
Sent: 19 September 2025 12:18
To: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>
Subject: Re: RE: URGENT DM/0385/25/CND

Good morning Lauren,

I have reviewed the additional management plan submitted by Mr & Mrs North regarding the dog fun park and have the following comments:

- We have reservations that the site can be managed properly by just CCTV and an app, and how this can be managed remotely when parties are not present on site to cover both the dog park and the parking? Even when present, there are only two people living/working on site, questions should be raised on how they can engage in other activities such as grooming or working on the livery, whilst also managing the dog park. We can tell this isn't being managed properly, as we are still seeing customers parking in unauthorised areas regardless of signage, we have seen children playing on the equipment without any management, and we continue to hear their own dogs bark at customers on a regular basis.*
- Parking on their own drive is now limited as there is a horse box taking up a space. The owners have multiple vehicles, one of which is usually parked in their customer parking areas. As such customers are still parking on the farm access road on a regular basis, and turning around outside of our property. Their statement says they have only received one complaint directly, But multiple complaints have been raised directly with the council by other parties.*
- Waltham House Care home have previously stated that their staff have complained about the dog barking, They will be able to address the statement that they have spoken to the care home manager who advised that the activities of the dog fun park do not impact on the care home*
- Pine Farm will need to comment on the statement that the farm doesn't currently have any crops to manage.*
- The comment that their own dogs are kept behind a double fence which blocks their vision of customer using the park should also be questioned. Their dogs do interact with customers and bark, as they can hear customers and dogs using the play field, this has been substantiated by the multiple noise recordings which have been submitted, These clearly show their dogs barking at customers. Also we can see dogs running up and down the orchard, barking at the customers. They also leave dogs in their private garden with puppies that bark and whine which can start the dogs on the other side of the house whining back. With a litter of puppies and dogs fun park and their own dogs we can have up to 18/20 dogs barking and whining at the same time.*
- We would also question the comment regarding absences. The site can be left unmanaged with dogs left in the garden unsupervised barking, as the owners are not present they wouldn't be aware of this nuisance they are causing. Also when they are away for longer periods of time, people come to let the dogs out in the morning leave and come back in the evening to let the dogs out. we cannot see how these individuals can manage the site in their absence. Nor can we see that a hired animal/property sitters can also manage the site in their absence, if they have been hired to manage their own dogs and sometimes puppies.*
- The Planning Inspectorate stated there can not be more than six dogs in the private dwelling with a limit of two puppy litters a year, with a maximum of four dogs in the dog fun park, but there is now an addition of a dog hydro pool which is hired out which breaches this directive and is not included in the dog management plan.*

*Kind regards
Mr & Mrs Muggridge*

*The Lodge
Waltham House Farm.*

From: Daniel Muggridge

Sent: 06 November 2025 12:27

To: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>; Martin Ambler (NELC) <Martin.Ambler@nelincs.gov.uk>

Subject:

Good afternoon Lauren.

With regards to the amended management plan, all of our original comments and reservations still apply to the new submission 17/10/25.

Kind regards

Mr & Mrs Muggridge

The Lodge

Waltham House Farm

Louth Road

DN36 4RX

From: Daniel Muggridge

Sent: 16 February 2026 08:51

To: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>; Martin Ambler (NELC)

Subject: Re: Updated diary and recordings

Good afternoon Lauren.

With regards to the amended management plan submitted 12th January 2026, all of our original comments and reservations still apply to this submission.

Kind regards

Mr & Mrs Muggridge

The Lodge Waltham House Farm

Louth Road

DN36 4RX

From: Matt Deakins <mattd@rossdavyltd.co.uk>
Sent: 02 June 2025 10:10
To: Bethany Loring (EQUANS) <Bethany.Loring@nelincs.gov.uk>
Cc: Louise Coulbeck
Subject: DM/0385/25/CND - Comments from Pine Lodge, Wal

Morning Beth,

Can you please add the following comments to this application, which we are on behalf of our clients Mr and Mrs Coulbeck.

Having read through the management plan submitted by the applicants we would make the following comments / questions:

- Reference is made to Terms and Conditions, but these have not been included within the application submission even though it is required by the condition. These should be published on the council website for consideration, so they form part of the statement and any subsequent approval.
- Our clients have noticed that recently the applicants are away from the site a lot with their own dogs being fed by a visitor. We would question the effectiveness of monitoring the site by CCTV after the event. What are the client's arrangements for management on site when they are away? Who will attend site in their absence to deal with an issue? No details are given or contact information in their absence or if they are not contactable.
- CCTV is evident in certain parts of the site but not within the dog park – can this matter be clarified?
- How often are waste bins emptied? The frequency is not included in the statement it just says regularly.

We would also note:

- The interaction with the residents own dogs is still an issue and isn't referenced in the statement.
- A live noise abatement case remains with Environmental Health under separate legislation.

Kind Regards,

Matt Deakins BA (Hons)



Phone: 01472 347956
E-mail: mattd@rossdavyltd.co.uk
Website: www.rossdavyltd.co.uk

Address Ross Davy Associates, Pelham House, 1 Grosvenor Street, Grimsby, North East
Lincolnshire, DN32 0QH



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From: Matt Deakins
Sent: 26 September 2025 21:29
To: Lauren Birkwood (NELC) <Lauren.Birkwood@nelincs.gov.uk>
Cc: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Neighbour Comments for application DM/0385/25/CND

Hi Lauren,

I have been asked to forward the comments below on behalf of our clients Mr and Mrs Coulbeck at Pine Lodge, Louth Road, Waltham and I would be grateful if you would please add them to the application:

Our client only wishes to reiterate matters raised by other neighbours or in previous comments as follows:

- The councils Environmental Health in their earlier comment relating to this application confirmed that someone should be present on site and that remote monitoring was unlikely to ensure effective management, which the applicant's statements do not fully address. The main instance would be when the applicants are on holiday and unless permanent staffing is put in place to cover this then the park should close on these days. The experience of the immediate neighbours to the site is that when on holiday, supervision has been limited to short morning and evening visits only which is inadequate.*
- The owner has set up a dog swimming pool outside of the area covered by the existing permission which our client notes is subject to an enforcement investigation under case number NELC case number EN/0655/25.*

As this activity is not referenced by the applicant, where do these users park their cars when visiting? how is this booked and arranged? what times and days does this operate? are the total number of dogs on site required by the planning approval exceeded using this pool in conjunction with the dog park? If this use conflicts with the planning approval in terms of dog numbers and vehicle parking, then the applicant cannot be complying with the requirements of this permission or its associated planning conditions. Although the applicant may consider the dog swimming pool is outside of the red edge of the application and is a separate matter, the parking areas fall within the red edge of the application and therefore the scope of the management plan and planning conditions.

Our client would respectfully ask that officers investigate this matter prior to determining this application as it directly affects the scope of this management plan as the parking areas would also serve this separate pool, which is highly likely to be operating without any appropriate planning permission.

- Our client would note that the noise control measures associated with this site are still not proving to be effective and that the separate noise abatement case associated with this site is still ongoing.*

Kind Regards,

Matt Deakins BA (Hons), PGDip Arch



From: Hardish Bhullar
Sent: 03 June 2025 17:05
To: Bethany Loring (EQUANS) <Bethany.Loring@nelincs.gov.uk>
Subject: DM/0385/25/CND - Comments from Waltham House Care Home

Good afternoon Bethany

Can you please add the following comments to this application, on behalf of the neighbouring property – Waltham House Care Home

With regard to the management plan we would like to highlight the following issues:

- Reports of excessive barking throughout the day are still being raised by staff and visitors to the site

- There are a small number of parking signs on the site, however it is still not clearly marked and leaves neighbouring properties susceptible to blocked access

- There have been reports of vehicles still blocking access to the rear of the site

Kind Regards

H Bhullar
Waltham House Care Home

Comments for Planning Application DM/0385/25/CND

Application Summary

Application Number: DM/0385/25/CND

Address: Summerfields Louth Road Waltham North East Lincolnshire DN36 4RY

Proposal: Details in Discharge of Condition 11 (Dog Park Management Plan) pursuant to Appeal AP/018/24 of DM/0220/24/FUL

Case Officer: Lauren Birkwood

Customer Details

Name: H Bhullar

Address: Waltham House Care Home Louth Road, New Waltham Grimsby DN36 4RY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Good afternoon Lauren

I have read the Dog Park Management Plan which was submitted on 8th September 2025 by Mr and Mrs North. Resulting from that I would like to question the accuracy of the statement regarding the conversations with the care home manager.

Having spoken with her myself on this matter she states no conversation concerning the noise levels or disruption to the business had taken place.

However, to the contrary comment was made on hearing continuous barking within the vicinity.

Yours sincerely

H Bhullar

Waltham House Care Home

Comments for Planning Application DM/0385/25/CND

Application Summary

Application Number: DM/0385/25/CND

Address: Summerfields Louth Road Waltham North East Lincolnshire DN36 4RY

Proposal: Details in Discharge of Condition 11 (Dog Park Management Plan) pursuant to Appeal AP/018/24 of DM/0220/24/FUL

Case Officer: Lauren Birkwood

Customer Details

Name: Mr R Nicholson

Address: Westfield House Raithby Louth LN11 9RR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Lauren, after reviewing the additional Management Plan submitted on 8th September 2025 by Mr and Mrs North regarding the Dog Park we would like to correct their incorrect statement regarding Pine Farms Ltd. Pine Farms Ltd is a fully operational arable farm and is being farmed by the family who have farmed it for decades. The buildings in the yard are in regular use, and clear, safe, unobstructed access to them and the farm track is essential at all times.

Yours sincerely,

R Nicholson

Pine Farms Ltd

Comments for Planning Application DM/0385/25/CND

Application Summary

Application Number: DM/0385/25/CND

Address: Summerfields Louth Road Waltham North East Lincolnshire DN36 4RY

Proposal: Details in Discharge of Condition 11 (Dog Park Management Plan) pursuant to Appeal AP/018/24 of DM/0220/24/FUL

Case Officer: Bethany Loring

Customer Details

Name: Mr R Nicholson

Address: Westfield House Louth LN11 9RR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As farmers, farming for Pine Farms, Waltham House Farm, New Waltham, Grimsby DN36 4RY, our position remains the same as previously noted regarding this application. Our prime concern is our safe movement of our large farm machinery within the shared yard, parking by customers visiting the Dog Park in prohibited spaces which are for farm use only, and safety for all concerned if there are too many vehicles entering, leaving, turning and parking at the yard, especially at extremely busy times of the farming year.

Comments for Planning Application DM/0385/25/CND

Application Summary

Application Number: DM/0385/25/CND

Address: Summerfields Louth Road Waltham North East Lincolnshire DN36 4RY

Proposal: Details in Discharge of Condition 11 (Dog Park Management Plan) pursuant to Appeal AP/018/24 of DM/0220/24/FUL

Case Officer: Bethany Loring

Customer Details

Name: Mr J Wright

Address: 27A Parker Street Cleethorpes Cleethorpes DN35 8TH

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: In fairness to the applicant, should not the appeal decision of March this year be included in the list of documents?