

Item 1
Cloverdale Residential
Home Butt Lane Laceby
Grimsby – DM/0872/20/
FUL

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



Working in Partnership

Telephone: 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
<p>DM/0872/20/FUL</p> <p>Erection of one detached and six semi-detached dwellings with garages, new access and landscaping. Cloverdale Residential Home, Butt Lane, Laceby DN37 7AH</p>	<p>Please place before Committee due to e-mails and telephone calls from residents, received as Ward Councillor</p>

Contact Details:

Signature **Date 5th November 2020.**

Name Councillor David Hasthorpe.....

Address: 12 Lindsey Drive, Healing N E Lincolnshire DN41 7NU.

Planning - IGE (ENGIE)

From: Cllr David Hasthorpe (NELC)
Sent: 18 June 2021 08:39
To: Planning - IGE (ENGIE)
Cc: Cllr - Henry Hudson (NELC)
Subject: RE: Planning Consultation Ref: DM/0872/20/FUL

Good morning.

As I have already "called in" this Application, I am in support of comments of objection from residents and Laceby Parish Council. The Application is poor at best and will have a severely detrimental effect on both neighbouring residents and particularly the residents of Cloverdale, many of whom will be seeing out their final days.

Kind regards,

David.

David Hasthorpe

Mayor of N E Lincolnshire 2021/ 2022

Ward Councillor for Wolds Ward NELC.

david.hasthorpe@nelincs.gov.uk

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

From: planning@nelincs.gov.uk <planning@nelincs.gov.uk>
Sent: 17 June 2021 12:55
To: Cllr David Hasthorpe (NELC) <David.Hasthorpe@Nelincs.gov.uk>
Subject: Planning Consultation Ref: DM/0872/20/FUL

Dear Sir/madam

Please see attached letter.

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

9th July 2020

Dear Sir/Madam

DM/0872/20/FUL – Erection of 1 detached and 6 semi-detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021).

The above planning application was discussed, at length, at the Parish Council Meeting on the 6th July 2021 and Laceby Parish Council would like to restate their opposition the plans that were made in our letter on the 20th November 2020. These oppositions made in our original letter are detailed below.

Firstly, the plans presented are outside the settlement boundary featured on the local plan approved by NELC in 2018, and therefore should be refused for this reason. NELC should not breach its recently set policy by allowing this development to continue.

We would also like to express concern around drainage and flooding that properties already experience along Butt Lane from the approved builds that have already taken place. This development would impact on drainage and further increase the amount of water flowing through to neighbouring properties increasing their risk of ongoing issues caused by this drainage of water onto their property. The existing infrastructure is not capable of sustaining more pressure upon it.

Having read the reports associated with these plans, there is a suggestion that this land is suitable for development. We would strongly dispute this application to build housing on this site as the land is actually part of the old landfill site in Laceby and brings concern regarding health and safety for all residents. The old landfill site was filled with numerous hazardous materials including Asbestos. By disturbing the land for building, this would disrupt the chemicals, materials and gases beneath the surface, releasing them into the atmosphere and this would affect those carrying out the building work, the new build properties, but even more so the residents in properties surrounding the proposed site.

This proposal sits within a beautiful area of flora and fauna with much wildlife resident within this area. By removing this green site, not only does this affect the residents of Laceby, but is also a site regularly used by Barn Owls, Bats, Deer, wild birds and birds of prey. By building on this site, it will disturb the natural area and homes of these animals, but also limit the access the residents at Cloverdale have to enjoy the beautiful area that they literally have in their back garden. These residents have opted to spend the last years of their life enjoying the countryside within this care home and it is not fair to remove this from them.

In addition to the loss of green space, it is believed that the impact of the building works and the noise from the works and vehicles accessing the site would have a detrimental effect on the health and wellbeing of those residents. To add an access road to run down the side of residents' bedrooms is unfair and inconsiderate, and will again add to the impact on the residents' health and wellbeing. This will also impact on those residents who live on the opposite side of the build within the Mulberries. It will also increase the amount of traffic in the area and impact on both road safety and residents' properties who will all see the impact of this work along the Butt Lane area.

Finally, there has already been approval of multiple builds across Laceby, with 100 houses beginning to be built just along Butt Lane and multiple plans in consideration. As mentioned, the village is already at capacity with the infrastructure it has in place, and there is no need for these dwellings to be built with the other builds that are going on.

Please record our objections to this planning application.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacbypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

5th August 2022

Dear Sir/Madam

DM/0872/20/FUL – Erection of 1 detached and 6 semi-detached dwellings with garages, new access and landscaping - additional land contamination information; Cloverdale, Butt Lane Laceby

The above planning application was discussed, at length, at the Parish Council Meeting on the 2nd August 2022. The Parish Council noted the report took soil samples from differing levels within the soil, and that this was not a consistent depth across the site. It was also noted levels of lead and arsenic on the site, this should be considered before any further work is carried out to develop the site.

There were no further objections to this application recorded.

Yours faithfully,

N J Ashton

Mrs N Ashton
Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

6th November 2020

Dear Sir/Madam

DM/0872/20/FUL – erection of 1 detached and 6 semi-detached dwellings with garages, new access and landscaping; Cloverdale, Butt Lane, Laceby.

The above planning application was discussed, at length, at the Parish Council Meeting on the 3rd November 2020 and Laceby Parish Council would like to oppose the plan for the following reasons.

Firstly, the plans presented are outside the settlement boundary featured on the local plan approved by NELC in 2018, and therefore should be refused for this reason. NELC should not breach its recently set policy by allowing this development to continue.

We would also like to express concern around drainage and flooding that properties already experience along Butt Lane from the approved builds that have already taken place. This development would impact on drainage and further increase the amount of water flowing through to neighbouring properties increasing their risk of ongoing issues caused by this drainage of water onto their property. The existing infrastructure is not capable of sustaining more pressure upon it.

Having read the reports associated with these plans, there is a suggestion that this land is suitable for development. We would strongly dispute this application to build housing on this site as the land is actually part of the old landfill site in Laceby and brings concern regarding health and safety for all residents. The old landfill site was filled with numerous hazardous materials including Asbestos. By disturbing the land for building, this would disrupt the chemicals, materials and gases beneath the surface, releasing them into the atmosphere and this would affect those carrying out the building work, the new build properties, but even more so the residents in properties surrounding the proposed site.

This proposal sits within a beautiful area of flora and fauna with much wildlife resident within this area. By removing this green site, not only does this affect the residents of Laceby, but is also a site regularly used by Barn Owls, Bats, Deer, wild birds and birds of prey. By building on this site, it will disturb the natural area and homes of these animals, but also limit the access the residents at Cloverdale have to enjoy the beautiful area that they literally have in their back garden. These residents have opted to spend the last years of their life enjoying the countryside within this care home and it is not fair to remove this from them.

In addition to the loss of green space, it is believed that the impact of the building works and the noise from the works and vehicles accessing the site would have a detrimental effect on the health

and wellbeing of those residents. To add an access road to run down the side of residents' bedrooms is unfair and inconsiderate, and will again add to the impact on the residents' health and wellbeing. This will also impact on those residents who live on the opposite side of the build within the Mulberries. It will also increase the amount of traffic in the area and impact on both road safety and residents' properties who will all see the impact of this work along the Butt Lane area.

Finally, there has already been approval of multiple builds across Laceby, with 100 houses beginning to be built just along Butt Lane and multiple plans in consideration. As mentioned, the village is already at capacity with the infrastructure it has in place, and there is no need for these dwellings to be built with the other builds that are going on.

Please record our objections to this planning application.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Miss Emma Coulten

Address: 6 Maple Walk Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As previous comments from myself I wish to object to the planning application for this site.

Firstly the access road will run along side my garden fence this road is barely wide enough for a single vehicle let alone plant and machinery and the proposed access required for the new dwellings.

The land itself is home to a host of wildlife including birds, rabbits and badgers.

There is currently a new built site being erected of 150 houses nearby so cannot see the need to destroy the natural habitat and beautiful garden area that the care home currently enjoy.

I bought my property purposely as it backs onto the care home and would therefore not be overlooked by neighbours. This site would directly look onto my property and my privacy of property and garden would be affected.

The noise pollution caused by the building of said site and its subsequent residents would also affect my property directly.

The residents of the care home currently get to sit in the conservatory looking out over this site which for dementia sufferers assists in providing a calming effect. If the proposal is granted the residents will have no view of the wildlife, birds, trees and other animals that currently reside on the grounds.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Miss Emma Coulten

Address: 6 maple walk Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application. The proposed entrance to the site will run along the back of my property. This road is not particularly wide and the increase in traffic will create disruption to the current quiet area. Noise pollution will rise with the building of the site/equipment needed to complete the build and the through traffic daily along the rear of my property once the site is built. From the proposed road anyone using it will be able to see into my property's windows. I bought my property along this stretch of road because it's quiet, away from the road and traffic noise and not overlooked at the rear of my property. I work night shifts so I made this decision to buy my property based on all these aspects. My garden would be overlooked by the properties if they were to be built ruining the secluded nature of my garden. My property would also be overlooked by the properties being built from all rear aspect windows of my property this would destroy the secluded nature of my property which currently has uninterrupted views and the exact reason why I bought my property. There is also a lot of trees and nature living within the grounds of the care home often hearing birds and owls in these specific trees as well as seeing rabbits, squirrels and badgers within the grounds of the care home.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Trevor Taylor

Address: 9 Maple Walk Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application, The proposed entrance to the site will run along the back of my property and will without a doubt increase noise pollution. The main reason we bought this property is because it was quiet and this would increase traffic noise daily.

The new access road will be too close to the fence of my back garden. Taking the hedge away is reducing my privacy and security which is another reason I bought my property as it stops the care home looking into the garden and vice versa. That's not to mention the wildlife that we get to see.

kind regards

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Bradley Worrell

Address: 45 Larkspur Avenue Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application due to the impact that the proposed construction will have on nearby flora and fauna.

Many of the Apple Tree Lane residents regularly witness a variety of species hibernating, foraging and feeding within the proposed site location and adjacent fields. This includes foxes, rabbits, squirrels but more importantly bats and badgers which are protected from disturbance by the applicable legislation.

I often visit the area in the evenings to watch the badgers feed and their setts are quite visible from the adjacent public right of way. We often take photos of the badgers - I am happy to send these to NE Lincs planning to confirm their presence.

I strongly encourage the N E Lincs ecology and environment team to request a revised ecology survey from the applicant as the original report (which was only completed 9 months ago) does not identify the presence of badgers or their setts.

If this planning application is approved, I would hope at the very minimum, N E Lincs conditions that the applicant is to obtain an EPS License from Natural England for the disturbance of badgers. This would at least ensure they are moved on in a humanely fashion. However, with others raising concerns regarding the councils' development plan, site access, contaminated land and a variety of other issues, I feel that the disturbance of flora and fauna is another reason to refuse this application.

From: Bradley Worrell
Sent: 11 July 2021 12:00
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: I.baldock
Subject: Fw: Comments for Planning Application DM/0872/20/FUL

Morning,

Further to my objection below to the planning application ref. DM/0872/20/FUL, please find attached supporting photos showing badgers within 5m of the proposed site boundary.

I would be grateful if the Case Officer, Ecology Officer and Environmental team could review the photos in relation to the applicant's ecology survey as the survey did not identify any evidence of badgers or their setts.

Kind Regards,

Bradley Worrell
45 Larkspur Avenue





Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr David Alexander

Address: 8 Apple Tree Lane, Laceby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear sir/madam

I currently live directly by the area that is seeking planning permission. I strongly object because I moved here as it was a peaceful location. If this area is built then I will have a road running right behind my property and as most houses have 2 cars nowadays, this would then ruin the peace that I moved here for.

Furthermore, I feel that the permission board should take into account Cloverdale nursing home having cars going past their windows and a building site in their view. This could aggravate the residents and after the year they have had, I feel that it would be even more unsettling

Yours faithfully

Mr David Alexander

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Overton

Address: 9 Apple Tree Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My Wife and I wish to raise an objection to the proposed planning permission request to develop 7 residential properties at the rear of Cloverdale Residential Home in Laceby. The reasons for our objection are summarised below:

1. The proposed land is part of an historic landfill. When our solicitor did the searches as part of purchasing our property, which is directly next to the proposed development, the searches showed that an historic landfill is located at the rear of Cloverdale Residential Home underneath the proposed new development.
2. The significant negative impact on the current and future residents of the Cloverdale Residential Home. The proposed development removes the majority of the rear garden to Cloverdale, which will remove the flora and fauna currently enjoyed. It will significantly reduce their outside space. At the time of submitting this comment, it is notable that as far as I can see there has been no comments submitted by the current residents of Coverdale, or their relatives. This raises the question as to whether the residents are aware of the significant negative impact that is planned for their home, or whether they have not been provided access to make a comment, or feel that to comment could put them at detriment from the owners of their residential home.
3. The proposed development is outside of the Local Plan finalised in 2018. There has been recent growth in residential property expansion in the village of Laceby over recent years and there is currently a further development in progress off Blyth Way of over 100 properties. There has been no growth in village amenities to match, with no expansion to the village school, road network or other amenities. The agreed Local Plan provided for an agreed quantity and scope of

land for growth of the village and I cannot see any evidence to suggest that further growth outside of this is needed within Laceby. To approve the proposed development would be to ignore the agreed Local Plan and progress growth outside of the boundaries and required scope.

4. There has been concerns raised with localised flooding and drainage issues within the Mulberries development that neighbours the proposed development. Further properties built on neighbouring land will likely add to these concerns and drainage issues, affecting both the new proposed development and the Mulberries development.

5. The access road to the proposed development is not sufficient for safe access to and from Butt Lane without adding risk to road users and pedestrians, is not adequate for council utility vehicles resulting in added risk from household bins being located at Butt Lane entrance and away from their properties, and most importantly, does not appear to provide adequate safe and prompt access for emergency vehicles, such as ambulances and fire tenders. The access road will also be situated alongside the Cloverdale Residential Home resident bedroom windows.

6. There is a negative impact on existing Mulberries development residents. The new proposed development is directly behind existing properties, and while there is an access road in between, the proposed houses will look directly on to the rear of the existing properties, including our own, impacting peace and privacy of our rear garden and the bedrooms at the rear of our property.

7. There will be a negative impact on the local wildlife. Wildlife in Laceby has already been negatively affected over recent years from the building of the Mulberries Development and the current development in progress at Blyth Way. With construction work now complete at the Mulberries, wildlife has settled and is now flourishing again, with many species residing within the proposed development. This wildlife is enjoyed by both the residents of Cloverdale Residential Home and the properties on the Mulberries development. To remove the rear garden to Cloverdale and replace with further houses and access roads will result in further disturbance of land which is outside of the agreed Local Plan and unnecessary disturbance of the local wildlife.

Due to all of the above concerns and the lack of evidence that additional properties are required within the village of Laceby above those that are already in progress and part of the 2018 Local Plan, we strongly object to the proposed development and believe this view should be supported by both the North East Lincolnshire Council and Laceby Parish Council.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Matthew Overton

Address: 9 Apple Tree Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My Wife and I wish to again raise an objection to the proposed planning permission request to develop 7 residential properties at the rear of Cloverdale Residential Home in Laceby. The reasons for our objection are summarised below:

1. The proposed land is part of an historic landfill. When our solicitor did the searches as part of purchasing our property, which is directly next to the proposed development, the searches showed that an historic landfill is located at the rear of Cloverdale Residential Home underneath the proposed new development. We were informed that this land cannot safely be built on or disturbed due to gases and subsidence risks associated with building on historic landfill land.
2. The significant negative impact on the current and future residents of the Cloverdale Residential Home. The proposed development removes the majority of the rear garden to Cloverdale, which will remove the flora and fauna currently enjoyed. It will significantly reduce their outside space. At the time of submitting this comment, it is notable that as far as I can see there has been no comments submitted by the current residents of Coverdale, or their relatives. This raises the question as to whether the residents are aware of the significant negative impact that is planned for their home, or whether they have not been provided access to make a comment, or feel that to comment could put them at detriment from the owners of their residential home.
3. The proposed development is outside of the Local Plan finalised in 2018. There has been recent growth in residential property expansion in the village of Laceby over recent years and there is currently a further development in progress off Blyth Way of over 100 properties. There has been no growth in village amenities to match, with no expansion to the village primary school,

nursery school, GP practice, road network or other amenities. The agreed Local Plan provided for an agreed quantity and scope of land for growth of the village and I cannot see any evidence to suggest that further growth outside of this is needed within Laceby. To approve the proposed development would be to ignore the agreed Local Plan and progress growth outside of the boundaries and required scope.

4. There has been concerns raised with localised flooding and drainage issues within the Mulberries development that neighbours the proposed development. Further properties built on neighbouring land will likely add to these concerns and drainage issues, affecting both the new proposed development and the Mulberries development.

5. The access road to the proposed development is not sufficient for safe access to and from Butt Lane without adding risk to road users and pedestrians, is not adequate for council utility vehicles resulting in added risk from household bins being located at Butt Lane entrance and away from their properties, and most importantly, does not appear to provide adequate safe and prompt access for emergency vehicles, such as ambulances and fire tenders. The access road will also be situated alongside the Cloverdale Residential Home resident bedroom windows.

6. There is a negative impact on existing Mulberries development residents. The new proposed development is directly behind existing properties, and while there is an access road in between, the proposed houses will look directly on to the rear of the existing properties, including our own, impacting peace and privacy of our rear garden and the bedrooms at the rear of our property.

7. There will be a negative impact on the local wildlife. Wildlife in Laceby has already been negatively affected over recent years from the building of the Mulberries Development and the current development in progress at Blyth Way. With construction work now complete at the Mulberries, wildlife has settled and is now flourishing again, with many species residing within the proposed development. This wildlife is enjoyed by both the residents of Cloverdale Residential Home and the properties on the Mulberries development. To remove the rear garden to Cloverdale and replace with further houses and access roads will result in further disturbance of land which is outside of the agreed Local Plan and unnecessary disturbance of the local wildlife.

Due to all of the above concerns and the lack of evidence that additional properties are required within the village of Laceby above those that are already in progress and part of the 2018 Local Plan, we strongly object to the proposed development and believe this view should be supported by both the North East Lincolnshire Council and Laceby Parish Council.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Abraham

Address: 10 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The recent document sets indicate hazardous levels of arsenic and lead. This is very concerning from a safety and health perspective.

I note that proposed mitigation's have been advised but they suggest significant ground works. I firmly believe that further and extensive investigations are required.

All my previous objections to this application still stand.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Abraham

Address: 10 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The grounds for the proposed dwellings are outside the settlement boundary/village envelope and therefore not in accordance with the Council policy for development within the Local Plan.

The Local Plan was only finalised in 2018 and it would be wrong for the Council to breach its recently set policy.

The Council's Local Plan consists of a major consultation exercise in calling for potential development sites. It is unclear whether the Cloverdale site was considered as part of this process. If the site was not submitted as part of the call for sites, I would request the Council rejects the site as Laceby has several sites for development and does not need this small site to meet housing need in the local area. Should the Council decide to break its own policy and be minded to consider development on this site I would make the following objections and request the Council to reject the application on these grounds:

Proposed Site Land:

- A desktop exercise appears to suggest that the land is suitable for development. I would dispute this claim. Firstly, the topology of the site suggests that this was part of a historic landfill. A report that was produced as part of the searches conducted by my Solicitor for purchasing my dwelling suggested the historic landfill is within 25 metres of our property. The Cloverdale plan suggests that it is approximately 23 metres from our physical house to the front of the proposed plots. This suggests that the properties will be built on top of a historical landfill site.
- The desktop exercise suggests the land will not hit clay until 2 metres, however, my gardens are full of clay at the surface, so why would the garden of Cloverdale be any different.

- Due to clay in the surface of my rear gardens, they struggle to cope with drainage during heavy rainfall. The plan shows that drainage from the narrow access lane will discharge into my gardens. I am concerned with the prospect of flooding.
- Any construction in this vicinity will disrupt: chemicals and gasses, possibly producing smells that are residing beneath the surface and could even be hazardous to construction personnel.
- Due to our proximity of the historic landfill, my dwelling endure a high number of fly's during the summer months, especially in the rear garden area. It is highly believed this is due to our proximity to the historic landfill it and would be even worse for any new residents of the proposed site.
- The desktop exercise discusses 0.23 hectares of land whilst the application is for 0.33 hectares. There is no consistency in the official documentation.
- The spotted wildlife will be affected which includes; wild birds, rabbits, bats and deer.

Effect on Cloverdale Residents:

- I believe, approval of the dwelling's construction will severely hinder the happiness and quality of life to Cloverdale residents. I do not feel this is morally right.
- There will be traffic running very close to the care home causing an increase in noise and potentially dangerous to roaming residents.

Highways and Effect on Local Community:

- The proposals are to build a narrow lane to access the development on the site. The lane is not wide enough to allow the Council's refuse collection vehicle to access the site. Bins will need to be positioned at the front of the site. I object this for a number of reasons:
 - o Noise to residents of Cloverdale who will have bedrooms windows very close to the access lane.
 - o Removal of parking spaces at Cloverdale.
 - o Potential vandalism to bins left unprotected at the entrance to the site.
 - o Allowing a modern development when the lane will only accommodate 1 vehicle at a time causing site congestion
 - o Access to the lane could easily be blocked for emergency services.
 - o At weekends, when sporting events are conducted on the sports field opposite, access to the development will force cars to park further down Butt Lane and add to potential congestion or accident.
- There are already approx. 100 dwellings being constructed off Blyth Way with planning for another 70 recently considered in the fields approaching Aylesby.
- It can also be questioned if the Council and proposer realistically expected the residents to walk the distance required from their dwelling to the proposed refuse collection area.
- The Mulberries development has a dedicated pump station to take the pressure off the existing village infrastructure, of which the residents have to contribute to its maintenance through an annual fee. There is no mention on the plans provided for the construction for any equivalent pump station.

Effect of current residents' properties:

- The resident's properties adjacent to the proposed site purchased their properties at a premium,

compared to other similar plots for their privacy and outlook at the current flora and fauna.

- Building of the site will disrupt adjacent properties peace and privacy during construction as they will be operating very close to their current fence line.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Abraham

Address: 10 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In relation to the amended plans submitted, I wish to object to the proposals. All the original comments made previously from myself/this property are still extant.

However, to re-iterate:

- The grounds for the proposed dwellings are outside the settlement boundary / village envelope and therefore not in accordance with the Council policy for development within the Local Plan. The Local Plan was only finalised in 2018 and it would be wrong for the Council to breach its set policy. The Council's Local Plan consists of a major consultation exercise in calling for potential development sites. It is unclear whether the Cloverdale site was considered as part of this process. If the site was not submitted as part of the call for sites, I would request the Council rejects the site as Laceby already has a significantly established development in the vicinity of Blythe Way.

In addition:

o Thousands of properties have recently been submitted for consideration to be constructed in the vicinity of Great Coates/Laceby Acres.

o Further afield, hundreds of properties have been approved to be built in the vicinity of Waltham.

- The spotted wildlife will be severely affected. I have been recently made aware that Badgers reside in the area, in contradiction to the Ecology report.

- Cloverdale Residents:

o Approval of the dwelling's construction will severely hinder the happiness and quality of life to Cloverdale residents. I do not feel this is morally correct. If approved, the moral compass of the

Council can be questioned.

- o There will be traffic directly next to the care home causing an increase in noise and peace to the residents, also potentially dangerous to any roaming residents.

- Highways and Effect on Local Community:

The proposals are to build a narrow lane to access the development on the site. The lane is not wide enough to allow the Council's refuse collection vehicle to access the site. Bins will need to be positioned at the entrance of the site. I object this for a number of reasons:

- o Removal of parking spaces Cloverdale visitors, where else will they be expected to park during peak times?

- o Refuse bins left unprotected at the entrance to the site which will be an attraction to vandalism.

- o At weekends, when sporting events are conducted on the sports field opposite, access to the development will force cars to park further down Butt Lane and add to a potential congestion or contribute to an accident.

- o It can also be questioned if the Council and proposer realistically expect the residents to walk the distance required from their dwelling to the proposed refuse collection area. In the society of today, there would be no appetite for this.

- o The Mulberries development has a dedicated pump station to take pressure off the existing village infrastructure. There is no mention on the plans provided for the construction for any equivalent pump station. This suggests an increase on the villages struggling infrastructure.

- o The resident's properties adjacent to the proposed site purchased their properties at a premium, compared to other similar plots for their privacy and outlook at the current flora and fauna.

- o Building of the site will disrupt adjacent properties peace and privacy during construction as they will be operating very closely to their current fence line.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Case Officer: Richard Limmer

Customer Details

Name: Mr Bob Livermore

Address: 11 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for giving me the opportunity to further comment on this planning application.

The proposal is outside the Local Plan and should be rejected simply for this reason. Comments made by the Planning Officer, which have since been removed, suggested that the Local Plan was not valid as insufficient properties had been built. I would strongly contest this. Artificial planning numbers suggested by London will never work. Builders will only build properties at a rate that they can sell and when they can generate a profit. Local Councillors are elected to represent local communities not to let faceless Civil Servants in London dictate to them. Councillors please do your job and reject the application for not being suitable in accordance with the local plan. There are loads of sites lying empty where development could take place - but as indicated above this has not happened for economic reasons and not that you have done anything wrong.

If you decide to look at the application, which I don't believe you should, please reject this because of the risks involved to families and children who would live on the development if permission was given. Originally the application and their professional advisors advised that there were no risks based on a desk top exercise. The latest results on ground conditions that the Planning Department insisted on tell a very different story. The danger to families, particularly children, must come first. This site is not suitable. If permission were given - even with conditions - who would take responsibility if things went wrong? The answer is you. Are you brave enough? I wouldn't take the risk particularly when there are other sites awaiting development and with the downturn in the economy these are unlikely to be developed any time soon.

The Footpaths Officer sees no problem. However, I do. The public footpath that runs at the rear of the site does not have an access to Butt Lane since the public footpath through the plantation has been closed by the Council. (As an aside I'm told it will take up to 95 years to resolve - totally ridiculous). This being the case it is highly likely that people using the footpath will attempt to gain access through this development to Butt Lane. I say this because the same has been tried at the Mulberries, where I live, and if it was not for local residents would have happened. An access from and to the public footpath will increase footfall to the rear of my property and make a great risk of crime because of this. No details have been supplied about street lighting but as it will be a private road what will happen ?

Have the Police commented as I have a real fear of being robbed. Will the development be safe by design?

Finally no comments have been made on how the applicant would safe guard wild life particularly those that are protected which have been identified by local residents previously.

Please add these comments to the ones I have already made.

I believe you should reject the application as it is not suitable and not in keeping with your strategic plan for the Borough.



11, Apple Tree Lane

Laceby

DN37 7EJ.

20/11/20.

Re: DM/0872/20/FUL

Dear Mr Limmer,

I attach my objection to the planning application for Cloverdale, Laceby.

I was unable to upload this on your site so have sent this by post.

Please can you acknowledge receipt.

You may email me on :

yours sincerely.

R. Livermore

Cloverdale Planning Application.

I wish to object to the request to develop 7 houses at the rear of the old people's home, Cloverdale, Butt Lane, Laceby.

The grounds for objection are primarily that the land in the rear garden is outside the settlement boundary and therefore not in accordance with Council Policy for development within the Local Plan . The Local Plan was only adopted in 2018 and it would be wrong for the Council to accept development that is clearly contrary to such a recently adopted policy.

Policy 5 is very clear about development boundaries and the Proposals Map supporting this Policy does not identify the site behind Cloverdale as being within the settlement boundary and therefore not having development potential. The Policy states that the land outside settlement boundaries will be regarded as open countryside. This being the case I would expect the Council to reject this application.

In determining the Council's Local Plan there was a major consultation exercise carried out calling for development sites. I am unclear whether the Cloverdale site was considered as part of this process. I am also not clear if this site was the subject of any objection or discussion as part of the Public Examination into the Plan. However, if it was and rejected by the Planning Inspector as not suitable, I would expect the Council to reaffirm this decision. If the site was not submitted as part of the call for sites or considered specifically through the Local Plan process, I would request the Council rejects the site as Laceby has sufficient sites to meet local housing need. The Local Plan process determined the most suitable areas and sites to meet future development needs and this site was not included within the settlement boundary for a reason – it was not required to meet the overall housing need set out in the Local Plan. It will result in an urban extension into the countryside as defined by the Local Plan.

Should the Council decide to go against its own Policy and be minded to consider the principle of development on this site I would make the further following objections and request the Council rejects the application on these grounds:

A . Loss of garden

As a Social Services Authority the Council should consider the welfare of the elderly residents who live in Cloverdale. The proposals remove all the grassed garden at the rear of the home and this is important amenity space for the residents. This is especially true given current circumstances due to the COVID 19 pandemic which has emphasised the importance of green space for people's mental and physical wellbeing. Currently residents have the benefit and pleasure of looking out over the garden and enjoying the beauty of the landscape together with the wild life, which includes, rabbits, wild birds, bats and deer. I note that up until 20/11/20 no resident of the care home has commented. I was minded to visit but this is not possible, I request that the Director of Social Services be approached to express the views of the residents as many will be apprehensive to make adverse comments on the application bearing in mind the applicant is their carer.

B. Highway Considerations

The proposals are to build a narrow lane to access development on the site. The lane is not wide enough to allow the Council's refuse collection vehicle, or other larger vehicles to access the site. Bins will need to be positioned at the front of the site. I object to this for a number of reasons :

1 Noise to residents of Cloverdale who have bedroom windows close to the lane

2 Removal of parking spaces at Cloverdale

3 Potential vandalism to bins left unprotected at the entrance to the site, particularly arson and the dangers of fire

4 Allowing a modern development where the lane will only accommodate single vehicles which is potentially dangerous and a step back to Victorian development. (I am a volunteer driver for Dial a ride and often have difficulty get to clients addresses where they are served by a small track. I have even had to abandon a collection because I simply couldn't access the property as parking would not allow me to get through).

5 Access on the Lane could easily be blocked with limited resident and visitor parking and could block emergency services. I do not need to remind the Council that sadly in the event of a fire like Glenfell seconds saved in access can and will save lives.

6 At weekends when there are events at the recreation ground opposite, cars park on Butt Lane. Access to this development will force cars to park further down Butt Lane and add to potential congestion or accident.

C. Environmental

My property backs onto the proposed site. Currently I benefit from observing wildlife consisting of various wild birds, rabbits, bats & deer. The application recognises the dangers to wildlife in development and tries to mitigate these. However, in my opinion, it fails to do so. Land to the east of the site has been identified in the Local Plan for development. When this is developed, if garden areas like this are removed, where will wildlife go to forage? The open space and woodland to the south of the site is a haven for wildlife. The allocated housing site HOU 066 will no doubt have an impact but to develop garden land as well is surely a step too far.

A desktop exercise appears to suggest that the land is suitable for development. I would dispute this. Firstly a topography of the site suggests that it was part of the tip. If this is the case, due consideration needs to be given, particularly about the health damage that could be caused to children living on the site. The desktop exercise suggests the land will not hit clay until 2 metres. However, my garden is full of clay and why the area in Cloverdale be any different? More work needs to be carried out to clarify the suitability of the site, particularly around gas testing. The desktop exercise talks about 0.23H of land, whilst the application is for 0.33H. It does not fill you with confidence.

D. Drainage

The desktop exercise suggests that drainage will not be problematic. However, as I have mentioned, my garden has deposits of clay about 6" below the surface. It struggles to cope with heavy rain, gets particularly soggy. The plans show that drainage from the narrow lane will discharge into my garden. I

am concerned about the prospect of flooding and would request that the Council require the Lane to be adequately drained.

In closing I request that the application be rejected as it is not in accord with the Local Plan and outside the settlement boundary. However, if the Council decide to consider the application, that this is rejected because of the concerns expressed in A-D above. Finally, if the Council do approve the application, that suitable measures are put in place to mitigate these concerns highlighted.

Thank you for your consideration.

Bob Livermore

11 Apple Tree Lane, Laceby, N.E. Lincs DN37 7EJ.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Bob Livermore

Address: 11 Apple Tree Lane, Laceby, North East Lincolnshire DN37 7EJ

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have a number of comments to make . I have been unable to up load a PDF with these and will send these by post as there is no email address to send these to.

I have no objection to my comments being loaded to your site for others to see.

Bob Livermore

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Bob Livermore

Address: 11 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 1 / 3

Cloverdale Planning Application.

I wish to object to the request to develop 7 houses at the rear of the old people's home, Cloverdale, Butt Lane, Laceby.

The grounds for objection are primarily that the land in the rear garden is outside the settlement boundary and therefore not in accordance with Council Policy for development within the Local Plan. The Local Plan was only adopted in 2018 and it would be wrong for the Council to accept development that is clearly contrary to such a recently adopted policy.

Policy 5 is very clear about development boundaries and the Proposals Map supporting this Policy does not identify the site behind Cloverdale as being within the settlement boundary and therefore not having development potential. The Policy states that the land outside settlement boundaries will be regarded as open countryside. This being the case I would expect the Council to reject this application.

In determining the Council's Local Plan there was a major consultation exercise carried out calling for development sites. I am unclear whether the Cloverdale site was considered as part of this process. I am also not clear if this site was the subject of any objection or discussion as part of the Public Examination into the Plan. However, if it was and rejected by the Planning Inspector as not suitable, I would expect the Council to reaffirm this decision. If the site was not submitted as part of the call for sites or considered specifically through the Local Plan process, I would request the Council rejects the site as Laceby has sufficient sites to meet local housing need. The Local Plan process determined the most suitable areas and sites to meet future development needs and this site was not included within the settlement boundary for a reason - it was not required to meet the

overall housing need set out in the Local Plan. It will result in an urban extension into the countryside as defined by the Local Plan.

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B. Highway Considerations

2 / 3

The proposals are to build a narrow lane to access development on the site. The lane is not wide enough to allow the Council's refuse collection vehicle, or other larger vehicles to access the site. Bins will need to be positioned at the front of the site. I object to this for a number of reasons :

- 1 Noise to residents of Cloverdale who have bedroom windows close to the lane
- 2 Removal of parking spaces at Cloverdale
- 3 Potential vandalism to bins left unprotected at the entrance to the site, particularly arson and the dangers of fire
- 4 Allowing a modern development where the lane will only accommodate single vehicles which is potentially dangerous and a step back to Victorian development. (I am a volunteer driver for Dial a ride and often have difficulty get to clients addresses where they are served by a small track. I have even had to abandon a collection because I simply couldn't access the property as parking would not allow me to get through).
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C. Environmental

My property backs onto the proposed site. Currently I benefit from observing wildlife consisting of various wild birds, rabbits, bats & deer. The application recognises the dangers to wildlife in development and tries to mitigate these. However, in my opinion, it fails to do so. Land to the east of the site has been identified in the Local Plan for development. When this is developed, if garden

areas like this are removed, where will wildlife go to forage? The open space and woodland to the south of the site is a haven for wildlife. The allocated housing site HOU 066 will no doubt have an impact but to develop garden land as well is surely a step too far.

A desktop exercise appears to suggest that the land is suitable for development. I would dispute this. Firstly a topography of the site suggests that it was part of the tip. If this is the case, due consideration needs to be given, particularly about the health damage that could be caused to children living on the site. The desktop exercise suggests the land will not hit clay until 2 metres. However, my garden is full of clay and why the area in Cloverdale be any different? More work needs to be carried out to clarify the suitability of the site, particularly around gas testing. The desktop exercise talks about 0.23H of land, whilst the application is for 0.33H. It does not fill you with confidence.

D. Drainage

The desktop exercise suggests that drainage will not be problematic. However, as I have mentioned, my garden has deposits of clay about 6" below the surface. It struggles to cope with heavy rain, gets particularly soggy. The plans show that drainage from the narrow lane will discharge into my garden. I

3 / 3

am concerned about the prospect of flooding and would request that the Council require the Lane to be adequately drained.

In closing I request that the application be rejected as it is not in accord with the Local Plan and outside the settlement boundary. However, if the Council decide to consider the application, that this is rejected because of the concerns expressed in A-D above. Finally, if the Council do approve the application, that suitable measures are put in place to mitigate these concerns highlighted.

Thank you for your consideration.

Bob Livermore

11 Apple Tree Lane, Laceby, N.E. Lincs DN37 7EJ.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Bob Livermore

Address: 11 Apple Tree Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have viewed the revised application and it doesn't appear that the applicant has taken any action to address my concerns . I would therefore like my previous comments to be considered in refusing this application.

Since making my comments I have become aware that there are badgers that live in the vicinity and this application must not go ahead at the risk of their livelihood.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr MICHAEL TAYLOR

Address: 12 APPLE TREE LANE LACEBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have 2 areas of concern regarding this application.

Firstly, the landscape plan is indicating removal of the hedgerow adjacent to the Mulberries development.

There is zero gap between this hedgerow and my rear fence.

This section includes a large mature crab apple tree which incidentally has 2 bird's nests in it. All the hedgerow roots protrude under my rear garden which has recently been laid with premium grade turf and were visible at the time. Therefore, I cannot comprehend how the hedgerow could be removed without damaging my back garden.

In addition, there would be a significant LOSS OF PRIVACY to the rear.

Secondly, a new road access from Butt Lane is being proposed.

This is extremely close to the existing access to the Cloverdale Care Home. Given the access to the playing fields car park on the opposite side of Butt Lane, this would result in 3 road junctions within close proximity of each other to the potential detriment of road safety. Traffic coming round the mini-roundabout at Mulberry Lane to proceed towards the village centre, tends to accelerate hard up the incline and past the care home. Further, a section of the existing footpath which is heavily used by children walking to/from Stanford school would be lost. In addition, this area is used by school buses in the afternoons to drop off and there are no parking restrictions on this section of Butt Lane.

I hope that the families of the care home residents are also being consulted as I can't imagine they would be very supportive.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Case Officer: Richard Limmer

Customer Details

Name: Mr MICHAEL TAYLOR

Address: 12 APPLE TREE LANE LACEBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Ground conditions during the soil sampling were found to be variable and some of the site may well be on the side slopes of the infilled refuse pit. It is therefore questionable as to how representative of the whole site (0.27 hectares) the 5 boreholes actually are.

Further, not all possible contaminants of concern have been tested for. SULPHUR is one notable omission as this is often found in furnace slag.

I therefore fully endorse the Environment Agency's proposed planning condition for a remediation strategy relating to the above concerns.

In relation to the identified levels of lead and arsenic contamination, I would also support the proposal from Humberside Materials Laboratory Ltd for a soil cover system and barrier piping for water supply which should form a further planning condition. The lead result of 2088 mg/Kg is of particular concern given global efforts to completely eliminate lead from petrol and paints.

I would like to reiterate my previous comments relating to BADGERS which are inhabiting the site. This is still very much an ongoing issue and the original Ecology report (4th September 2020) is now essentially TWO YEARS OUT OF DATE.

Should groundworks commence and before setts are destroyed, all badgers have to be excluded and any work must be done under licence.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr MICHAEL TAYLOR

Address: 12 APPLE TREE LANE LACEBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There have been no amendments to the Landscape Plan.

Hence, all my comments submitted on 6th November 2020 remain both valid and relevant.

The Landscape Plan infers by a lack of green symbols along the hyphenated red line behind my property that the existing hedgerow and tree are to be removed. I remain deeply concerned about the practicalities of this as it would very likely cause damage to my rear fence and lawn.

I note that the Trees and Woodland officer also has concerns about the removal of existing hedgerows from his perspective.

Springtime this year has seen the advent of BADGERS venturing into the south-eastern corner of the Mulberries adjacent to the Cloverdale rear grounds in order to forage along the side of my house. This has been on numerous occasions shortly after dusk.

I understand that one of my neighbours has photographic evidence of this and that a recent unofficial survey has found evidence of active setts.

Badgers are of course a protected species under the Protection of Badgers Act 1992.

Attention should therefore be given to the Natural England Standing Advice which has a section entitled "Badgers : surveys and mitigation for development projects ". A key part of this is that before setts are destroyed, all badgers have to be excluded and any work must be done under LICENCE.

This would need to be an explicit planning condition.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Lisa Baldock

Address: 13 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I strongly object to this development.

1, We have protected bats and badgers on this site. We see them literally every night, they come from their sets on this land and feed in front of our houses. We have photographic evidence too. Their homes can be easily seen and a license to move them has got to be asked for, if at all. The builder should also provide solid information why this site is vital to build on as it's just a total destruction of all our flora, fauna and many, many wildlife species homes. Natural England should be contacted for some form of guidance on this issue.

2, This site is an historic landfill and any disturbance of it can and will unleash harmful chemicals into our atmosphere which in these times is the last thing we as residents should be battling respiratory wise. Bearing in mind the vulnerability of the Cloverdale residents.

3, The grounds are outside the settlement boundary and not in the council's policy for development within the local plan. As far as we are aware the local plan was only finalised in 2018.

4, This development would be adding more pressure on a village with no amenities been added. It's entrance would be an accident waiting to happen. Cars speed along Butt Lane at this exact location with two entrances from the playground/ playing fields and Cloverdales entrance already there, adding another one is dangerous.

5, We litter pick as do many of the villagers, placing bins on refuse collection day or the night before will be an open invitation for vandalism. They are always attacking the building opposite on the playground which if I'm not mistaken the council are giving over to a charity to maintain it.

6, On The Mullberrys we have problems with localised flooding and Anglian water have to be called out frequently. We have a pump station which is used to relieve the village infrastructure. What pumps or barriers are there to be proposed to stop all the run off water deluging passed our

doors which happens now when it rains.

7, Please consider what impact this build would have on an ever growing village with no amenities and especially the localised wildlife that need our protection. It looks like the builders of this site are Squeezing 7 substantial properties on basically what is a back garden.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Miss Rachel McWilliam

Address: 14 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having seen the reapplication I feel that none of the concerns raised by neighbouring properties have been addressed and I wish for my original objection made back in November to be taken into consideration.

On a daily/nightly basis I see and have photographs of badgers and most recently fox cubs coming from the land in question to forage and feed along the grassed area to the front of my property. I shall email the photographs over to you as proof of the animals existence, as it seems that the ecology report does not acknowledge this and hope that it is addressed and a revised ecology survey is undertaken. At a time when we are supposedly encouraging people to care for the environment, plans are afoot to destroy a wildlife habitat which we are so lucky to have right on our doorstep. We should be looking after areas such as this for future generations not building over them with yet more houses, in a village which already has two other large building developments on the go. Once it's gone it's gone and there's no coming back from it.

I strongly object to this application.

Yours sincerely

Rachel McWilliam

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Miss Rachel McWilliam

Address: 14 Apple Tree Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To Whom it may Concern

I am writing to object to the proposed development to the rear of Cloverdale Residential Home.

My property is on Apple Tree Lane on the Mulberries which is situated next to the proposed development site. Although my property is not one of the one's which will have its privacy taken away by the proposed dwellings, I live very close and currently enjoy the benefits of all the wildlife which reside in the shrub and grassland which will be destroyed. The front of my property has views over to the hedge row to the back of the proposed site, where I see countless small wild birds as well as pheasants, owls, buzzards, sparrow hawks and egrets. I also see squirrels, rabbits, foxes and badgers as well as bats on an evening. I feel strongly against taking away the habitats of these wonderful creatures for the sake of cramming in more houses when a development of 100 more is now underway just down the road.

Another major concern is that the Mulberries Estate already has issues with drainage without adding further pressure to the system with another housing development next door. The main sewerage pipe runs down our estate and along the back hedge towards the proposed development site and I often see Anglian Water coming to try and sort out problems.

The proposed access road will also come out onto Butt Lane very close to the existing entrance to the Carehome and the two entrances opposite for the playing field and pavilion. Cars coming into the village from the Aylesby direction tend to accelerate up the incline of Butt Lane when coming around the mini roundabout shortly before the proposed access site. School buses also use this

stretch of the road as pick up and drop off points for local school children in the mornings and afternoons. I could see it as an accident waiting to happen.

Without even taking into account any of the above objections I think the main point of concern is that proposed development pays no thought or consideration to the elderly residents of the Carehome or their families. Their green and pleasant outdoor space will be completely taken away, the very environment and surroundings which may have played a key part in either the residents or their families deciding that this would be where they moved to, to spend their latter years. Instead they will be forced to live on a noisy building site until the development is completed to be left with a view of bricks and mortar. No thought to anyone's health and wellbeing.

Yours Sincerely

Rachel McWilliam

From: Rachel McWilliam

Sent: 08 July 2021 17:39

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

Subject: Planning Application DM/0872/20/FUL







Dear Sir

I'm writing to you with regards to the above planning application at Cloverdale Residential Home on Butt Lane I'm Laceby. I have submitted comments online back in November and again today with my objections to the proposed development.

I'm emailing you so that I can attach photographs that I have taken of the badgers and foxes that I see on a daily/nightly basis when they come out from the land in question where their setts are located, to forage and feed on the stretch of grass in front of my property. I live at 14 Apple Tree Lane on the Mulberries.

The ecology report attached to this planning application does not acknowledge their existence and I would hope that photographic proof that they do, would lead to a revised ecology survey of the area in question being undertaken. I feel very strongly that we should be protecting wildlife habitats such as this, that we are so lucky to have on our doorstep, for future generations to enjoy. Once they've gone they've gone.

Thank you for your time.

Kind Regards

Rachel McWilliam

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Benji Daems

Address: 1 Aspen lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object for the reason the new access road for the houses runs to close to our back fence which will take away the tall hedge giving us the privacy between us and the care home. The hedge also provides us a sound barrier and inhabits 10s if not 100s of birds in the summer. It's also a visual barrier for us to not

Look into the care home and visa versa. On another look at the access road for 13 homes is it really necessary being split up in 2 roads? As my neighbour stated does this comply with all The regulations? I would like to keep some privacy to my property by atleast considering 1 access road and keeping the hedges along the road. Thank you for your time

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Case Officer: Richard Limmer

Customer Details

Name: Mr Andy McClean

Address: 2 Aspen Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Apologies for missing the 19th August date for comments. However, as other residents have mentioned, the Ground Investigation Report by HML identifies found issues relating to the site former use as landfill. Including; in the summary, 3 cases where the criteria for residential developments is exceeded, and in section 8 unacceptable risks identified with respect to the health of future site users. This, as the report comments, will require significant soil remediation works, and the requirement for a barrier membrane across the whole site. This will cause issues with the environmental efforts and government initiatives to install greener forms of home heating, such as the installation of ground source heat pumps, to tackle climate change.

All other objections regarding this development, primarily the access route and junction, stand as no plans have been amended.

Regards

Comments for Planning Application DM/0872/20/FUL

Application Summary

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Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Andy McClean

Address: 2 Aspen Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this planning application due to the poor design of the access.

Firstly, the site access contravenes Building Regulations Approved Document B, Fire Safety Volume 1: Dwellings, Requirement B5, Section 13: Vehicle Access. This document states that a dead-end access route longer than 20m requires turning facilities. The new access along the side of the care home is approximately 150m long, of which an 80m long section is the minimal width of 3.7m. This will also create an unpleasant experience for pedestrians, especially wheelchair users, where a vehicle such as a refuse or delivery lorry to travel along the road at the same time. It also goes against "Manual for Streets" a formal Department of Transport guidance primarily for "lightly-trafficked residential streets", sections B and C.

Secondly, the gap between the nursing home and my fence is approximately 8m, however the submitted Landscape Plans show two vehicle access roads squeezed into the space of the current one. There is no need for this as there is space for a single standard 5m to 6m wide access road serving both the nursing home and the new homes, removing the unpleasant long and narrow access route to the proposed homes. The plans also show the removal of hedgerows along the side of our estate and replacing them with "wildflower planting" and providing a "new hedge planting" between the two access roads. This is also unnecessary, as one single wider access route would retain this natural barrier and wildlife habitat.

I trust that you will reconsider this poor access design and review the planning in line with the other comments received from other local residents.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Andy McClean

Address: 2 Aspen Lane Laceby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this revised planning application, on the basis that the concerns raised by myself and multiple other local residents have not been addressed in anyway shape or form.

For me, these concerns relate to the poorly designed access and egress to and from the proposed site, and the additional unnecessary and dangerous junction onto Butt Lane. To reiterate, I believe that the proposal contravenes Building Regulations Approved Document B, Fire Safety Volume 1: Dwellings, Requirement B5, Section 13: Vehicle Access. The narrow 3.7m wide by 80m long dead-end access route, will create an awful experience for delivery drivers, refuse truck drivers, along with pedestrians, and especially wheelchair users. Previously I highlighted that this poorly designed access is against the good working practice laid out in "Manual for Streets" Sections B and C, a formal Department of Transport guidance which has been set out particularly with lightly trafficked residential streets in mind.

The access and egress to and from the site could be much better designed, could retain the existing hedgerows, create a better environment for the potential residents and service providers, and have a properly thought out junction onto Butt Lane that is safe for both road users and pedestrians - especially the children using the playground.

I trust that you will consider the issues that I and other local residents have raised, both now and in November last year.

Kind Regards

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Miss Sophie Stratton

Address: 3 aspen lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am emailing you regarding the planning permission for the cloverdale care home development.

Although the houses won't back onto us, the road that has been suggested to be laid is directly behind our back garden fence. Firstly, we picked this plot due to the privacy and security of the care home behind our back fence. We have several trees and bushes behind the fence which secure our garden and make it very private and we would be very angered if these were to be taken down to make way for a road. Also the disruption of many building vehicles going down this road will have a huge effect on us as our master bedroom is at the back of our house. We are both key workers (teachers) and on a weekend we like to have a lay in to recuperate and make sure we are well rested ready to provide an in-depth education to the children for the week. We have paid a lot of money to have a nice house, with a private garden and we are saddened that this could be taken away from us with a road. It seems ridiculous that they are even trying to cram a road down this section of the care home and there could be possible damage to our fence/ garden when this fence is built. We are highly against this happening and would be extremely angry if our views/thoughts were not taken into consideration.

If the road was to be laid in a more appropriate place where it wouldn't affect our gardens and privacy then I would think very differently about the plans. However it seems absurd to do this and destroy nature, people's homes and security. Also as my neighbours said will all of this be within the regulations as looking at it, it doesn't look like the potential risks that may be unlikely but easily could happen have been thought about.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Miss Sophie Stratton

Address: 3 aspen lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping (amended site plan and dwelling designs June 2021)

Case Officer: Richard Limmer

Customer Details

Name: Mr Macaulay Reavill

Address: 4 aspen lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to further object to these plans that have been put forward. The main cause for concern is the road that is to be built that would back onto my property. To build this road would mean the removal of the tree which backs onto my property. This tree provides privacy from onlookers into my master bedroom window; creates shade and attracts wildlife to my garden. Furthermore the plans actually seem to be dangerous as far as access is concerned. The narrow road is proposed to be ridiculously close to my property line which would in turn bring noise pollution and a risk of traffic collisions to my back garden.

I would also like to echo my neighbours at 5 aspen lanes concern that having 3 junctions on the brow of the hill down butt lane would also be extremely dangerous, especially considering one of those junctions is access to a children's park.

I would also like to express concern that the build site is to be on top of the old land fill. With the risk of asbestos or gas build up being another cause for concern.

Unfortunately plan that has been laid out and rejected once seems in general very poor and lazy. Perhaps the developer could submit plans for a completely different and sensible access road? And furthermore how they plan to tackle the issue of the land fill and drainage of the area?

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Macaulay Reavill

Address: 4 aspen lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I would like to object to the plan of a double access road backing onto my garden. The reason for my objection is my concern for the noise pollution caused by the installation and then use of this road. Also the area proposed for this road is not nearly wide enough to accommodate a road without coming right up to my fence, so close in fact I can't see how it is safe and legal to do so. the Large tree that backs onto my garden which is situated where this road is planned to be offers shade in the summer and a natural barrier for the care home security light that shines through the night. And of course the numerous birds that nest in the tree and other wild life that it attracts. Furthermore the privacy of my home/garden will be significantly reduced which is a cause for concern with the security of my property. I would like the plans to be reconsidered in a way that makes the construction of these new properties less impactful to the current residents of mulberries estate. We all bought these homes because of the private and secluded nature of this street, it would be a shame to see the landscape changed so drastically due to poor and unthoughtful planning.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Macaulay Reavill

Address: 4 aspen lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the plan of a double access road backing onto my garden. The reason for my objection is my concern for the noise pollution caused by the installation and then use of this road. Also the area proposed for this road is not nearly wide enough to accommodate a road without coming right up to my fence. The large tree that backs onto my garden which is situated where this road is planned to be offers shade in the summer and a natural barrier for the care home security light that shines through the night. And of course the numerous birds that nest in the tree and other wild life that it attracts. Furthermore the privacy of my home/garden will be significantly reduced which is a cause for concern with the security of my property. I would like the plans to be reconsidered in a way that makes the construction of these new properties less impactful to the current residents of Maples Estate. We all bought these homes because of the private and secluded nature of this street, it would be a shame to see the landscape changed so drastically due to poor and unthoughtful planning.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Stephen Fearn

Address: 5 Aspen Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed development on the following grounds.

There is a 1.82m (6') high close boarded fence running along Butt Lane and returning to run alongside the proposed new road at the rear of 5 Aspen Lane. The corner post of the fence is only 1.8m (6') from the inner edge of the existing footpath on Butt Lane and 0.6m (2') from the proposed edge of the new road. The proposed site plan does not show the height of the 1.82m (6') fence which would restrict a drivers view.

Any driver trying to access Butt Lane from the proposed new road would have to stop past the corner of the 1.82m (6') fence in order to view down the road towards the mini roundabout. Some larger vehicles would have to enter onto the footpath before being able to have a clear view down Butt Lane and the footpath. This is clearly dangerous as there are numerous members of the public, children walking home from school, mothers with prams and pushchairs etc walking along this footpath.

The new road would be 24m (78') from the existing Cloverdale access and only 7m (23') from the large access opposite into the community play area and football pitch and so there would be three access points onto the brow of the hill and all in close proximity.

It would surely better for the new development to be accessed via the wide 14m (46') and much safer existing entrance into Cloverdale which has far better visibility splays. This would do away with the concern regarding the very tight sight lines due to the 1.8m (6') fence at the rear of 5 Aspen Lane.

Perhaps I could suggest that a member of the planning department should visit the site to ascertain for themselves what they would think of this proposed restricted view access onto Butt Lane.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mrs Nicola Ashton

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

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application for a number of reasons:

1. It is outside the settlement boundary and not in accordance with the Local Plan agreed by NELC in 2018. NELC need to follow their own policy and refuse this application.
2. There are already drainage problems along Butt Lane and the current drainage systems cannot cope. By building on this land, this will make the situation worse for those residents along Butt Lane and the Mulberries. The infrastructure is already at breaking point. There has already been a huge impact on my mum's property with flooding and this has been caused by the buildings from Cloverdale, The Mulberries, and No 66 properties. All the water drains onto her land and is making her property damp. No consideration was given to this back then and this is having a huge impact now on the problems she has. This build will add to the flooding and drainage issues as it moves the water onto a another space and cannot drain away quick enough.
3. This is on the site of the old landfill which had uncontrolled hazardous materials filled in it - including Asbestos. This will cause a huge risk to the health and safety of all residents.
4. This area is full of wildlife and beautiful flora and fauna and should not be disturbed for housing. Bats, birds of prey, owls and wild birds and flowers all inhabit this area and should not have their home taken away from them! With the environmental concerns and focus on sustaining the world for future generations we need to stop building on green sites and make more use of brown sites.
5. This will impact on the amount of traffic and vehicles travelling down Butt Lane. It will increase traffic and cause problems for neighbouring properties including noise and parking.
6. The effect that this will have on the residents of Cloverdale will be huge. Not only will they lose their green space, but they will have a road running alongside bedroom windows - and building vehicles running past throughout the day. Many residents have chosen this home for it beautiful and quiet area. This will have a huge impact on their health and wellbeing. It will no longer be a

quiet sanctuary to live out their final years and it is not fair as they cannot object themselves. Has anyone asked them / their families how they feel if this goes ahead!?

7. We already have multiple builds going on in Laceby, with 100 houses going up on Butt Lane imminently, and do not need 7 properties squashing into a small space. It is not needed or wanted.

8. The lane does not look wide enough for 1 vehicle and certainly would not fit an emergency vehicle down.

It is for these reasons that I believe the plans should be refused.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mrs Emma Morrison

Address: Church Cottage Church Lane, AYLESBY Nr Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the plans.

The village has already outgrown the existing infrastructure. Building more houses will add to the traffic, sewerage etc. The roads and drains can barely cope now. The school is at capacity.

Not only this, why should residents of the care home be denied access to outdoor space and an outlook onto green space?

Totally the wrong place to squeeze in even more houses into an overgrown village.

Comments for Planning Application DM/0872/20/FUL

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Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Nigel Morrison

Address: Church Cottage Church Lane Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having viewed the proposed plans, I wish to object to the proposal for the following reasons.

The properties will add to a wastewater system that is at breaking point already. The nearby properties suffer regular problems with blockages. The system cannot cope, so adding any more properties will just make matters worse.

The village of Laceby is at bursting point and the road infrastructure cannot cope with the traffic. Putting more traffic on the roads would seriously affect the village in a negative way. Despite being on Butt Lane with the obvious exit towards Aylesby, most traffic will still go left and through the village creating more congestion on the High Street at peak times.

Adding even more family properties would potentially add up to 14 more school-aged children. The local school may find it difficult to accommodate the children as the school is at bursting point in most age ranges.

Finally, these properties will be shoehorned into what is now the garden area of the Cloverdale Care home. Building here will deny the residents of the care home access to a quality outdoor space. They will also have to live next to a building site for a considerable time. I feel that this is an opportunist act that isn't taking into account the needs of the people closest to it.

I object most strongly.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping

Case Officer: Richard Limmer

Customer Details

Name: Mr Nigel Morrison

Address: Church Cottage Church Lane Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

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The village of Laceby is at bursting point and the road infrastructure cannot cope with the traffic. Putting more traffic on the roads would seriously affect the village in a negative way. Despite being on Butt Lane with the obvious exit towards Aylesby, most traffic will still go left and through the village creating more congestion on the High Street at peak times.

Adding even more family properties would potentially add up to 14 more school-aged children. The local school may find it difficult to accommodate the children as the school is at bursting point in most age ranges.

Finally, these properties will be shoehorned into what is now the garden area of the Cloverdale Care home. Building here will deny the residents of the care home access to a quality outdoor space. They will also have to live next to a building site for a considerable time. I feel that this is an opportunist act that isn't taking into account the needs of the people closest to it.

I object most strongly.

Comments for Planning Application DM/0872/20/FUL

Application Summary

Application Number: DM/0872/20/FUL

Address: Cloverdale Residential Home Butt Lane Laceby Grimsby North East Lincolnshire DN37 7AH

Proposal: Erection of 1 detached and 6 semi detached dwellings with garages, new access and landscaping - additional land contamination information

Case Officer: Richard Limmer

Customer Details

Name: Mr David GRAVES

Address: Dundalk, Little Becks LACEBY GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I find it difficult to believe that no records exist regarding who deposited Industrial waste on this and other sites locally.

Knowledge of which company deposited waste, may give an idea of what it contained.

I certainly recollect Courtaulds visiting the village on a regular basis with loads of the most nauseous material and dumping it within the parish.

Despite the sampling already done, disturbance of this site may unearth some extremely difficult problems.

Item 2
Rear Of 132 Campden
Crescent Cleethorpes –
DM/0367/22/FUL

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



Working in partnership

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
<p>DM/0367/22/ful</p>	<p>There is insufficient access to the site in the event of an emergency. The access would not support a fire engine or ambulance accessing the site. already a residents wall which borders the access route has been hit by cars which use the site. If a fire engine or ambulance needed to access the route the wall would prove to be a problem and as the buildings are intended for use by disabled people there should be easier access.</p> <p>I understand the buildings will be raised above ground level to reduce risks of flooding but this will also reduce access for disabled people who I understand are so disabled they will need a building for an onsite warden. These buildings will be unsuitable for the intended occupants.</p> <p>In order to construct the buildings, access would be through the allotments and would disturb valuable hedgerow which is used by local bird life and would require an access road to be built through there</p>

Contact Details: -

Signature Cllr Marie Green Date 11.03.22

North East Lincolnshire Planning
 New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
 (01472) 313131 W www.nelincs.gov.uk



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

Tel: 01472 326289 Option 1



Working in partnership

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/0367/22/FUL	Shortage of available housing for people with disabilities

Contact Details: -

Signature Cll Oliver Freeston..... Date ...08.07.2022.....

NameCOUNCILLOR OLIVER FREESTON.....

Address:TOWN HALL SQUARE, GRIMSBY.....



Comments for Planning Application DM/0367/22/FUL

Application Summary

Application Number: DM/0367/22/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect two dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Simon Jones

Address: 40 Reynolds Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Access

This raises a concern as currently the access to the existing site is via a 'private' concrete driveway off Campden Crescent between no's 132 and 134 Campden Crescent.

This entrance I would consider to be suitable for the use of one vehicle at any one time, in one direction at any one time, and not suitable for two way vehicular access.

The current use of the site is occasional and therefore the above does not pose a significant issue as the 'users' tend to all arrive at approximately the same time, and then leave at the same time, directing that vehicular traffic is generally in one direction and therefore does not constitute an issue.

In changing the use of the site to residential, this vehicular access will become more frequent, more fluid and the access route would not allow for safe passing of two vehicles.

The current access does not provide for any separation between pedestrians and vehicles as the 'concrete drive way' has no footpaths, therefore creating a pedestrian hazard.

Further to this in reading material in relation to Fire Safety, I do not believe that the site meets the minimum requirements for 'Creating Access for Fire Engines' as prescribed in Part B5 of Building Regulations 2010 (ADB_Vol1_Dwellings_2019_edition_inc_2020_amendments.pdf (publishing.service.gov.uk)

In that the material construction of the access driveway would not be suitable for vehicles of 12.5tonnes, nor would the site provide the required turning circle of 19.2m between walls, nor does it provide a turning point within 20m of the existing highway; and I do not believe that there is a hydrant within 100m of the proposed site.

There is also a risk of fire spreading to the on-site community hall which is within close proximity to all of the dwellings as well as a significant risk of fires in either plot 4 and/or Plot 5 spreading

directly to No.s 46 and/or 48 Reynolds Street and therefore indirectly to adjoining properties of 44 and 42, and then our property; as well as indirectly overall via the wooden fence that is proposed and which would be directly in contact with an outbuilding in our property.

2. Privacy

Currently our garden is private and not overlooked, the building of the proposed properties and these being elevated by 1m above the current land level will affect the privacy of our garden which in turn will compromise our wellbeing. We enjoy spending time in our peaceful quiet garden and having additional properties behind us will significantly impact on this. We purchased our property due to not having neighbours backed onto the rear of our garden. We feel that if these properties were to be built this will have a detrimental impact on the value of our homes. Additionally, it will also impact upon the privacy of our bedrooms which currently overlook the site.

3. Environmental

The rising of the properties by the 1m as has been advised within the environmental report increases the risk of localised flooding of the neighbouring garden, including ours due to the natural run off the rainwater and in considering that currently there are minimal drainage points on the site which are connected to the main sewers.

4. Proposed Use of Properties

Currently the overwhelming area, both in Campden Crescent and in Reynolds Street is one of Home Owner, with no significant quantity of rented properties. The erection of these dwellings for the purpose of Sheltered Housing would be significantly out of character for the immediate area in which it would be situated.

We therefore oppose the development as proposed on the above points as well as those as raised by other neighbours and other agencies.

Further, i refer to the decision as made in regards to the applicants previous application which informs that,

- 1 The proposal would result in appropriate and unjustified development within an area at risk of flooding and would fail the sequential test which requires development to be located in areas at the lowest risk of flooding.
- 2 The proposed development would result in an over intensification of the site that would be

detrimental to the residential amenity of neighbouring dwellings at Campden Crescent and Reynolds Street, by reason of massing and dominance to rear gardens and private amenity areas and potential noise and disturbance. Moreover it would result in an unacceptable amenity for occupiers of the proposed development.

3 The proposal by reason of its over intensive nature and its poor layout would have an adverse impact on the character and appearance of the area.

4 The proposed development would result in an adverse impact on highway safety, both road and pedestrian safety, by reason of an unsuitable access by nature of its narrow width and poor arrangement. Moreover the proposal fails to demonstrate an acceptable construction access.

As a result the proposal is contrary to Policy 5, 22, 33 and 34 of the North East Lincolnshire Local Plan, 2013-2032

Owen Toop (EQUANS)

From: Owen Toop (EQUANS)
Sent: 24 May 2022 11:34
To: Owen Toop (EQUANS)
Subject: FW: Planning Application DM/0367/22/FUL

From
Niel Clout and Anne Land
120 Campden Crescent
Cleethorpes
N.E.Lincs

Planning Application ref; DM/0367/22/FUL

Dear Sir
I would like to object to the above application on the following grounds

Access

The entrance to the site from Campden Crescent is very narrow and only suitable for cars and light vans this would make it unsuitable for emergency vehicles and a fire could be a serious risk to surrounding properties. It would also be problematic for ambulance access and refuse collection vehicles. As there would be residents on site there is no room for a pedestrian and a vehicle to pass one another.

Building Access

As the entrance is so narrow I gather the builders wish to gain access through the allotments at the rear. This would involve not only damage to the allotments but also the removal of mature trees and hedgerow which is an essential habitat and thoroughfare for wildlife and birds.

Flood Plain

As you are aware this area is on a flood plain and the developers want to raise the site by one metre. This could be problematic as the water run off could affect surrounding gardens and properties which are already poorly drained due to a clay bed just below the surface.

Security

At the moment the site has only gated access for users of the community centre. If there are going to be residents then access from Campden Crescent will enable anyone to use the entrance and will affect security of neighbouring properties.

Local Impact

As they propose to raise the site by one metre and erect a two storey building this will then stand higher than the existing properties thus overlooking and affecting privacy.

Regards
Niel Clout and Anne Land

Comments for Planning Application DM/0367/22/FUL

Application Summary

Application Number: DM/0367/22/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect two dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Pamela Ross

Address: 122 Campden Crescent Cleethorpes NE Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In response to the planning application DM/0367/22/FUL , I would like to raise my concerns.

Although I acknowledge there are now two houses instead of three, they are still going to be a meter higher than my own house . I have a 6 foot fence for privacy from the community hut but obviously my privacy is going to be reduced by a metre. There are going to be two car parking spaces behind the fence so instead of the previously proposed public path it will now be a driveway directly behind our houses.

There is still the health and safety problems re fire engine and ambulance access. These houses are being erected between wooden fences and a wooden hut - this is a potential extra fire risk in itself . There will have to be enough room for ramps for wheelchair users as there will be difficulty in manoeuvring up a metre high entrance. I am presuming provision will be made for physically disabled service users being able to access their homes.

There is still the problem of having to destroy the surrounding trees and hedgerows for building access through the allotments.

I can not see how the problems of the last year when permission was refused, have changed. I am therefore still objecting to the plans.

Comments for Planning Application DM/0367/22/FUL

Application Summary

Application Number: DM/0367/22/FUL

Address: Rear Of 132 Campden Crescent Cleethorpes North East Lincolnshire DN35 7UQ

Proposal: Erect two dwellings with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Sharon Carlton

Address: 132 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Mr Toop,

We are writing to strongly object to the proposed planning application from Mr Fuller and his team at Foresight to yet again attempt to build houses on the land behind our home.

As far as we are aware, no physical changes have taken place to the aforementioned plot since planning was refused on 30.04.21 for 5 homes to be built, therefore, we see no reason why this amended application to build 2 homes should be allowed to go ahead.

Since the last application was refused, the concerns regarding flooding and excess water have not changed, as the land has not changed. Neighbouring properties still have problems with waterlogged gardens, this has not gone away and building any amount of new properties on a flood plain will have an adverse effect on surrounding land. Building the new homes 1 metre above ground may protect them from flooding, but what about the surrounding properties already there?

The over intensification of the site, in our opinion is still an issue. The site is not large enough for 2 new homes. At the last planning meeting, it was noted that 'the houses were too close to neighbours and would result in an unacceptable amenity for future occupiers'; this is still true, particularly since the increase in visitors and noise from the activities at the community hall, which would still be in very close proximity to any new homes.

The current access route, which was previously deemed as 'too narrow' and would have 'an adverse impact on highway and pedestrian safety', has certainly not changed. It still remains less than 260cm wide at its narrowest point, which is why, yet again our wall has been hit by someone's vehicle trying to navigate the driveway which leads into the site, leaving our wall

unsafe. Foresight know about this but appear unconcerned, as through an employee, have told us there is nothing they can do. Are we expected to rebuild our wall every time it is hit by a patron to the hall, resident or visitor so that it does not collapse on someone? We have currently placed concrete bollards in our drive in an attempt to protect our wall further, these are being hit at least weekly by vehicles entering and leaving the site; the style of modern cars now attempting to access the site are much larger than they have ever been.

This problem has worsened since the popularity of the community hall has grown, and it obviously will not improve; the amount of traffic visiting now has at least doubled. We only hope it will not take a human casualty before it is realised that this access route is no longer suitable for vehicles and pedestrians to use at the same time, as it was when the club was built decades ago. How can this be deemed as suitable and safe access for any housing, let alone sheltered housing? How are emergency vehicles expected to access these homes, which would be in very close proximity to the large wooden structure of the community hall? Drivers are already parking over driveways to pick up and drop off visitors to the club, as well as parking on the double yellow lines directly opposite the access in Campden Crescent, and displaying their disabled badges, in favour of attempting to access the narrow driveway, this in itself causing an obstruction to traffic on the narrow bend.

Undeniably, Foresight carry out remarkable work, however we are slightly confused as to how building just two houses as 'affordable rental properties' will ease the 'significant demand' when one of the aforementioned will be used to house the warden, therefore providing only one home for rent. We are left wondering if this could be just a means to an end; if 2 houses are permitted, will this then give the green light for the charity to shoe-horn in the remaining three houses they had originally planned for?

We believe the previous owners of the site were also refused planning permission by the council to build homes on this plot as the site was deemed unsuitable. Surely planning permission should not be granted just because the charity bought the site with the intention of building on it and also happen to have councillors on their board of trustees?

Thank you for taking the time to read our concerns but, because of the aforementioned points and as nothing has changed for the better since Mr Fuller's last application to build on this plot, we are unable to support the new planning application.

Yours sincerely,
Mike & Sharon Carlton

From: Sharon Carlton
Sent: 26 August 2022 12:15
To: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>
Cc: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0367/22/FUL

Some people who received this message don't often get email from sharoncarlton89@gmail.com. [Learn why this is important](#)

26.08.22

DM/0367/22/FUL

Dear Mr Toop,

I am writing to submit photographic evidence to support our objections to the proposed plans to build houses behind our home at 132 Campden Crescent.

Images 1a & 1b show the only access to the site, which cannot be made any wider to accommodate vehicles and pedestrians safely.

Currently, the community hall places its one wheelie bin on the footpath, over ours or 134's driveway to enable patrons arriving by car, access to their site. What about all the extra bins from the proposed new homes that will further block the footpath; they will have 5 bins to put out on our scheduled food and household waste collection days. Not only will these stop us accessing our driveways but they will cause extra congestion on what is a narrow bend that fire-engines and emergency vehicles already struggle to access.



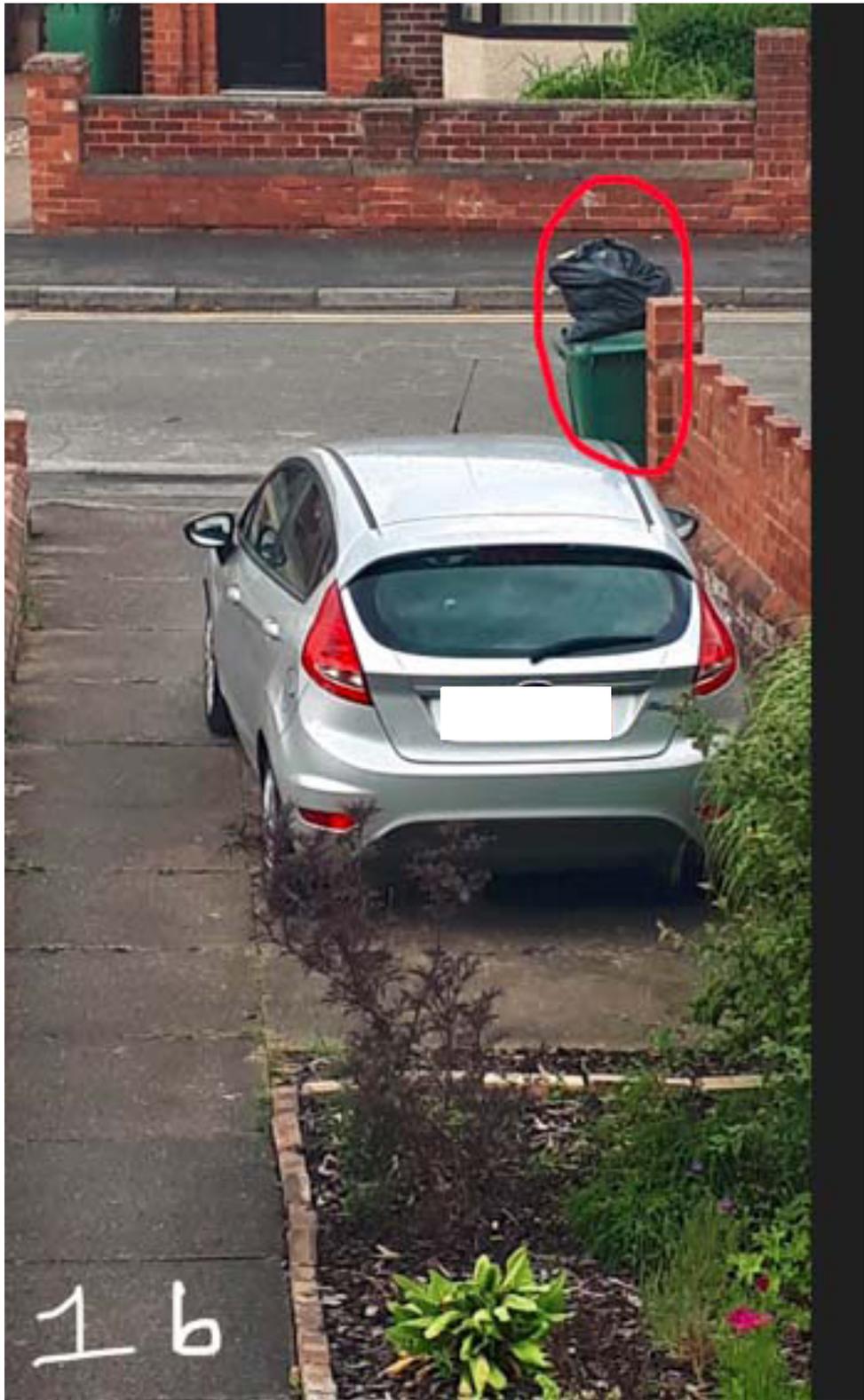


Image 2 shows damage caused to our front wall by a vehicle accessing the site in March this year. The impact made our wall unsafe and we had to reduce the height of it to ensure the wall did not fall onto anyone or, if hit again, it did not fall onto our car. We informed Foresight of this through a worker in the community hall, however, their reply, through her, was that there was nothing they could do about it.



Image 3 shows the rubble from the wall we had temporarily placed in tubs along our boundary line which were next to be hit by vehicles accessing the site.



Image 4 shows how, rather than attempt the too narrow driveway, patrons to the site are parking anywhere in the crescent, restricting the access further. We already have cars parking in the crescent to drop off and pick up children from neighbouring Reynolds Academy, there are not enough spaces for excess visitors to the site to park safely on the street as well.



Images 5 & 6 show the concrete bollards we have placed along our boundary in a bid to prevent further hits to our wall. These are hit at least weekly by patrons to the site and usually left for ourselves and our neighbours to retrieve from the path and road.





Image 7 shows the overflowing car park on the site at a recent event. The red arrows indicate cars also parked along the boundary walls. The yellow asterisks show where the proposed car parking spaces appear to be for the proposed houses.

If the plans were to be passed:

- how would the prospective homeowners access and exit their parking spaces when the car park is full?
- how would delivery vehicles/visitors to the homes, access and exit the site when the car park is full, let alone emergency vehicles?

The parking spaces along the boundary wall would have to be removed in order to gain access to the new allotted spaces on the plans, therefore this would mean less spaces in the car park for visiting cars, not more.



Image 8 shows the remainder of the car park on the same day. As there were no further spaces in the car park available, (one visitor asked permission to park across a neighbour's driveway) and not enough space to turn around in, a large vehicle entering the site had to reverse the whole length of the access route in order to get out.

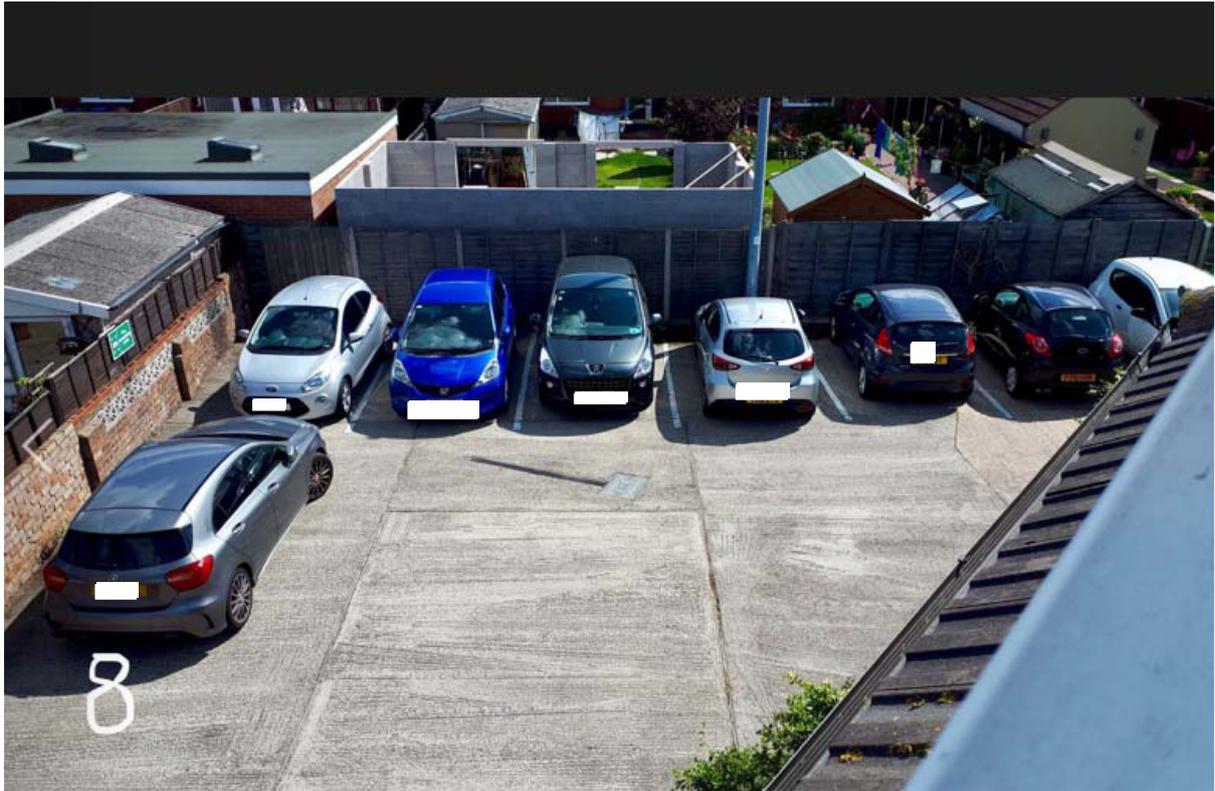


Image 9 shows the telegraph pole at 134 which has been hit many times. This was hit recently by a minibus attempting to access the site, causing severe damage to the passenger side of the vehicle.



Image 10 shows the position of the telegraph pole and also the extent to which we have already set our wall back from the footpath in an attempt to give vehicles more room. However, because of the angle of the driveway and the size of modern vehicles attempting to enter the site, our wall and the telegraph pole are hit on a regular basis.



These are just the incidents that we have been able to show evidence of, there have been many more scrapes and near misses on this driveway, that at the moment is predominantly used in one direction at a time and for limited periods. Due to the growing popularity of the community hall, it is becoming increasingly apparent that the access route and car park are no longer suitable for the amount of traffic visiting the hall, let alone sheltered housing as well. It is only a matter of time before someone is seriously hurt and this is before any plans to make this access route with no footpath, a 2-way road to be shared by vehicles and pedestrians, including disabled and vulnerable adults living independently. At the moment, children visiting the hall, play football in the car park and the hub are advertising a car boot sale to take place in September. Surely a better use for their windfall site would be extra parking spaces allocated to their visitors and a safe space for outdoor activities.

It is our opinion that Foresight bought this land with the intention of building as many houses on it as they can and, if planning is passed for just one dwelling, they will use this as the go-ahead to add more. We believe that the proposed houses would not provide the desired sheltered housing they are being made out to be. If one property is going to house a warden, the other will be a solitary home, unsuitable for anyone with mobility issues due to upstairs bathrooms and bedrooms. There is also no evidence on the plans to show how such residents unable to climb stairs/steps could access the homes, which are being built 1 metre above ground level. The popularity of the community hall has also brought with it increased noise and disturbance. We as neighbours, with gardens between us and the hall, have to close our windows and doors in order to block out the music coming from some events. Homes built in such close proximity to the hall would suffer greatly from noise pollution and would be unsuitable for anyone to live in, including disabled and vulnerable members of the community.

We would also like to address the conflicts of interest in this application. We note that the director of Campden Community Hub, also a Foresight trustee, and conservative councillor with his own property maintenance business, sits on the allotment forum. Would permission to remove an established hedgerow in order to gain access for construction have been given by the Allotment Association if the application was by Joe Public.

We do not doubt that Foresight are trying to do the best they can for its benefactors, however, we find it ironic that they have named their hall, 'The Crescent Community Hub' when they do not appear to be interested in the impact their proposed plans will have on its neighbours. They already show no care and take no responsibility for any damage or inconvenience caused to surrounding properties, yet they expect us, as neighbours, to accommodate them. We are not unreasonable people. We have not complained about the excess noise and inconvenience caused by the popularity of the hall; we have not even complained at the cheek of them using what is left of

our wall to display their signage and bunting welcoming their patrons, without even the courtesy of asking us.

For over 20 years we have done what we can to assist those visiting the site behind us and in return, the previous owners, showed us the same respect as neighbours. We are now expected to keep replacing our wall every time it is hit. What when it falls onto our car, should we just replace that too? Who will take responsibility if someone is seriously injured because permission is granted to build onto a site that is quickly becoming over intensified and already deemed to have unsuitable access by the Highways Officer.

Thank you for taking the time to read our concerns.

Kind regards,
Sharon & Mike Carlton
132 Campden Crescent

Item 3
Poplar Road Business
Units Cleethorpes –
DM/0202/22/FUL

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



Working in partnership

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/0202/22/ful	This application raises complications for the neighbouring Dance School and I feel it would benefit from consideration by the Committee .

Contact Details: -

Signature Bill Parkinson..... Date ...27 July 2022.....

Name

Address: ...122 Middlethorpe Rd Cleethorpe

North East Lincolnshire Planning
New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
(01472) 313131 W www.nelincs.gov.uk



EQUANS Services Limited
Registered Office Q3 Quorum Business Park, Benton Road, Newcastle Upon Tyne, NE12 8EX.
Registered in England No 598379

Comments for Planning Application DM/0202/22/FUL

Application Summary

Application Number: DM/0202/22/FUL

Address: Poplar Road Business Units Cleethorpes North East Lincolnshire

Proposal: Demolish existing stores, erect 17 mixed use (B2 / B8 / E) industrial units, alterations to existing office block, install 38 storage containers, alterations to road layout with new access and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Amenity Group

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

Comment Reasons:

Comment: Please could I request that Equans submits a landscaping scheme a) to enhance the appearance of the site and b) to provide a habitat for songbirds, butterflies and other wildlife?

Biodiversity always flourishes on business parks (eg Europarc) where there are trees and shrubs to provide foraging/breeding habitat.

There is little point in the ecology consultant recommending the installation of nestboxes if the site is allowed to become sterile through absence of plantlife.

I note that she only detected four bird species during a survey conducted in March but there would probably have been at up to 30 if she had carried out the survey between May and October.

Clee Academy of Dance
C/O 19 Chichester Road
Cleethorpes
DN35 0HE

21st March 2022

Dear Sir/Madam

Reference DM/0202/22FUL

As per my telephone conversation today with Jonathan Cadd, I am now putting all my concerns into writing.

I own Clee Academy of Dance and the premises from which it operates from. The dancing school has been situated on the Old Highways yard since 1999, and the entrance we use to access the studios is on Conyard Road Cleethorpes.

I have recently been made aware of the proposed demolition of existing buildings and plans to build and renovate the area adjacent to my property, this information as come from a parent of one of my students who live on St. Heliers Road Cleethorpes. I have not received any notification of this proposal.

My concerns are as follow:

- My water supply comes from building A which the estates department are aware of as well as Engy.
- Your plans do not include my property you actually have it down as part of the Northern Power substation, therefore the blue outline within that area is also wrong, if you look at the photographs of building D you will see a yellow sign advertising my dancing school.
- On your aerial photographs you can clearly see my property next to building A it is a grey clad building.
- Once you have taken down building A and C there will be no perimeter wall/fencing around my property.

You have the work planned Monday – Friday 8.00 a.m. – 6.00 p.m. and on a Saturday 8.00 a.m. – 1.00 p.m. My concern is which gate will the vehicles be using? If they are using Conyard Road entrance will there be a health and safety investigation held as our main gated area is next to that entrance and we will have pedestrians in the area as well as parents dropping their children off in cars.

I am more than happy to meet a member of your department at the dancing school so you can see from the other side of the buildings you are wanting to demolish.

Hoping to hear from someone soon.

Kind regards

Comments for Planning Application DM/0202/22/FUL

Application Summary

Application Number: DM/0202/22/FUL

Address: Poplar Road Business Units Cleethorpes North East Lincolnshire

Proposal: Demolish existing stores, erect 17 mixed use (B2 / B8 / E) industrial units, alterations to existing office block, install 38 storage containers, alterations to road layout with new access and various associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Robert Yull

Address: 18 Poplar Road Cleethorpes

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Due to the Fire Station and Poplar Road being narrow, there is limited parking availability for residents along Poplar Road, resulting in residents having to park down the Business units Poplar access Road. Looking at the plans it would appear a large chunk of not all of the access road area will be removed exacerbating parking issues along Poplar Road for residents. Can you confirm if the area vehicles park in will no longer be available and if so where residents will be able to park?

Thank you in advance.

Comments for Planning Application DM/0202/22/FUL

Application Summary

Application Number: DM/0202/22/FUL

Address: Poplar Road Business Units Cleethorpes North East Lincolnshire

Proposal: Demolish existing stores, erect 16 mixed use (B2 / B8 / E) industrial units, alterations to existing office block, install 38 storage containers, alterations to road layout with new access and various associated works - amended access design and heights of building units to St Heliers Road

Case Officer: Jonathan Cadd

Customer Details

Name: Ms sally campling

Address: 58 st heliers road cleethorpes

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:sorry for the delay in submitting my concerns but last week i rang the contact number and left a message hoping for a reply but have not recieved one as yet, however my concerns are what height the buildings will be behind my property and what security measures are in place regarding our security gates, i also noted a blue arrow on drawings that run between mine and neighbor's property, A-B could you explain what these mean, and also what are going to be in these units, are there going to be any noise or fumes coming from them . our drains are already over flowing in our area, will this make them worse, i look forward to having some of my concerns replied to please.

Item 4
31 Gibraltar Lane
Lacey – DM/0700/21/
FUL

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby

5th August 2022

Dear Sir/Madam

DM/0700/21/FUL – change of use from a garage to children’s nursery with associated works (amended plans and information dated 4/7/22); 31 Gibraltar Lane, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 2nd August 2022. The plans and details of the application were scrutinised by Councillors attending the meeting. It was noted this application was originally approved to be that of a garage and that the Parish Council has previously objected to the change of use to a nursery.

It was noted that there were no plans by the owner to increase the number of children attending the site, that there was a plan in place to reduce the impact on neighbouring properties, and that there was a lot of support and positive comments for this application by residents. The Parish Council has no objections to this application.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
2 Church Lane, Laceby, Grimsby, DN37 7BW
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby

6th August 2021

Dear Sir/Madam

DM/0700/21/FUL – change of use from a garage to children’s nursery with associated works; 31 Gibraltar Lane, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 3rd August 2021. The plans and details of the application were scrutinised by Councillors attending the meeting and Laceby Parish Council would like to strongly object to this planning application for the following reasons:

- The ‘garage’ at 31 Gibraltar Lane was never built as a garage and the Parish Council raised this query with NELC planning on the 21st June 2019 when upon completion of the build, the ‘garage’ had a front door with door number fitted.
- Concern has been raised on many occasions regarding the number of vehicles and the speed at which they travel to and from the property down this single-track lane which is a key route for children and residents walking to and from the school and the village amenities. The majority of the families using the nursery do actually travel to and from the nursery in cars; this has been confirmed by the residents affected by this increase in traffic, the noise and the speed of those vehicles. This concern has been raised by residents on numerous occasions and is something the Parish Council also raised in our letter dated the 8th May 2020 when the property holder put in the retrospective certificate of lawfulness. Again, we would like to registered our concerns regarding the number and speed of the vehicles in relation to the noise and increased traffic on this single-track lane.
- This building is situated within a residential area and the change of use of this building will impact on the amenities of residents in this residential area.
- The new nursery is within close location to a neighbouring property, and the noise from the nursery will impact on the resident’s ability to enjoy his property and outside areas. There will be a significant impact and increase noise pollution for this resident as the nursery patio is directly next to his property and that is not acceptable.
- The new building provides capacity for the property owner to further expand their business; this will in turn see the increase in the number of vehicles using the road and the number of staff required to manage the nursery and again impact on this residential area.

Yours faithfully,

NJ Ashton

Mrs N Ashton

Clerk to Laceby Parish Council

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



Working in Partnership

Telephone: 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
<p>DM/0700/21/FUL 31, Gibraltar Lane, Laceby</p>	<p>This building was erected as a “garage” with planning consent for that. It has not been built in any way as a garage and flies in the face of the point of consent being granted for one purpose. Various telephone calls received from neighbours over noise and particular concerns over traffic increase and turning if granted, in such a narrow, one way lane. Discussion by Committee should take place to take all into consideration</p>

Contact Details: -

Signature **Date**

Name: Councillor David Hasthorpe

Address: 12 Lindsey Drive, Healing. DN41 7NU

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Peter Jackson

Address: 10 Burley Close Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In response to Mr and Mrs Hudson's claim that I did not come home home holiday to find their builder laying the footings for a garage is false, I have never spoken to Mrs Hudson in my life and spoken to Mr Hudson once when the build was in progress. In fact their builder showed me the plans for the garage and told me they were putting a new partition fence up and was surprised the Hudson's had not spoken to me about the build. Lets be clear about this I have never objected to the garage being built even though I was never informed of this, only the change of use to a nursery.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works (Amended plans and information dated 4.07.2022 detailing proposed management arrangements)

Case Officer: Owen Toop

Customer Details

Name: Mr Peter Jackson

Address: 10 Burley Close Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Following on from my past objections to the proposal of change of use from garage to nursery:-

The building was built on the premise that it was to be a garage, even though it was built to residential/business standards with all utilities, dormer windows and patio doors etc.

I spoke to Kerry Walker at planning at the time and told her of my disquiet at the rumours around the village that the building was to become a nursery. I was told that they had permission for a garage and that until any thing changed, there was nothing to be done. Low and behold, it did.

In 2020 an application of lawfulness was applied for as they had run the nursery without any permission since 2006. My feeling is that the intention was always to build the garage and then go for a change of use to a nursery, get a certificate of lawfulness and all would be in place to obtain planning for the nursery. This is why the building was built to such a high standard and has never been used as a garage.

I did not object to a certificate of lawfulness being granted as I had accepted that the business had been running since 2006. We have lived here since 2002 before the nursery even existed.

The change of plan for a designated path from the 'garage' to the existing play area does not allay my fears, but may ease the problem. However, I do wonder how this will be policed. My problem is that alongside our boundary fence the building has a personal door, two window and patio doors. When the doors and windows are open the noise will be considerable. I already hear all the crying, fallouts, screams and squabbles from the existing play area. any more noise would be intolerable for both my wife and I, who are retired and at home all day. we cannot escape the noise from the nursery which runs ten and a half hours every week day throughout the year. In the application it is stated that there will be no increase in intake or staff, but we wonder if this would change if somebody decides that the building could take a larger intake.

I understand the need for more nursery places, both locally and nationally for busy parents with

young children, but they drop their children off and leave for the day and continue with their lives.

We live with the disruption caused to our lives on a daily basis.

I would like to conclude by stating that we feel that this is completely the wrong place for a nursery when it is enclosed on all sides by housing.

From: Peter Jackson

Sent: 30 July 2021 14:33

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

Cc: Cllr David Hasthorpe (NELC) <David.Hasthorpe@Nelincs.gov.uk>; clerk@laceby-parish-council.net

Subject: REF: DM/0700/21/FUL For the attention of Owen Toop

Dear Sir,

I would like to express my strong objection to the proposal for change of use from garage to children's nursery at 31 Gibraltar Lane, DN37 7AU.

Firstly I was never informed that a garage was to be built there, alongside my back fence. I returned from holiday to find the footings laid. Following this I questioned why the garage was built to such a high residential standard, including all mains services, dormer windows, patio doors and three layers of bricks below the garage door, etc., When I phoned planning, I was informed that planning had been passed for a garage on lower floor and storage on upper floor.

Since the start of the build I have been contacted by people knocking on my door and informing me that it was going to be an extension to the nursery and that this was well known throughout the village. When I spoke to Kerry Walker about my concerns, she informed me that it was solely a garage with storage on the higher level. I reiterated my concerns. I then emailed Kelly Walker stressing my concerns that they would go for a change of use and was informed that nothing could be done until it actually happened. At this time, I also spoke of my concerns to councillor David Hasthorpe. I then attended a Laceby Parish council meeting on 4th June 2019 and spoke of my concerns that this building was to become a nursery. The response I received was that they could only deal with the plans presented to them, but that the Parish Council and Councillor Hasthorpe would take this back to NELC.

I recently received a consultation letter about a change of use application from a garage to a nursery for 31 Gibraltar Lane. This will run right alongside my perimeter fence with patio doors out onto the play area. The nursery runs from 8.00am to 6.00pm and the children play outside most days and for longer periods during warmer weather. The present nursery is to the back of the property and is shielded from me by the bungalow. It does get noisy, but I have accepted this as I feel that there is nothing that I can do, even though the certificate of lawfulness for it to run as a nursery was obtained ten years after it started being used as such.

With reference to the letter from the applicant's business consultancy Dieter Nelson that this new building would be a pleasant environment for the nursery to be operated through, being a spacious, light, well ventilated, modern constructed sustainable building with low heating costs, I would suggest that this was always the intention when it was built. Their statement that it is not proposed to increase nursery activity levels as it is dictated by staffing levels does little to allay our fears as this can be easily overcome by employing more staff, if required. The statement that most people walk their children to nursery is very dubious, as most parents drop and pick up their children to and from work. The point about the old nursery building becoming old and dilapidated and is no longer functional suggests to me that some of the money used to build the luxury garage could have been used to update the present premises.

In conclusion, I would like to stress that this proposed nursery runs alongside our boundary fence and that the noise resulting from this would be detrimental to the mental health of both my wife and myself. We are both retired and looked forward to a peaceful retirement and are obviously unable to escape the racket by going to work. This nursery is surrounded on all sides with gardens, including those whose gardens back onto Gibraltar Lane from Hawerby Road.

Yours sincerely,

Peter and Angela Jackson

10 Burley Close, Laceby, Grimsby. DN37 7EN

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Peter Jackson

Address: 10 Burley Close Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In response to the support for the nursery from Caistor Road, Heneage Road, Broadway and Goring Place etc they do not live in earshot and are clients of the nursery so have a vested interest and they do not have a property that borders this business with the problems that arise from this. I can agree with some of the comments of these busy working mum's and dad's but to be clear I am not asking for the nursery to be closed but the status quo to be maintained in the existing building. I am also annoyed about the deception of the original planning for a super de lux garage that would most likely to be passed and then apply for change of use for a nursery because why not it's an existing building that's suitable for a nursery (surprise),. It was common knowledge in the village that this would happen when the garage was built and I informed Laceby Parish Council and Councillor David Hasthorpe. Thank you.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr John Gray

Address: 7 Gibraltar Lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building was erected without planning and has not been used as a garage nor can it be. A car cannot be driven over the door threshold. This application WILL increase the traffic levels down the lane and also the potential for a serious accident. The lane is one vehicle wide with no footpaths or passing areas. In the past we have voiced our concerns with Martin Vickers as to the speed of the vehicles using the nursery .

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Kenneth Rilatt

Address: 9 Gibraltar Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:DM/0700/21/FUL | Change of use from garage to childrens nursery with associated works | 31 Gibraltar Lane, Laceby

I object to this development and refer to the points in the application: -

1.2 For decades the site was originally a residential detached bungalow with a stable. The operation of a Nursery for pre-school children has been operated without planning permission since before 2006 (first Ofsted report) until the application for Lawfulness was made in 2020. The plan associated with this application did not show the 'Garage' building that had already been built to residential standards with the view of using it as part of the nursery or even as a dwelling house. Objections were raised to NELincs Planning that the garage building was not being built as a garage, but no enforcement action was taken.

1.4 There is no guarantee that the existing building used as the nursery will not continue to be used as such, based on how the applicants set up the nursery and then built the 'garage'.

1.5 Similarly, what is to prevent a rise in the staffing level and number of children attending should the current nursery building continue to be used?

1.6 There is a lot of traffic along Gibraltar Lane to the Nursery and most parents drop children off and pick them up by car. Parents are usually in a rush to drop their children off on the way to work and pick up later. Whilst some children are seen to walk to the nursery some of these arrive by car in Burley Close and then walk along the footpath to Gibraltar Lane. There is a large proportion of children who arrive by car. Speeding is also an issue down Gibraltar Lane.

As the Nursery was operated without Planning Permission for over 14 years, it would appear that it was a foregone conclusion that it would receive a Certificate of Lawfulness. Why wasn't there a retrospective planning application? Would it have received approval now and what would be the situation if they want to double the number of Staff and children? Based on the past experience at this address it would appear that they would just do it.

There has been a large increase in the traffic down Gibraltar Lane since the Nursery expanded.

Remember, 1 child is equivalent to 4 journeys up and down the lane.

Should the application be successful, I would like to see a condition imposed that the existing building is not to be used as residential accommodation.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Kenneth Rilatt

Address: 9 Gibraltar Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The objections raised to this application have nothing to do with the quality of the nursery care or its staff. It is about the deception of building a garage when it was obvious from early build that it was for another purpose.

It could become a detached bungalow when the applicant decides to retire shortly.

The existing building could continue to be used for nursery buildings or could even be used as a residential building. What is to prevent it being knocked down and rebuilt to a modern residential standard and used as a Granny flat?

The planning records do not show previous applications for this property, so presumably the conversion of a stable to the Nursery was apparently undertaken without permission.

The applicant/occupiers appear not to have adhered to their planning applications in the past so I do not have any faith in what this building will become in the future.

If the application is successful to convert the 'garage' to nursery buildings, I suggest that a condition is put on it preventing it becoming a residential bungalow in the future, as it is likely that this will happen.

Owen Toop (Engie)

From: Owen Toop (Engie)
Sent: 30 July 2021 10:27
To: Owen Toop (Engie)
Subject: FW: BC/0546/18/BN Change of use to enlargen nursery 31 Gibraltar Lane Laceby

Dear Mr Toop I am replying to your receiving a planning application DM/0700/21/FUL

I cannot now find the building regs comments, but Mr Hudson as previous form in that of building a so called garage under building regs and then some year or so later applying for change of use and removing the up and over garage door.

This building was never intended or built so have car access the damp course is approx. 9 to 12" above ground at the door location, the building as a upper floor and 2 dormer windows and all services.

I would suggest a site visit is required as Gibraltar Lane is a single lane with no footpath and used as access by pedestrians including children going to and from Cooper Lane school.

Yours Sincerely Roger Pegg 17 Gibraltar Lane Laceby

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

Date: 10 October 2019 at 16:31

Subject: BC/0546/18/BN Change of use to enlargen nursery 31 Gibraltar Lane Laceby

As a neighbour and resident in Gibraltar Lane, I understand Mr Hudson is applying for change of use, this is the second time the nursery has done this tactic of building consent for a so called detached garage then applying for change of use.

Neighbours have never been informed from the start of setting up a commercial children's nursery, this impacts the lane with considerable traffic, each child requiring delivery and collection the lane as no pedestrian footpaths and presently see's about 80 car movements every day for the nursery alone I oppose the expansion and suggest a cap, on the impact to pedestrian safety.

Yours Sincerely Roger Pegg

17 Gibraltar Lane, Laceby DN37 7AU

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works (Amended plans and information dated 4.07.2022 detailing proposed management arrangements)

Case Officer: Owen Toop

Customer Details

Name: Mr Roger Pegg

Address: The Farmhouse 17 Gibraltar Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is the unsuitability of the single carriageway lane with pedestrian only access at North end (location of the nursery)

and the high volume of cars each drop off and collection takes 4 runs down the lane, the Ofsted case on child care is for 15 to 18 children, which looking at the size would seem to be in line with the development.

Without some planning control this will give consent for 60 car movements per 5 day week, there are no passing points other than other residents driveways. the lane is used as pedestrian access to Cooper Lane.

All parents will use transport in cold and wet weather without control.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Roger and Wendy White

Address: 21 Gibraltar Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are putting an objection in giving the same reasons as we have previously.

1. The "garage" was built with dormer windows, full services i.e. gas, water and electricity, and a high threshold into it. Everyone in Laceby knew that it was over specified to be a garage only. Parents of children who attended the nursery were told that the new build was the new nursery.

2. Approval for the garage was given based on ex Councillor Marshall's report that everyone down the Lane had a garage and it was typical of the other Lane properties. Would approval have been given if they had applied to build a business in the front garden with noisy children, in a residential area. If approval is given will this set a precedent for other properties down the lane?

3. This is the third garage they have had. How can you apply for a change of use, when it has not been used for its original purpose?

4. Traffic is a problem down the Lane, narrow and only the width of one vehicle. One child, 4 journeys. Could they at some point apply to increase nursery numbers?

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr paul chapman

Address: 16 appletree lane Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The owner provides a fantastic facility for local children to thrive in their early years education.

To provide an extra space for these children to thrive in can only be a positive.

I personally walk my children to this facility and rarely see excess traffic to and from the address.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr James Moss

Address: 12 Arnold Close Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: 12 Arnold Close

Laceby

NE Lincs

DN377FB

18th August 2021

To whom it may concern,

I would like to formally state my support for the application of a change of use from garage to children's nursery with associated works at 31 Gibraltar Lane, Laceby, North East Lincolnshire DN37 7AU. Ref: DM/0700/21/FUL

At the recommendation of friends who have had their children cared for by Karen, my wife and I have used Karen's childcare services both in the past for both our elder children whilst at Primary School (now aged 16 and 14) and currently for our youngest (aged 4). One of the elements we found particularly attractive was that the childcare provision was on a very small scale and this has remained the case in all the years from our first child to our third. I see no reason why a move from the current building to the new one should change this as it is something that Karen Hudson has always maintained and values.

On this note I would like to say that I do (and always have) walked my children to and from the childcare setting. Every day that I do this, I also meet various other parents on their way to and from 31 Gibraltar Lane, also on foot. With this in mind, the claims of 80 vehicles using Gibraltar Lane for the purpose of accessing the childcare setting are in my opinion grossly exaggerated - if

I'm seeing 3 or 4 sets of parents walking at the time I drop off, there are no doubt many more on foot at other times too. I would put it to you that any increase in traffic that has been seen recently would be more likely to be due to the increase in home delivery traffic.

As I have stated, we have used the childcare setting for many years now and feel that we have a good relationship with both Karen Hudson and the rest of the staff. Neither myself or my wife were informed at any point of any intention for the building to be used as a nursery during the building process

However, I can understand the logic behind the change of use. Changing from a garage to nursery would give the children and staff a more airy space to use - in the current climate of Covid 19 and the regulations given by the DFE, the opportunity to exploit a larger, modern and more easily ventilated building is simply the best option for everyone, not only for the children and staff but also for everyone in the wider village community. We all need to be doing our individual parts to keep everyone safe at these times in whatever way we can.

As both my wife and I are primary school teachers, we desperately need wrap around care for our youngest child. Currently, there is nowhere else providing this in the village and if the change of use is not approved, we are very concerned as to whether the childcare setting will continue. Without this service, we would be unable to continue in our present roles leading to personal financial hardship or even being forced to move the family from the village altogether.

Additionally, as you will be aware, building has begun on another 200 houses at this end of the village (off Blyth Way). 200 family sized houses that will inevitably bring more children into the village and many of these children will need childcare. Surely we should be looking at retaining the childcare facilities of the village not the possibility of losing one that is highly thought of, judged by OFSTED as consistently 'Good' and has been in business on the same premises (and building) for over 20 years. To be honest, I am surprised at the lack of support from Laceby Parish Council / Councilors for this reason alone.

And finally, if possible noise from the settings is raising concerns, we live a street away and during our youngest child's earliest years I worked part time. On the occasional sunny days, when out in the garden, yes I could hear children's voices. However, these were quite clearly older children and from PE Lessons taught at the Stanford Primary School. You could even hear the teacher and whistle. Never once have I heard children from childcare at Karen's and it should be pointed out that Karen's location is closer to us than the school. It must also be reiterated that this application is not to increase numbers, so the noise levels should remain unchanged.

Yours faithfully

James Moss

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Amy Smith

Address: 102 Broadway Grimsby

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to fully support Karen's Childminding for the change at 31 Gibraltar Lane.

My daughter has been attending Karen's Childminders for a little over a year now. It is the perfect setting, with lovely staff and it really appealed to me that only a small number of children attended, unlike some nurseries we considered. Finding a place to leave your child to make them feel safe, comforted, and at home whilst you go to work to provide for them is an incredibly hard task. I have found that my daughter has developed no end since attending Karen's Childminders and I hope for her to be cared for by Karen and the team until she moves on to school knowing she has had a great start to her learning journey.

I have read that there are some concerns in growing numbers of children if this goes ahead. However as a customer of Karens I can tell you that I have been told that there are no plans to increase the number of children attending and instead making a lovely spacious area for the children to play safely and spread out in a more ventilated room, especially in light of Covid-19.

As a parent who does not live in the village, I do drop off and collect my daughter twice per week. I can say that neither myself or my husband speed whilst driving down the lane, and I have never witnessed others speeding either. In the last year I have met more pedestrians than I have cars on a morning and an evening. 80 cars travelling to the childminders is just not true. I see more parents walking to drop off their children than driving.

I also cannot understand why the people living in the area would be apposed to the change due to noise levels when they live in close proximity to a school which has many more children on breaks and at lunchtime meaning noise levels would be high during these times anyway.

I think that Karen's Childminders is an asset to Laceby Village and I know so many people from the village who Karen and her team have cared for over the years and she has been recommended to me by many. If you lose this asset where will the children go? And what about all of the future children of the village.

Children need room to grow, spread out and express themselves in a safe setting. Think about your children, grandchildren and great-grandchildren and what you would want for them. Please consider what impact this decision has on the children and the families.

Thank you for your time and consideration

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Jemma Hatton

Address: 40 Blyth Way Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to publicly put forward my support to this application.

Both my children have been under the care of Karen & her team from very young. I felt very lucky to have her. Both myself and my husband would have struggled to have worked without the provision.

In my view (and many others) Karen's childcare is a complete asset to the village. The new space will further enhance this. This can only be a good thing for the families and children the service supports?

Having read the objections to this, I can confirm myself that I walked my children to the setting. On occasion I HAD to drive. Life sometimes means you have to do this.

As for speeding down this lane - I walk this lane on the regular and have rarely seen speeding cars.

The application states there isn't an increase in provision, so the idea of more traffic and noise should not be a factor in not supporting this application.

Please consider my views when coming to a conclusion with this application. Thank you

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Helen Kershaw

Address: 57 Blyth Way Laceby Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application to change a garage to a nursery facility. Karen Hudson offers an invaluable service to the village of Laceby, without which many families would struggle. I used Karens services for many years which enabled me to return to work and contribute to our countries economy instead of draining it by claiming benefits.

Karen not only offers an excellent childminding service, she provides an educational start for our young children and support for the parents. I am both surprised and shocked that her initial application was declined due to noise nuisance, yet at present we villagers are enduring noise pollution constantly with new houses being built everywhere. Also Karen is the only (as far as I'm aware) childminder in Laceby, yet permission has been granted to change the village pub into a Co-op shops despite having two convenience stores already in the village and a newsagents, all of whom may lose business because of the Co-op!

I urge you to reconsider the application to change the garage into a useable facility. I support this application wholeheartedly.

Angela Tynan (Engie)

From: HEATON, Danielle (NAVIGO HEALTH AND SOCIAL CARE CIC)
<danielle.heaton@nhs.net>
Sent: 22 August 2021 19:44
To: Planning - IGE (ENGIE)
Subject: DM/0700/21/FUL FAO Owen Toop

I would like to express my upmost support for Karen’s childminding business.

I have three small children who have attended Karen’s for over four years. I work for the NHS and have to start work earlier than school hours so it wasn’t for them attending here I wouldn’t be able to work. It is the only setting in the village that caters around working hours so I believe this would affect many working parents like myself. There are other childcare settings outside of the village however these have long waiting lists and many require you to use a full-time space which is not always financially or practically possible.

I have read objections regarding the traffic down the lane and the speed of vehicles. I can honestly say in the four years I have been down the lane, walking and driving, I have never witnessed any speeding cars. When I drive down and pass anyone walking, I make sure I go even slower nearly stopping until they pass. The traffic is very minimal, I would say its far from busy down the lane, sometimes I pass one or two cars at the most. Some days none at all.

Overall, I believe this is an excellent run business and valued by many parents past and present in the village over many years.

Danielle Heaton
130 Caistor Road
Laceby
DN37 7JG

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Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Jennifer Chambers

Address: 142 Caistor Road Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to thoroughly support Karen Hudson's planning application.

It has been made clear by Karen Hudson in her comment to Planning that the proposed use of this new building is for the purpose of providing improved conditions for the young children being child-minded. The intention is not to expand the Child Minding service provided, but to be able to dispense with the use of the former stable building currently in use which has many disadvantages. Therefore nothing should change for the neighbouring properties.

Karen Hudson has provided for many years an amazing essential childminding service to the parents of Laceby without which many would have been unable to return to work. Both of my grandchildren received excellent and loving care from Karen and her staff and her services were essential to my daughter in order to facilitate her return to work.

A move to the new building should not in any way intensify any noise or traffic, since the childminding service being offered is not being expanded.

Karen has been operating the child minding service from her property for at least 16 years without apparently any complaints from her neighbours until the submission of her Planning Application.

I would be grateful if my comments could be taken into account.

Comments for planning application DM/0700/21/FUL

Dear sir/madam,

I am writing this letter as I strongly believe the garage at 31 Gibraltar Lane, Laceby, DN37 7AU should be changed into a nursery for children.

My son has been attending Karen's childminders for a long time now and if it wasn't for her and her little team I wouldn't be able to work myself. The reason the garage is ideal for the existing children is that it is a lot bigger so the children have more space especially now, after corona virus isn't going anywhere. Karen's hours are not unsociable and my son loves coming here. I don't understand where the noise complaints would come from because the majority of children that attend also go to nursery and school and during school holidays the number of children that attend is reduced. From these roads and surrounding you can hear the school from there and also the streets leading onto Gibraltar lane are full of families with children and their always out playing in the streets so you'd think the neighbours would be used to hearing children playing. On approaching the property to drop off or collect, I rarely hear the children at Karen's, only usually laughing if their in the back garden.

Not all the parents drive as I see plenty walking to drop their children off. The street is narrow and there are always dog walkers and pedestrians on the way to and from Karen's so you would not be able to speed down the street even if you tried as you have to keep slowing down for pedestrians. I personally drive at 10mph down there. I also live down a narrow, dead end street in Laceby and we have a lot of traffic coming down here just to turn around and drive back out, we don't all start complaining telling them they cannot come down the street. It is a road, cars are allowed on roads, we pay our tax so I don't see why there is an issue with driving to the nursery.

I thought the people of Laceby were part of a community where we always look out for one another and this dispute goes against that. I feel like people are just finding an excuse to complain. This is someone's livelihood and job and I feel like people are trying to ruin this. Our children who attend are happy, we know where they are whilst we earn a living and we know they are safe, why shouldn't they be allowed extra room?

Yours faithfully

Chloe Hines

38 Church Lane

Laceby

DN377BW

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Joanne Read

Address: 14 Gibraltar Lane Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to strongly add my support to the proposed plans at 31 Gibraltar Lane. I believe I am in a unique position as a neighbour but also as a service user of Karen Hudson's Childminding.

Firstly, I have read the comments associated with the case. In particular, one of our neighbours has argued that each child attending Karen Hudson's equates to four car journeys down the Lane. I must refute this claim. As I have mentioned both my children attend Karen Hudson's and we make zero car journeys due to the proximity to our house. I know of many families in the same position.

I would also like to draw attention to the fact that there is a care facility located just off the lane, with nurses, carers, waste removal companies, delivery vans, and visitors also attending the care facility daily and at all hours, which was deemed not to be a nuisance to residents, and I would assert that there are far more comings and goings at Keepers Cottage (and at much more unsociable hours) than service users of 31 Gibraltar Lane!

Others have commented that noise is an issue. Again, I would question this. I myself work part-time, and I have noted that noise from the local primary school is audible at break and lunchtimes when the children are playing. Stanford School has been there for a long time and the sounds from there carry further and are much more noticeable! (I hasten to add that I have no issue with the sounds from school). Another commenter from around the perimeter of the Hudsons' property has claimed that the new proposed nursery site would be a further noise disturbance. Again, I refute this claim: the new proposed site is actually further from the boundary of their property.

We live in a village which prides itself on providing a high quality provision of education locally at

the pre-school, which, as I understand it, can only cater for a maximum of 28 children per session, and they have recently reduced their operating time by 3 hours per week. If Karen Hudson was not operating, I fear for the childcare in the village? Where do we propose these children go? Furthermore, I would add that all children in their communities have the right to learn through play and to thrive. The happy sounds of children at play take place during sociable hours during the course of the working day.

I would question whether the same people who have objected also object to children who play in their streets, or indeed the neighbouring gardens?

Planning applications always assert that "nobody has a right to a view", and I would also say that as a community, living alongside one another, nor does anyone have a right to live in complete silence! Karen's Childminding services provide a safe, happy, calm and nurturing environment in which children thrive.

To conclude, I wholeheartedly support these plans. I have spoken with Karen Hudson who assured me that the only goal of the new proposed new site was to provide more spacious and updated facilities for her current customers. This will not only provide a better experience for the children, but also be warmer for them during the cold winter months. I trust the Hudsons and therefore they have the full backing of our family.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Charles Clayton

Address: 11 George Butler Close Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Our family would like to add our voice in support of Karen.

Karen and her team have been crucial to our family & countless others. We have two children who have been nurtured by Karen and team since they were a year old. We consider Karen to be an extension to our family. They have helped to bridge the gap from baby to toddler to Pre-School to Primary School and are an excellent source of help and support with so many challenges facing new parents. Their hints, tips & wealth of experience are undoubtedly what sets them apart from a nursery. It would be an incomprehensible blow to our family & others if Karen ceased her business, not to mention the negative impact on the mental health of those children who would be de-stabilised especially given the monumental challenges facing the country in light of Coronavirus. Surely, the most important point to address here, is that children need a suitable area to thrive both emotionally and physically. Karen and her team provide this in abundance.

My wife & I needed to find a reliable, safe and nurturing environment to help with the key developmental phases of our children's lives. Karen and her team have been irreplaceable. We specifically chose a childminder over a nursery for our childcare due to the more intimate setting and also based on the glowing reputation (from Ofsted and word of mouth) that Karen has in the village. It is my understanding that Karen has no desire to increase the number of children in her care. Now that we are living with Covid it seems more than sensible for Karen to use the space available to her. The use of the garage will ensure that they can socially distance and provides a safer environment for both the children and staff.

One of the arguments put forward against the use of the garage is that the noise levels will increase to unacceptable levels. There are several counter-arguments to make. Firstly, Karen has no plans to increase the number of children in her care, therefore no extra noise will be generated.

Secondly, Gibraltar Lane is commonly used as a thoroughfare by school children getting both to the Stanford primary school and to the bus stops for transport to either Healing School or Caistor Grammar School, and this noise level will only increase as the village is currently expanding. The point is that neighbouring houses are subjected to noise from children regardless of Karen's childminding. Laceby is not an idyllic, rural setting or retirement village but a growing village with young families and child related noise is frankly unavoidable. The village is currently expanding. It is clear that Gibraltar Lane and the cutting are going to be used substantially more over the coming months. Finally, I would contend that the noise levels can't be classed as anti-social given that they don't happen at anti-social times. Any noise heard will simply be the sound of young children playing. I would certainly question how this could ever affect someone's mental health?

Another known complaint is the quantity of traffic down Gibraltar Lane and adjacent roads. The accusation of irresponsible driving by the parents dropping off / collecting their children. There are several observations to make regarding these complaints. Firstly, whilst I cannot personally vouch that every car is driven responsibly, the road surface itself and the narrowness of the lane doesn't enable anyone to drive to excess and thus reckless driving isn't very convincing as an argument. Secondly, as there are only a small number of children that are looked after by Karen, and not all children are driven, the actual number of vehicles driving or parking is perishingly small and not enough to have any impact on the ambience for the local residents. Any parent dropping off their children will be looking to complete this activity in a timely manner. The likelihood is that the period of time for dropping off and collecting children is no more than 30-45 mins - a period of time that is unlikely to have a lasting negative impact on the residents of the nearby properties.

Karen provides employment to a number of local people and simultaneously enables other residents to go to work full time. This shouldn't be compromised by the misunderstanding that using a garage as an extension of her business premises will lead to an increase in traffic, anti-social noise, and affect the surrounding residents' mental health. We struggle to comprehend any logical link between changing the use of the garage and any negative impact for those in close proximity to Karen's property.

We need to think of the next generation - they have endured such disruption and it's imperative we maintain stability. We therefore wholeheartedly support her application. For years Karen and her team have been shaping the lives of young children in the local community and this should be celebrated and seen as something to cherish.

Thank you for your consideration.

Yours faithfully,
Charles and Emily Clayton

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Gareth Drakes

Address: 12 Goring Place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Good afternoon,

I would like to place on record my support for planning application DM/0700/21/FUL in changing the use of a garage to a childrens nursery.

As a single parent of 2 children who regularly use the nursey and have done for the past 4 and a half years, the nursey provides a safe, nurturing environment for my children and offers an essential service so that I can go to work and in turn provide for my children.

My children and many others have learnt so many valuable skills that will help them when they start school and later on in life. I feel strongly that moving from where the nursery currently is to the garage premises would greatly enhance their learning experience and safety, particularly in times such as now when we are all having to live with COVID 19. It would offer more space to help children learn, play and would be better for the children at eating times.

I have read with interest objections regarding traffic and noise and would like to comment on them. The nursey is not expanding and would simply be moving from one room to another so there would be no increase in traffic or noise. The reason I wanted my children to go to this nursery is was because it wasnt a larger scale one in terms of numbers of children. As a parent I have no concerns what so ever that this will change. I have personally not witnessed it ever being busy with traffic down Gibraltar Lane in the 4 and a half years my children have been coming to this nursery, nor have I witnessed speeding. I would say I drop my children off and collect them at peak times (before and after work) so I find these suggestions of traffic being an issue very strange. In terms of noise, I would also suggest that the nursery is in close proximity to the school, and the school make far more noise at break and lunch times than the nursey children ever do.

Yes the children play outdoors and this is more in the summer but this is all part of their learning and I have never personally experienced the noise to be excessive.

I strongly support the application as it would enhance my childrens learning and safety, and these are 2 things which many parents like myself rely upon in order to go to work and provide for our children. The nursery would simply be moving from one room to another with nothing else changing, so I can not reasonably see any reason why this can not happen.

Kind Regards,
Gareth Drakes

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Ciara Coulbeck

Address: 65 Haverby road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: In reference to the application of change of use from a garage to children's nursery with associated works at 31 Gibraltar Lane;

I wish to support this application for the following reasons:

The new building will provide clients with a covid secure environment taking health and safety seriously.

My house is located across from the said property I can say yes you can hear children playing but the noise level is not at a level that would cause physical or emotional harm.

There is also another business situated on the lane and I believe the traffic cannot wholly be attributable to 31 Gibraltar Lane.

In fact most of the vehicular traffic relates to delivery drivers using the Lane to deliver goods to residential properties along Gibraltar lane and not wholly to 31 Gibraltar Lane.

I have a good view to the 31 Gibraltar Lane, clients do walk their children to the property but the lane is used by other walkers who use the Lane as a quicker way to get to the local school.

I have never witnessed any clients to the property speeding rather as above its delivery drivers not associated with 31 Gibraltar Lane who are the speeders.

Under Article 31 UN convention on the Rights of a child- states that children and Young people have the right to have fun in the way they want to, whether by playing indoors or playing out. Play is a fundamental right not an extra right. It is fundamental to children's physical, social, mental and emotional development which is the service provided by the owner of 31 Gibraltar Lane.

I agree to this planning application as it gives parents the chance to work knowing their children are being cared for in a secure clean environment.

From: Sarah Hasler

Sent: 19 August 2021 22:13

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

Cc:

Subject: Planning Application Number DM/0700/21/FUL - FAO Case Officer Owen Toop

Comments for consideration in reference to the ongoing Planning Application Ref. **DM/0700/21/FUL**

Address: 31 Gibraltar Lane, Laceby, North East Lincolnshire DN37 7AU
Proposal: Change of use from garage to Childrens Nursery with associated works
Case Officer: Owen Toop

Customer Details

Name: Miss Sarah Hasler
Address: 21 Heneage Road, Grimsby

Comment Details

Commenter Type: Nursery User/Customer
Stance: Fully Supportive of the application
Reasons:

There are always 2 sides to every story... As a long standing customer of 6+ Years I feel it is extremely important that I explain to all involved just how invaluable this Childminding service truly is!

There genuinely aren't enough words to explain how important this place is. Karen and her small dependable team provide and excellent space for our little ones to grow and develop. My girl like many before her have found so much comfort here, where other much larger nurseries have failed before...

The children are limited in numbers, unlike the much larger places and even the shyest of children can thrive in the comfort of a loving and nurturing atmosphere. Personally for me as a single Working mum I can honestly say, hand on heart I wouldn't have made it through the past 6 years without Karen and her wonderful Team.

I'm sure many of her customers, both old and new will agree with me that this business is an essential part of the community.

As for the concerns aired about a growing number of children - It is of my understanding as a customer of this business that the planning application has come about as a result of the ongoing covid restrictions, with the much larger Double Garage seen as an opportunity to spread out and offer a safer space for the children to play. A place where social distancing can be achieved both safely and comfortably without putting any child at risk.

The intention is most certainly not to increase the numbers attending. I'm assured there are absolutely zero plans for expansion and I have absolutely no doubt of this to be true.

As for the traffic – Whilst I must say that we do all pay our road tax.... I can assure you that not one of us uses any excessive speed down the lane. If it meant that the permission could be granted I (And I'm sure others would agree) would be quite happy to park in the car park at the top and walk the children down.

I simply cannot understand why those that are opposed would chose to live within a location that is so close to the villages only School. Even without the cars its never going to be a quiet lane, as it is used by so many as a main route to school.

Please don't allow such a small number of people rule out a proposal which is so beneficial to those little minds that will one day become the future of this lovely village. Those little minds need space to thrive and grow in a service which is absolutely not intended to offend anyone.

Thank you for your consideration.

Yours Sincerely,
Sarah Hasler

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs Rebecca Lowe

Address: 8 Keith Crecent Laceby Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing in complete support following the uproar in Laceby village regarding Karen Hudsons change of use of her garage to a new building to look after children.

Both of my children have attended Karen's premises for the purpose of childminding since 2010. Karen is looking to achieve a more spacious environment for the children and when Covid came along, even more so of a reason to use the space for ventilation and practice social distancing when required. The children can also be minded in a more age specific way.

Karen is an absolute asset to Laceby and has looked after the local children and watched them blossom in to fine young people for many years. Karen looks after them like her own and as a parent, you can leave your child and have a peaceful day at work not having to worry.

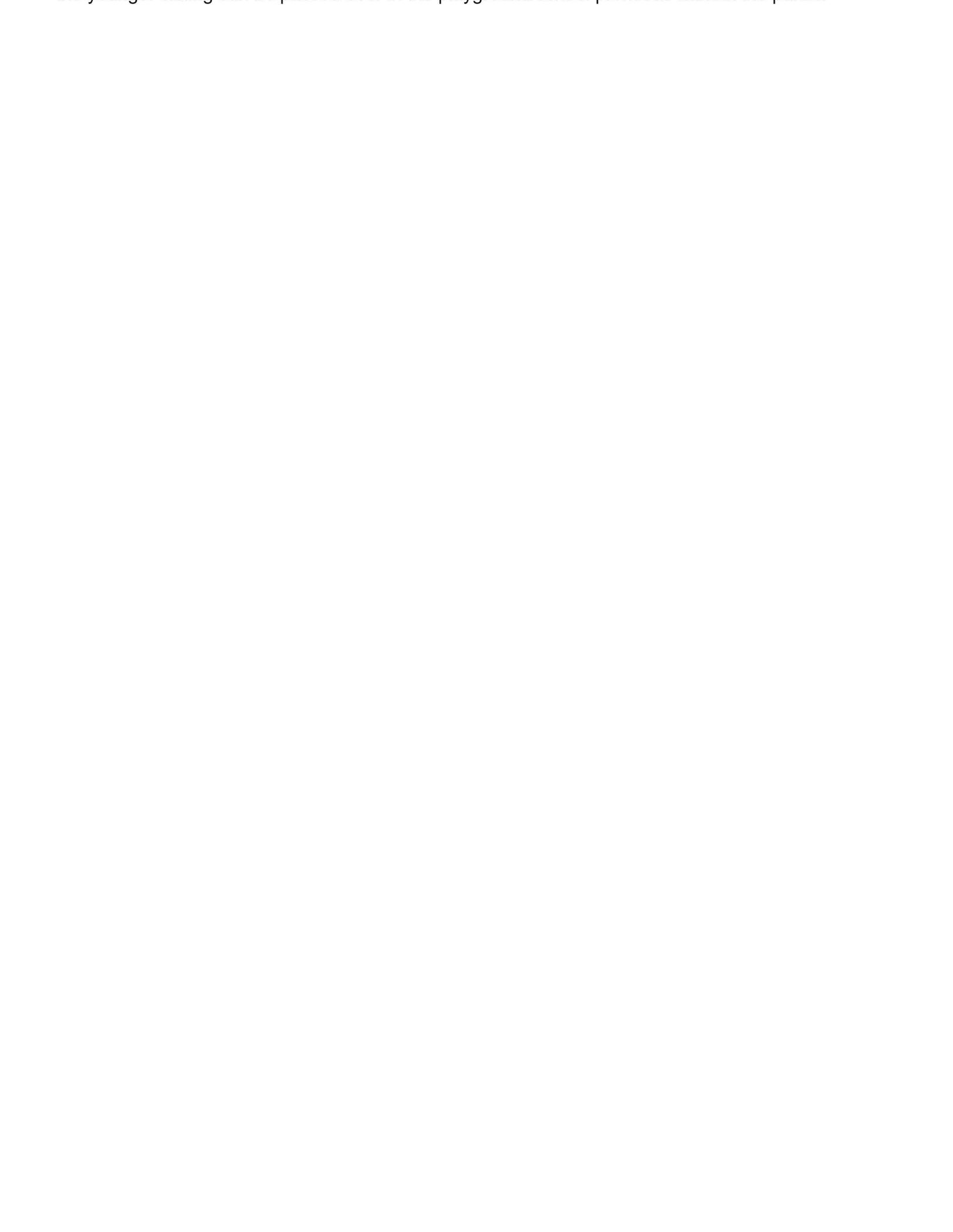
During Covid 19 Karen went above and beyond to look after my children as my husband and myself were both key workers. If it wasn't for Karen we could have potentially lost our livelihoods.

Karen has been childminding for years at the Gibraltar Lane property where the children have used her garden for fresh air and play for years, so I can't see why moving the children into the new building would be such an issue.

We want a local childminder who can walk our children to the local school which is approximately within 400 meters away of her property and pre school where the children make positive friendships/relationships with other children in their village.

I want to also mention Karen has a great relationship with the pre school and school which helps feed positive relationships all round for family's. The village is growing rapidly and family's need the childcare.

On the subject of traffic and speeding, I have never witnessed this myself and many family's are walking to or from the school so there is not the opportunity to speed. There is a car park on Cooper Lane and family's can comfortably walk to Karen's to drop and collect children. Karen collects children from school, parents who are collecting children who have finished for the day, the younger sibling can be passed over in the playground/school premises without the parent



visiting Karen's Property, again less traffic.

I hope this can be taken into consideration as Karen is an outstanding member of Laceby Village and the quality of care she provides is exceptional and may it continue.

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Barry Scurr

Address: 10 Lauridson Close, Laceby, North East Lincolnshire DN37 7FH

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Miss Natalie McDonald

Address: 10 Lauridson Close Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My child has attended this service for approximately 7 years, he loves attending, and has built up lasting strong friendships during this time. I chose this service after hours of research and found this service to be the most reputable, friendly, and supportive. Karen works closely with the local school which is ideal when it comes to transition.

As a keyworker, working throughout the pandemic, Karen has been invaluable to me, along with other families who have been needed to critically support our community such as Police, Ambulance, and social workers.

I firmly believe I wouldn't have been able to do my job as efficiently or effectively if I didn't have the flexibility Karen offers, in-relation to my childcare arrangements.

The traffic will not be any more busier than as it is now, due to child numbers not being increased, so therefore the same volume of traffic will remain constant which is the same point I would like to make in relation to noise pollution.

Therefore, in support of this planning application, I believe Karen's service will be of benefit to our local community.

Planning - IGE (ENGIE)

From: Tom Bembrick
Sent: 18 February 2022 12:58
To: Planning - IGE (ENGIE)
Subject: Re: DM/0700/21/FUL

Good Afternoon,

My house address is 17 Lealand Close, Laceby, DN377FJ

Tom

From: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Sent: 18 February 2022 12:56

Subject: RE: DM/0700/21/FUL

Good Afternoon,

In order for me to log this on the case, can you provide me with your property number?

Kind Regards,

Ellie Smalley
Business Support Assistant
Planning
Places & Communities North – NEL
Tel. +44 (0) 147 232 4614
ellie.smalley@nelincs.gov.uk



Working in partnership

engie.co.uk

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

Sent: 18 February 2022 12:41
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0700/21/FUL

Lealand close Laceby is my address

I am writing in support of the above application and feel that the reasons why its being rejected or appealed against are not correct

1. 80 extra cars and more noise...I do not see how 80 extra cars is even possible, that's at least 40 kids if the parents all drive and drop off and pick up each day in cars, the comments regarding cars and noise do not reflect the fact there is a care home with buses and cars picking up and dropping off each day also. This is never mentioned in the planning by anyone and not sure the sole applicant at the nursery is responsible for all Gilbralter lane car movements, Car movement should not be a reason for rejection as

the nurse will only be moving into the new building to provide a better setting for the kids not actually increasing foot fall

2. Noise from the nurse....Again the children will only be moving from the old building to the new building so will not see an increase in more noise inside a newly built building as the play area grounds remain the same, the children will still play in the same area so an increase in noise cannot also be used as a reason to reject the appeal

3. Residential area and the change of use of this building will impact on the amenities of residents...How can this be so? its literally moving from a building 50 yards so how can it impact amenities for local residents? Totally not fair

4. The local council have agreed to over 300 new houses in Laceby which again was appealed against but accepted anyway, now how do we expect the already tight school places and nurse places in the village to handle these houses if we are trying to run a local childminder out of business, I'm not sure the exact costs but I am sure it's not "Free" to keep appealing these rejections and fights to stay in business

It feels to me that the fact a " garage " has been built its causing many people on Gibraltar lane to start a war against the resident at the nurse, while the nurse was in operation for years they have never appealed for it to be closed down due to traffic, or noise or any other reason and happy for it to be open but since they want to now improve the setting and move into the new building its become an issue? If they have never bothered before about the amount of traffic or asked the council to look into it and since the nurse hasn't even moved into the new building yet how can they assume the traffic will increase when its been stated many times that the amount of children will NOT increase

Regards

Tom Bembrick

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Comments for Planning Application DM/0700/21/FUL

Application Summary

Application Number: DM/0700/21/FUL

Address: 31 Gibraltar Lane Laceby North East Lincolnshire DN37 7AU

Proposal: Change of use from garage to childrens nursery with associated works

Case Officer: Owen Toop

Customer Details

Name: Mrs lauren chapman

Address: 20 Saint Francis Grove Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I would like to state my support for the change of purpose of this building. This childminding business has helped and supported many many families in village, enabling those to use their fulltime or wrap around care in this setting. The care provided for children is second to none and we should be helping to build up and enhance a small local business that has in turn supported so many families.

Both of my daughters have attended here and I, like the majority of parents walk to and from home, therefore not increasing the traffic flow down the lane.

We were not informed from the start that this would be the new nursery building, however i only see this now as a positive, especially given the climate of the last 18months and social distancing. It makes sense to allow the children a more spacious room to play in. The garden in which the children play is still situated at the back of the property, therefore not incurring any additional outside noise.

Regards

Lauren Chapman

Item 5
Land Adj Old
Nursery Cheapside
Waltham –
DM/0393/22/OUT

Planning Application Reference: DM/0393/22/OUT Proposal: Outline application to erect 9 dwellings with access to be considered Location: Land Adj Old Nursery Cheapside Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on the following grounds. The proposed development is not on a site designated for housing in the Local Plan. There are other sites in Waltham designated for housing that are not yet developed. The proposed site is open agricultural land and the Parish Council feel that the development would be result in a detrimental erosion of the open countryside.

19 May 2022

Megan Green (EQUANS)

From: Waltham Parish Council <walthampc@btconnect.com>
Sent: 21 July 2022 14:24
To: Planning - IGE (ENGIE)
Subject: Planning Comment - Waltham Parish Council
Attachments: Planning Comments 19.7.2022.docx

Good morning,

Please may I submit the attached comments from Waltham Parish Council.

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

Waltham Parish Council
Parish Office
Kirkgate Car Park
Kirkgate, Waltham
Grimsby
North East Lincolnshire,
DN37 0LS

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/0393/22/OUT Proposal: Outline application to erect 9 dwellings with access to be considered (Amended access details and additional illustrative plans received 7th July 2022) Location: Land Adj Old Nursery Cheapside Waltham North East Lincolnshire

Waltham Parish Council supports refusal of this application on the following grounds. Council noted the additional documents added to the NELC Planning Portal, but retains its position that the proposed development is not on a site designated for housing in the Local Plan. There are other sites in Waltham designated for housing that are not yet developed. The proposed site is open agricultural land and the Parish Council feel that the development would result in a detrimental erosion of the open countryside.

Comments for Planning Application DM/0393/22/OUT

Application Summary

Application Number: DM/0393/22/OUT

Address: Land Adj Old Nursery Cheapside Waltham North East Lincolnshire

Proposal: Outline application to erect 9 dwellings with access to be considered

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Rands

Address: The Old Nurseries, Cheapside Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this proposal on the grounds that this is arable land and not a "back garden" development unlike the others in close proximity to this and as such will spoil the rural nature of the area. The plot borders my property which has a rural boundary consisting of a short length of fencing and an 8ft high hawthorn hedge with a 5ft dyke alongside. This would become extremely difficult to maintain should the plans be approved.

I also wish to highlight several inaccuracies in the application which may influence the decision process:

1. Our house is described as a bungalow when it is actually a detached house and is adjacent to the proposed development
2. The location on the plan is described as The Old Nursery, this is our address and the land is actually part of the Grainsby Farm Estate.
3. A property which was demolished in 2019 opposite the proposed site entrance still appears on the plans submitted. This is in fact now the new entrance to The Green and the only access onto Cheapside for the occupants of the 94 houses being built.
4. The Road Report identifies Cheapside as a very busy road and has become a rat run for commuters wanting to avoid the bottleneck at Toll Bar junction on the A16. This will only get worse once the Wigmore Park estate is fully developed. I have witnessed a young cyclist being badly injured after being hit by a car only 250M from my house requiring the Air Ambulance to evacuate him. I also know of a resident of Cheapside who has had 3 of his cars written off by other vehicles when parked outside his house on Cheapside inside the 30 mph limit in recent years
5. Wildlife will be also disturbed by building on this land. I have photos of Badgers in our garden accessing through the Hawthorn hedge adjacent to the proposed site.

To summarize little has changed since the plans were refused in June 2017 (DM/0362/17/OOT) except Cheapside has become much busier with traffic, there is no chicane in place at the 40 mph or 30 mph limit change and there is now an additional junction directly opposite the proposed

entrance to this development.

Comments for Planning Application DM/0393/22/OUT

Application Summary

Application Number: DM/0393/22/OUT

Address: Land Adj Old Nursery Cheapside Waltham North East Lincolnshire

Proposal: Outline application to erect 9 dwellings with access to be considered (Amended access details and additional illustrative plans received 7th July 2022)

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Rands

Address: The Old Nurseries, Cheapside Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My comment made on the 27th May still apply to the amended proposals and I note the errors made in the previous application drawings have not been corrected . Also I would add that the dwelling proposed as Plot 1 is not on the building line and it's position allows direct views into our 2 kitchen windows. I would suggest a site visit is made by the planning committee to see the impact it will have.

Comments for Planning Application DM/0393/22/OUT

Application Summary

Application Number: DM/0393/22/OUT

Address: Land Adj Old Nursery Cheapside Waltham North East Lincolnshire

Proposal: Outline application to erect 9 dwellings with access to be considered (Amended access details and additional illustrative plans received 7th July 2022)

Case Officer: Bethany Loring

Customer Details

Name: Dr Pauline Adiotomre

Address: Mount Royal Cheapside Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Cheapside has become very busy with too many houses and heavy traffic. The rural environment is fast disappearing. Having a pond by the roadside is dangerous for road users. The application also has some misinformation.

Item 6
40 St Peters
Avenue
Cleethorpes –
DM/0549/22/
PNCOM

Comments for Planning Application DM/0549/22/PNCOM

Application Summary

Application Number: DM/0549/22/PNCOM

Address: 40 St Peters Avenue Cleethorpes North East Lincolnshire DN35 8HL

Proposal: Prior approval for the partial change of use of ground floor, first floor and roof space of building (Use Class E) to provide 6 self contained flats (Use Class C3) (Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mr Gordon Bovett

Address: IVY HOUSE 2 ELM AVENUE CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application as these flats will create a greater parking problem that already exists with people already fighting for a parking spot. It could mean another six to twelve extra cars joining the fight for a space.

Also the they will over look the residents gardens in Elm Ave. so they will loose their privacy.

St. Peters Avenue is a retail area and should stay this way.

Comments for Planning Application DM/0549/22/PNCOM

Application Summary

Application Number: DM/0549/22/PNCOM

Address: 40 St Peters Avenue Cleethorpes North East Lincolnshire DN35 8HL

Proposal: Prior approval for the change of use of first floor and roof space of building (Use Class E) to 6 self contained studio flats (Use Class C3)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Rachel Pridgeon

Address: 8 Elm Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application as 6 flats will create parking issues in an area where there is already a lack of parking. Also the rear of the flats will overlook the gardens of the residents in Elm Avenue causing privacy issues. There is also the issue of not knowing who is going to live in these flats and any issues that this could cause. The area is not appropriate for the extra volume of traffic etc that these flats could cause.

Comments for Planning Application DM/0549/22/PNCOM

Application Summary

Application Number: DM/0549/22/PNCOM

Address: 40 St Peters Avenue Cleethorpes North East Lincolnshire DN35 8HL

Proposal: Prior approval for the change of use of first floor and roof space of building (Use Class E) to 6 self contained studio flats (Use Class C3)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Lee Brennan-Wood

Address: 10, Elm Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to register my strong objection to the building of these studio flats, in what is primarily a retail area.

The building would massively affect the privacy in our gardens AND homes as we would be hugely overlooked.

As these are Studio Flats, am I to assume that they will be marketed as holiday lets or Air bnb accommodation? VERY concerning.

Or possibly residential flats with frequently changing occupants?

They will produce even more noise and disturbance in addition to the noise that we already have to endure from the Working Men's Club further along St Peters Avenue.

We also have a 'Doorstep' house in Elm Avenue

whose occupants are always challenging in their behavior and the disturbances they cause.

How would parking be managed?

Our street is already full to capacity with our own vehicles which are regularly getting scraped and damaged by other people trying to squeeze into inadequate sized spaces.

From: Jane Tumber
Sent: 10 August 2022 19:35
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Re: Comments for Planning Application DM/0549/22/PNCOM

Dear Mrs Loring
This email is to state that I am against planning application
DM/0549/22/PNCOM
Kind regards
Mes Jane Tumber

Sent from my iPhone

On 22 Jul 2022, at 16:06, planning@nelincs.gov.uk wrote:

Comments for Planning Application DM/0549/22/PNCOM

Dear Sir/Madam,

Mrs Jane Tumber ,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 22/07/2022 4:06 PM from Mrs Jane Tumber .

Application Summary

Address:	40 St Peters Avenue Cleethorpes North East Lincolnshire DN35 8HL
Proposal:	Prior approval for the partial change of use of ground floor, first floor and roof space of building (Use Class E) to provide 6 self contained flats (Use Class C3) (Amended Description)
Case Officer:	Bethany Loring

[Click for further information](#)

Customer Details

Name:	Mrs Jane Tumber
Email:	
Address:	38 St. Peter's Ave Cleethorpes Dn35 8HL

Comments Details

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

Reasons for
comment:

Comments: I own the shop next door. We have a private parking space behind our store. What concerns me is the amount of flats that are going to be put in. They cannot park anywhere at the back. The wheelie bins as well. Where are these to go with 6 flats? Our deliveries are everyday and I'm concerned if they have cars will then make it impossible for us to get deliveries.

Kind regards

Comments for Planning Application DM/0549/22/PNCOM

Application Summary

Application Number: DM/0549/22/PNCOM

Address: 40 St Peters Avenue Cleethorpes North East Lincolnshire DN35 8HL

Proposal: Prior approval for the partial change of use of ground floor, first floor and roof space of building (Use Class E) to provide 6 self contained flats (Use Class C3) (Amended Description)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jane Tumber

Address: 38 St. Peters Ave Cleethorpes

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I own the shop next door. We have a private parking space behind our store. What concerns me is the amount of flats that are going to be put in. They cannot park anywhere at the back. The wheelie bins as well. Where are these to go with 6 flats? Our deliveries are everyday and I'm concerned if they have cars will then make it impossible for us to get deliveries.

Item 7

Morrisons Hilmore Road

Laceyby – DM/0305/22/

FUL

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



Telephone: 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
<p>DM/0305/22/FUL ERECTION OF COFFEE SHOP WITH DRIVE-THRU FACILITY</p>	<p>CONCERNS OVER TRAFFIC MOVEMENTS WHICH ALREADY CAUSE CONGESTION AND NEAR MISSES AT JUNCTION WITH MAIN ENTRANCE TO FOOD STORE. CONCERNS OF RESIDENTS. COMPLETELY DIFFERENT PLAN TO PREVIOUS APPROVAL. SURELY SHOULD REJECT TO OUTLINE?</p>

Contact Details -

Signature Date 22/04/2022

Name CLARE D. HASTHORPE

Address: 12 LINDSEY DRIVE HEALING DN417NU

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacbypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

5th August 2022

Dear Sir/Madam

DM/0305/22/FUL – Erection of coffee shop with drive-thru facility (amended plans and documents 27/7/22 detailing internal highways reconfiguration); Morrisons, Hilmore Road, Laceby

The above planning application was discussed at the Parish Council Meeting on the 2nd August 2022. The plans and details of the application were scrutinised by Councillors attending the meeting. It was noted that there were still concerns regarding the flow of traffic on the A46 and traffic backing up due to increased traffic and the car boot sales on the field adjacent land. Following further discussion no objections were recorded for these plans.

Yours faithfully,

N J Ashton
Mrs N Ashton
Clerk to Laceby Parish Council

Laceby Parish Council

Mrs N Ashton, Clerk to Laceby Parish Council
c/o The Stanford Centre, Cooper Lane, Laceby, Grimsby, DN37 7AX
Email: lacebypcclerk@gmx.co.uk



Planning Department,
Origin One, Origin Way,
Europarc,
Grimsby,
DN37 9TZ

3rd May 2022

Dear Sir/Madam

DM/0305/22/FUL – erection of coffee shop with drive-thru facility; Morrisons, Hilmore Lane, Laceby.

The above planning application was discussed at the Parish Council Meeting on the 3rd May 2022. The plans and details of the application were scrutinised by Councillors attending the meeting. Objections to the plans were raised and the Parish Council request that this planning application be discussed at committee.

The Parish Council objections were primarily based around the traffic issues and location of the coffee shop which is now going to be situated in the busiest part of the carpark, and that this would compound the traffic issues already experienced from the site.

Concerns were raised around ongoing issues with traffic that builds up along the main highway (A46) making access and egress difficult and also causing issues for road users who are not accessing the site. This is further exacerbated by the car boot sales, and peak times for those using Morrisons, McDonalds and the Petrol station. This is when the traffic on the A46 comes to a standstill with vehicles queuing down the A46 on all sides of the roundabout. This needs to be addressed by Morrison's to improve the traffic flow.

The traffic survey completed by Morrison's, was carried out in 2016 at an off-peak time and before they added the collection points, deliveries and windscreen repair, and is therefore not accurate of the current situation.

Yours faithfully,

NJ Ashton

Mrs N Ashton
Clerk to Laceby Parish Council

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mrs julie lucas

Address: 4 Victory Way laceby acres Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the coffee shop, as I already have to deal with all the car noises and noise from the home shopping facility in Morrisons car park. My house backs on to the car park and I now get to look out my bedroom window straight into the Auto Glass building. There are already issues with getting in and out of the site without adding more volume to it. We also have the problem with litter without adding too it. I cannot see why we need another coffee shop when Mcdonalds and Morrisons and the garden centre sell it.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility (AMENDED PLANS AND DOCUMENTS DATED 27.07.2022 DETAILING INTERNAL HIGHWAYS RE-CONFIGURATION)

Case Officer: Owen Toop

Customer Details

Name: Mrs julie lucas

Address: 4 victory way, Laceby Acres Laceby Acres grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like to object to having a coffee shop as there is already enough shops that you can buy hot drinks and food in around this area. Morrisons and McDonald's and the garden Centre across the road all sell coffee as well as the shops at each end of the dual carriageway. This will also create more traffic entering the area with only one way in and out. I have to live with the noise all day off car alarms going off and cars and motorbikes tearing round the car park when the store is closed along with skateboarder's using the kerbs in the car park. I also walk down the dual carriageway and see the amount of rubbish just thrown down from the shops already there.

From: kim.roberts2
Sent: 27 April 2022 21:18
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Starbucks planning application near Morrisons

Good evening

I would like to express my objection to the planning application for a Starbucks being built on the land adjacent to Morrisons Grimsby.

I live in the immediate area and have done for over 30 years. The area is already littered with discarded Macdonalds food & drink containers & rubbish from Morrisons that my neighbours & I have to pick up on a daily basis.

Please feel free to contact me & I would be happy to take you on a tour of the immediate area which would make you aware of the problem

Yours sincerely

K Roberts

12 Victory Way, Grimsby, DN34 5UZ

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility (AMENDED PLANS AND DOCUMENTS DATED 27.07.2022 DETAILING INTERNAL HIGHWAYS RE-CONFIGURATION)

Case Officer: Owen Toop

Customer Details

Name: Mrs Janet Harrison

Address: 122 Nelson Way Laceby Acres Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Can I ask what are the long term plans for Laceby Road please?

We know that there is a long term plan for the land near Great Coates and Wybers Wood to be concreted over and a village sized housing estate built.

We also know that there is a plan to build a road over the Freshney Valley which is one of Grimsby's natural beauty spots.

What is the plan for the land around Morrisons?

Is the newly proposed road over the Freshney Valley going to directly connect the housing development with some sort of Retail Estate built around Morrisons?

I say NO THANKS to anything like this. How much ASB do we have to suffer? Having Morrisons and McDonalds is more than enough.

I say no to the extra:-

Littering

Light pollution

Noise pollution

Vandalism

Antisocial behaviour

Traffic problems

Fly tipping

Arsonists yes arsonists

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: John Grimmer

Address: Topaz, Grimsby Road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a local resident I appose this development for the following reasons

Traffic issues - the amount of traffic using the road leading to and from Morrisons roundabout is very often excessive with dangerous queues already forming on a busy road with vehicles trying to get into and out of Morrisons to use the supermarket, fill up with fuel, get to MacDonaldis fast food outlet, use the Auto-windscreen repair facility as well as Morrisons delivery vehicles returning to and leaving the car park loading area. A further Starbucks facility would increase the traffic problems to an unbearable level for locals and be even more dangerous for road users and pedestrians.

Air pollution caused by the amount of traffic queuing to access and leave the facilities.

Noise pollution from traffic and people in and around the site.

Light pollution from additional traffic, additional advertising boards and an additional brightly lit drive through drinks outlets.

Antisocial behaviour by additional people using fast food/ drink outlets.

Litter problems - the area is already blighted by excessive amounts of litter discarded by shoppers and MacDonaldis customers. A Starbucks drive through would significantly add to the litter levels not only around the site but also all around the town and countryside when empty paper cups and packaging are discarded out of car windows when finished with. The bus shelter area outside Macdonaldis and the lay-by opposite Morrisons roundabout are already litter dumps mainly from thoughtless Macdonaldis customers throwing down their litter. A Starbucks drive through would add to this issue. Council litter bins near the bus shelter and in the lay-by have been increased in size and added to in numbers but they are very often still overflowing before being emptied compounding the areas terrible litter problems. Apparently the retailers are often required to litter pick their areas. However, due to external issues such as windy weather, people choosing to eat and drink away from the outlets and in their vehicles whilst travelling the litter issues happen

regardless of any efforts by the retail outlets.

Another coffee outlet is not wanted or needed in the area as they already exist in abundance in Morrisons cafe, MacDonalds cafe, in Laceby village, at the Spa outlets only three quarters of a mile away at Bradley crossroads and at the opposite end of the Laceby bypass. Existing local cafes have also struggled to survive the covid pandemic and to allow an American based company to take their business would be immoral and unfair.

The original Morrisons development was allowed as a stand alone supermarket in a residential area. The additional of a fast food outlet in the area provided for car parking has already reduced car parking capacity. The addition of a loading facility for Morrisons delivery vans has further reduced the availability of car parking spaces. A windscreen repair/fitting facility has recently reduced even more car parking spaces. The addition of a Starbucks drive through would, I believe reduce the availability of parking spaces to a level that at busy times will lead to cars driving around looking for parking spaces and will become a real danger to pedestrians retuning to their vehicles. The area is also residential and is in danger of becoming an industrial/retail park. This is not what is wanted or what was originally intended when Morrisons was first given permission to be built.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mrs Julie Grimmer

Address: Topaz Grimsby Road Laceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to strongly object to this application on the following grounds:

- 1). Increase in traffic - I live across the road from Morrison's and the traffic is already dreadful tailing back along the bypass at peak times - especially when the car boot is on and bank holidays.

- 2) The traffic assessment that was done is flawed as it was done at the wrong times and crucially during Covid when the traffic is much reduced and to compare it to another area 6 years ago is also flawed.

- 3) There is no need for another coffee outlet as there is one in McDonalds and Morrison's itself.

- 4) car park space is fully used and not noted was the regular use of the auto glass facility already in the car park.

- 5) Litter - we already have to put up with lots of litter from McDonalds and regularly have to complain to them. A Starbucks will just exacerbate this situation.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility (AMENDED PLANS AND DOCUMENTS DATED 27.07.2022 DETAILING INTERNAL HIGHWAYS RE-CONFIGURATION)

Case Officer: Owen Toop

Customer Details

Name: Mr John Grimmer

Address: Topaz, Grimsby Road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The reconfigured internal highways are not sufficiently clear on the latest uploaded documents. They show traffic directional movements around the proposed drive-through but the proposed traffic flow around the existing car park for vehicles visiting and leaving the Drive-through is not clear.

However, the initial objections for this development are still valid and should be carefully looked at when considering this application.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mrs Petrina Ironmonger

Address: 12 hilltop place Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much congestion already with traffic very dangerous area

plus why do we need another coffee outlet the ones we have are enough with all the mess which is strewn all around! Causes a health hazard already

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mrs Rachel Young

Address: 19 Rockingham Crescent Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The traffic is already congested for Morrisons and McDonald's despite changes made to the layout of the carpark there is a coffee facility at the top of Laceby Road placing the unit at the back of the property is also going to impact of the neighbours the other side of Morrison surely

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mr Alan Hardy

Address: 91 Nelson Way GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The access to Morrisons is already very difficult due to the shop itself and the McDonalds already on the site. This is further exacerbated on Sundays by the Sunday market traffic. At busy times the traffic already backs up onto the roundabout on the Laceby Bypass and a new coffee shop facility will cause even more congestion.

The need for a coffee facility at this location is also dubious, as there are facilities within the local area, which will lose trade if this construction is allowed.

I am also concerned about the noise and litter that such a facility would cause. There is already much noise and littering due to the McDonalds restaurant in this location. A coffee facility drive through would further worsen this problem.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mrs Tanya Marshall

Address: 1 Yardley Way Laceby Acres Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed drive through coffee shop, I live very close to Morrisons and already have existing noise and light pollution and lots of litter to deal with without adding to these issues! The traffic is already a huge problem in this area with traffic backing up beyond the roundabout and I believe there have already been a couple of accidents and near misses due to the traffic problems, there are already issues with getting in and out of the site without adding further volume to it! I note from the traffic survey you are using information from 2016 and during the covid pandemic neither of which will reflect a particularly accurate picture and neither does the 2 day survey of the Laceby Morrisons. In addition there are already a number of venues in the very near vicinity where hot drinks can be bought, Morrisons Cafe, McDonalds, the garden centre opposite and the coffee shop at the end of the bypass which between them would already provide plenty of variety for hot drinks and would themselves potentially lose trade; this would have a particularly detrimental effect on the Potting Shed with their profits being ploughed back into mental health services in our area. Again I strongly object as I cannot see the benefit other than profitable gain which actually detracts from customer use of the existing Morrisons store?

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mr Dave Lewis

Address: 6 harneis Crescent Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object because the traffic in and out of Morrisons is already horrendous and hazardous when the cars block the roundabout.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Miss Jennifer Olley

Address: 17 Pershore Ave Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be a terrible idea, as Morrisons being a local supermarket to myself it's hard enough to get in to the car park with people queuing for McDonalds without adding yet another business in to the small area. Queues have gone right up the main road before even walking can be dangerous to even try crossing the parking area without adding to the problems

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mr Mark Anthony Evans

Address: 16 Spratton Court GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Does anyone come round and look what's going on before they submit plans. As they know full well it's an accident waiting to happen. In that bottle neck ..entrance .petrol station McDonald's and Morrisons. And the congestion with petrol fumes all over the place .it's absolutely crazy .and if you come and look you'll see it all day and especially on weekends. Please come and see for yourself please.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Mr Nigel Morrison

Address: Church Cottage Church Lane Aylesby, Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this proposal for a number of reasons:

Firstly, the proposed development will put a massive strain on the road system within, and surrounding the site. As things stand at present, traffic going into the store has to do battle with traffic coming out of a narrow roadway. With the additional traffic that will be going to the proposed development, the ingress of traffic into the store's car park will be made increasingly harder. During busy periods, this will result in the queue of traffic backing up back onto the A46 roundabout.

Secondly, there really is no need for another coffee shop. There is a perfectly good coffee shop in store. The existing restaurant sells coffee, and is a drive through. There is another perfectly good coffee shop in the garden centre opposite and about a mile up the road at Laceby Crossroads, there is another coffee shop.

Do we really need another one?

Especially one that is going to create traffic issues on a regular basis.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility (AMENDED PLANS AND DOCUMENTS DATED 27.07.2022 DETAILING INTERNAL HIGHWAYS RE-CONFIGURATION)

Case Officer: Owen Toop

Customer Details

Name: Mr Nigel Morrison

Address: Church Cottage Church Lane Aylesby, Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amended plan detailing internal highway reconfiguration are not clear and does not show any further thought regarding the bottleneck that is already there when there is other events on in the field adjacent or there are a lot of people wanting to access McDonald's and the fuel station. The congestion will cause serious backlogs onto the A46, which is dangerous and inconveniences anyone wanting to pass the site.

The chosen site for the shop is ill thought through. If they are so hell-bent on giving us another outlet to sell coffee, the whole site needs redesigning to allow vehicular access to the store, fuel and all of the other outlets that do not compromise the only road onto the site.

Comments for Planning Application DM/0305/22/FUL

Application Summary

Application Number: DM/0305/22/FUL

Address: Morrisons Hilmore Road Laceby North East Lincolnshire DN37 7SQ

Proposal: Erection of coffee shop with drive-thru facility

Case Officer: Owen Toop

Customer Details

Name: Iris Grimmer

Address: Cotchy Grimsby Road Laceby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this coffee shop because the traffic will be even worse and make the main road dangerous to navigate. Also the litter that is very likely to result from it will be a real problem for the area. The additional noise will be another issue for the area and the light pollution. The area of Morrisons car park is becoming an industrial retail park by stealth and as it is in a residential area this is totally wrong. I do not want a Starbucks on my doorstep for all the above reasons.