

Item 2 - Plot 80
Humberston Fitties
Humberston –
DM/0778/22/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

5th October 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 4th October 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0778/22/FUL

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

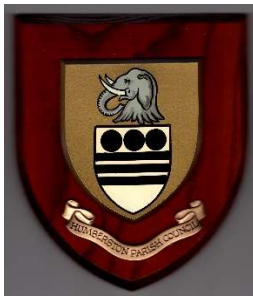
Location: Plot 80 Humberston Fitties Humberston

Objections – the Village Council would support the concerns of local residents and in essence sees no need for another holiday home in this area. The Village Council would agree with residents on the preservation of the nature of the Fitties site and this application is too far removed from what should be acceptable in this conservation area. The green spaces add to the nature of this site and the biodiversity and ecology of the site are part of its integral nature, and these should not be used to provide more of what are, in essence, holiday homes. The Village Council is concerned that allowing this development would set a precedent which would then allow all green areas on the site to be deemed suitable for further development. The Village Council therefore hopes that the Conservation Officer will agree with its observations and that the application will be refused.

Yours faithfully,

KJ Peers

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

1s November 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 1st November and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0778/22/FUL

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Location: Plot 80 Humberston Fitties Humberston

Objections – the Council would reiterate its previous objections to this application on the grounds quoted previously in its original objections.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Maggie Stocker

Address: 1st Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the height of the property being 16Ft. This will invade my privacy.

Both in the chalet and my Garden.

More people using the drains. More heavy traffic on the roads.

Wildlife, I have a lot of wildlife present on my property.

Not keeping to regulations on the Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Alex Hamilton

Address: 3 Humberston Fitties Chalet Park Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

The Planning Permission of 1992 was not based on flood risk. It was introduced to underline the holiday and recreational status of the site in support of the Council's decision to increase the open season to 10 months.

It was not until the 2000's that Councils became more directly involved with the need for flood risk assessments to inform future development and the management of leases.

In 2007 it procured its own site-specific flood risk assessment which concluded that the Council should not increase the potential consequences of a flood by its actions. The currently unoccupied plots should not be developed.

For nearly 20 years, the Council have repeatedly been warned against increasing occupancy levels in a known flood risk area by further, more recent flood risk analysis and expert opinion, and have resisted applications for chalet alterations which would lead to an increase in occupancy on that basis.

A summary of events follows:

2003: Humberston Fitties Chalet Park Newsletter

"GLOBAL FLOOD RISK ASSESSMENT

As you are probably aware the majority of the vacant plots were allocated from the waiting list held by Tourism Operations, late last year. Access to these sites has however been held up due to the

preparation of a global flood risk assessment for the North East Lincolnshire coastline, which obviously includes the Fitties. This document will affect any new builds and replacement builds on the Humberston Fitties Chalet Park and no further permissions can be granted until the implications of this report are thoroughly debated.

The advice that we have received from the relevant department of the Council is that at the moment "the Strategic Flood Risk Assessment is being progressed with the final report due this autumn. This will provide clearer policy guidance on the acceptability of sites for future development proposals given the dangers of flooding and identify areas where measures of mitigation will be required.

When the Tourism Operations team has any further detail to report all Fitties residents, and holders of vacant plots, will be informed."

2005: Humberston Fitties Chalet Park Newsletter

"GLOBAL FLOOD RISK ASSESSMENT

As you are probably aware, the majority of the vacant plots were allocated some time ago, but building on the sites has been held up due to ongoing works to develop a 'Flood Risk Assessment' for the Humber Estuary/East Coast. This work is being developed in conjunction with North Lincolnshire Council and the Environment Agency.

Once complete this work will inform further planning guidelines for the Fitties, which will be developed as a priority at this time. No firm time-scale has been set as yet for this work to be completed."

2007: Humberston Fitties Analysis of Flood Risk

"IMPACT ON LEASES AND COUNCIL ACTIONS

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that:

- No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty.
- No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.
- Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden/recreational areas. This represents a pragmatic use of

the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

2011: Environment Agency comment

Environment Agency's Coastal Adviser reported that "we have major concerns that any reduction in the occupancy restriction will significantly increase the risk to people".

2012: POLICY, PERFORMANCE AND RESOURCES SCRUTINY PANEL

When the Select Committee considered the future management arrangements for the site in 2012, it again recommended a precautionary approach to the risk of flooding, taking into account the evidence provided by the Environment Agency, the Strategic Flood Risk Assessment, the 2010 Shoreline Management Plan, the testimony of the drainage engineer and the details of the 2009 planning appeal decision.

Report on the findings of the Humberston Fitties Select Committee 2012

"Currently there are around 12 'vacant plots' that remain unoccupied with the Council responsible for their upkeep and cleanliness. Due to planning restrictions upon the site and the objections that would be received from the Environment Agency to any planning applications which would see the occupancy numbers at the Humberston Fitties increased, the opportunity to offer these up to the market for development is very unlikely."

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Sylvia Webb-murray

Address: 10, Main Road The Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A previous risk assessment stated that: Consequences of a flood must not be increased. Additional development on the Fitties would increase numbers in a flood risk area. These proposed chalets are new builds not replacement chalets. Also I think that empty plots should be kept as gardens, we need more open greens for plants and wildlife to flourish. Green spaces can act as firebreaks, this is important to all of us in an area with many wooden buildings. The roads cannot withstand extra use in their current state of repair. We pay the council and Tingdene to maintain them, but they are poorly surfaced. The drainage system is very old and cannot cope with the extra burden of drains from more new chalets. I strongly object to this development.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Stott

Address: 16 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: COMPLAINT

I am writing to complain about the sale of 10 plots (one outstanding) on the Humberston Fitties and in particular the possible building of a property on Plot 80. One of the many reasons I bought a property on Fitties was because of the open and green spaces scattered around the area. I understand that the green open spaces are designated as an asset of community value, which I totally agree with.

I also like the fact that having spaces around the Fitties means that it can act as a possible fire break should the worst happen.

I am not aware of an ecological assessment on any protected species within this application.

I find the roads around the Fitties manageable but not in good repair. I am therefore very concerned about the state of the roads if 10 or more plots were to be built on the site. The extra transport of heavy machinery would be most damaging not only to the roads but surrounding grass pavements and potentially some of the properties, as they are not all substantially built.

I am also concerned about the resources available to Fitties. The drains are struggling already and do back up. This does not account for the extra water usage, electric and other amenities, when we are trying to be an eco-friendly site.

I am not aware of any properties being built on these plots in the past, so do not understand how Tingdene can call them Replacement plots. I would like to see evidence of this.

I do think that the report in 2007 that the NELC commissioned has information that applies and is relevant today, especially the section 6.4 Impact on Leases and Council Actions which stated:

- No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.
- Currently unoccupied plots should not be developed, but the council may consider offering them

to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

In conclusion, I strongly object to any further development of the empty plots, in particular Plot 80, which would ultimately adversely affect the welfare and community which is The Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lord Sharon Schroeder

Address: 18 third Avenue, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Why have the council insisted in the past that we cannot buy these empty plots because of potential food risks, and then in a time where flooding is predicted to happen more than ever you sell to this corrupt business who have such a bad reputation and who are not for the people but only interested in their own greed.. You do realise we are entering a time where all the corrupt institutions will be exposed,? so let's hope you are not on the list as a corrupt institution who takes back handers from very corrupt business because its all really about the money. As if that is the case you will be exposed too aswell as tingdene. Let's see a council who is fir the people.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Damon Hager

Address: 21 4th Avenue Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application.

This is a Heritage Plotland Settlement, with vacant spaces designated Assets of Community Value. The Fitties are also a conservation area, with RSPB Tetney Reserve (and SSSI status) adjacent to half the site.

This area is fragile, and the existing (ageing) infrastructure can barely cope with current residential properties. The same applies to the local Fitties road structure. This comprises heavily used public thoroughfares to the Yacht Club, the RSPB Tetney Lagoons and the beach. More pertinently, these roads are substandard.

The area is recognised by the applicable government agencies as being one of high flood risk. Inland drainage is problematic, to say the least. Partly for these reasons, and partly because of concerns for natural-habitat preservation, vacant plots have been regarded as 'off limits' by NELINCS in the past.

The vacant plots and open land have been formally granted the status of ASSETS OF COMMUNITY VALUE, to be used for the common good.

This area of outstanding natural beauty is a habitat for countless species, including various migrating birds. Inappropriate constructions have already been granted planning permission. If this continues, the area will lose its unique environmental, cultural and historic value. Put simply, a *reasonable* number of open spaces are needed at the Fitties, both for human and animal use. It is not appropriate for every possible square metre to be built on.

Thank you for your attention to this matter. I trust that local opinion (and particularly that of immediate neighbours) will be heeded, and planning permission will not be forthcoming.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Stephen Manders

Address: 24 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As far as I have known the Fitties the council has been emphatically opposed to any development of the empty plots.

Should this be reversed and development allowed it will serve only to enhance the parasitic Tingdene business model.

It will certainly erode any trust in the council and its future proclamations.

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

This is a further letter of objection after reviewing the recently added revised Flood Risk Assessment and other documents. What is unclear in this application is who is actually applying for planning permission. The application is by one person but all of the supporting documentation is provided by Tingdene Holiday Parks Ltd who have sold the plots without planning permission and have a vested interest in ensuring permission is granted.

Flood Risk Assessment

The revised flood risk assessment still uses evacuation measures as mitigation from flood risk. This has already been rejected by the planning inspectorate and they stated, ***I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.***

Notwithstanding the above, section 6.3 Reducing Vulnerability to the Hazard, states in section 6.3.4, ***It is understood that the Client is registered with the Agency's Flood Warnings Direct so that they evacuate upon receipt of a Flood Warning.*** The Client (Tingdene Holiday Parks Ltd) only has a management presence on site for 7 to 8 hours two days per week and often this is reduced to 1 day per week. This will delay any daytime evacuation. As explained by the Environment Agency in their objection to this planning application, flood warnings are only issued in daylight hours, so night time evacuation cannot be guaranteed which is 15 to 16 hours during November/December.

The environment agency also stated, ***we would urge consistency of decision making for this application, in line with the Inspector's conclusions for the Appeal. They went on to state, If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.***

Sequential and Exception Test Statement

Section 1.3.2 and section 3.2.6 once again make the case for flood risk evacuation as mitigation which has already been rejected as outlined above.

Part a) of Exception test

Section 4.2.7 states ***It is considered that the benefits to the wider community demonstrate that the siting of replacement chalets on the 11 currently vacant plots outweighs the flood risk which is already and can into the future be appropriately mitigated and managed.***

Sections 4.2.3 to 4.2.6 of the statement make claims on what THPL has done and spent since taking over the lease. The things stated are all a normal part of being a landlord and to put it in to context, the amount claimed to have been spent is significantly less than a single year's ground rent collected from the Fitties chalet owners. Also, the maintenance of the roads and repairs to infrastructure are passed on to the Fitties chalet owners through the service charge. To try and claim the upkeep of a very profitable asset as a benefit to the wider community is quite frankly, nonsense. This is not some altruistic gesture for community benefit, this is the landlord carrying out its normal duties for which it is very well compensated, however this is somewhat irrelevant, as the question in front of this local planning authority is; does this planning application pass part a) of the exception test and clearly it does not. These empty plots are currently designated as an asset of community value by NELC and when designating these empty plots as part of that community asset in November 2019 it stated, ***It would be the opinion of the Local Authority that the land continues to further the social wellbeing or interests of the Public.*** This benefit will be lost to the wider community if this planning application is approved.

Part b) of Exception test

Section 4.2.8 restates what the planning inspectorate and Environment Agency has already dismissed in that evacuation procedures ensure ***there will be ample time to safely evacuate visitors from the site, in accordance with the Warning and Evacuation Strategy.*** As clearly outlined above this cannot be relied upon so that the development would remain safe throughout its lifetime.

In its conclusions in section 5.1.1 it states in the first bullet point:

there are no alternative sites with a lower flood risk than Humberston Fitties, available to THPL,

This is misleading as it does not explain what other alternatives or areas have been considered.

The second bullet point states:

the siting of replacement chalets on the currently vacant plots on a site with 'extant' permission for holiday use, which is located in an allocated 'Resort Area' where development plan policy requires high quality accommodation will be supported by the Council, will result in direct sustainability benefits to the wider community in accord with Part a) of the exception test,

Achieving sustainable development according to the NFPP has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Whilst there may be a case for an economic objective in increased council tax income, it fails the social objective as it removes the green open spaces currently designated an Asset of Community Value and mentioned earlier in this objection. This asset currently supports communities’ health, social and cultural well-being and is attached at the end of this document.

This planning application also fails the environmental objective by reducing biodiversity and removing habitats that have been available to wildlife for decades.

Unless it meets all three objectives it cannot be considered as sustainable development as outlined in the NPPF

The final bullet point states:

through the Mitigation, Warning and Evacuation measures set out in the site-specific FRA, that the siting of 11 replacement chalets on the currently vacant plots can be made to be safe for the lifetime of the chalets and the flood risks mitigated without increasing flood risk elsewhere, in accordance with Part b) of the Exception Test.

This once again makes the case for evacuation measures to mitigate the flood risk which has already been dismissed as outlined earlier in this objection.

Any new building on current green open spaces will remove some of that green space that would currently be able to absorb flood water. The National Planning Policy Framework is clear that flood risk should not be increased elsewhere, including over the lifetime of the permission not just at the point of grant of permission. There will be a significant amount of concrete needed in foundations to support this new building and the other ten proposed buildings. This will quite clearly increase the flood risk elsewhere.

As clearly outlined above, this planning application with revised FRA still fails to pass a number of the tests and other requirements demanded by planning policy and goes against what the Planning Inspectorate has already stated in a planning appeal and should be rejected.

The legal opinion from Shoosmiths commissioned by THPL in support of this planning application makes a very important point in paragraph 2.13 where it states, ***“The Council should also give significant weight to the importance of consistency in decision making and the fact that flood risk is already managed at the Site with the occupancy restrictions contained in the 1992 Permission”***. As clearly stated by the planning inspectorate and confirmed by the environment agency, the flood risk is not adequately managed, and if the council is to be consistent, then it will follow what the planning inspectorate determined and refuse this application. Any refusal will certainly be appealed and the planning inspectorate can again decide if this application should be approved. This would ensure a consistent approach.

The Fitties CIC
FAO: Tom Cannon

Our Ref: NELC/HFACVTFCIC/1920

Your Ref:

29 November 2019

Re: Asset of Community Value (ACV), Humberston Fitties

I am writing to you to confirm the outcome of the above nomination which has now been determined by the Director of Resources and Governance and Portfolio Holder for Regeneration, Skills and Housing on the 18th November 2019.

To confirm, the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park, inclusive of the areas outlined red on the attached plan.

As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

Regulation 3, Schedule 1 of the Act '*Land which is not of community value (and therefore may not be listed)*', in line with paragraph 1, sub-paragraph 1 of Regulation 3, Schedule 1, has resulted in the definition of a residence and part '*(b) every part of the land can be reached from the residence without having to cross land which is not owned by that single owner*' means that both the Chalet (residence) and the adjoining land leased as part of that residence are not classed as land which is of community value and are therefore excluded from the nomination.

After further consideration, this is a change to the previous nomination and therefore a plan, showing the exclusions, will be registered excluding not only the residences but also the adjacent land within each 'plot' which is classed as land which is connected to that residence.

In considering sub-paragraph 2 of the Act, it has been determined that land that is not connected with a residence as per section (a) of the same paragraph, relates to all the remaining land within the nominated boundary, with the exception of the residences and the land leased as part of the residences.

The nomination therefore is in relation to the remaining land, i.e.:

- Roads, verges, tracks and pathways;
- Vacant former plots;
- Open space, bank to the river;
- Humber Mouth Yacht Club and Community Centre;
- Dykes and ditches; and

Assets Team
Municipal Offices, Town Hall Square, Grimsby, North East Lincolnshire, DN31 1HU
assets@nelincs.gov.uk

- Woodland and Copses.

All remaining criteria within Regulation 3, Schedule 1 of the Act is not relevant.

In the spirit of the Localism Act, the Regulations are not considered in isolation. What determines the nomination is whether, in the opinion of the Local Authority, an asset would meet the definition of an asset of community value as set out in section 88 of the Act.

In summary, the definition of 'community' value within the meaning of the Act requires that land or buildings in a local authority's area:

- has in the recent past or is currently used of having; or
- continues to have; or
- to have a realistic prospect within the next 5 years of having

a non-ancillary* use that furthers social wellbeing or social interests.

(*for example, an ancillary use is something that is "secondary" (or "incidental") to another use.)

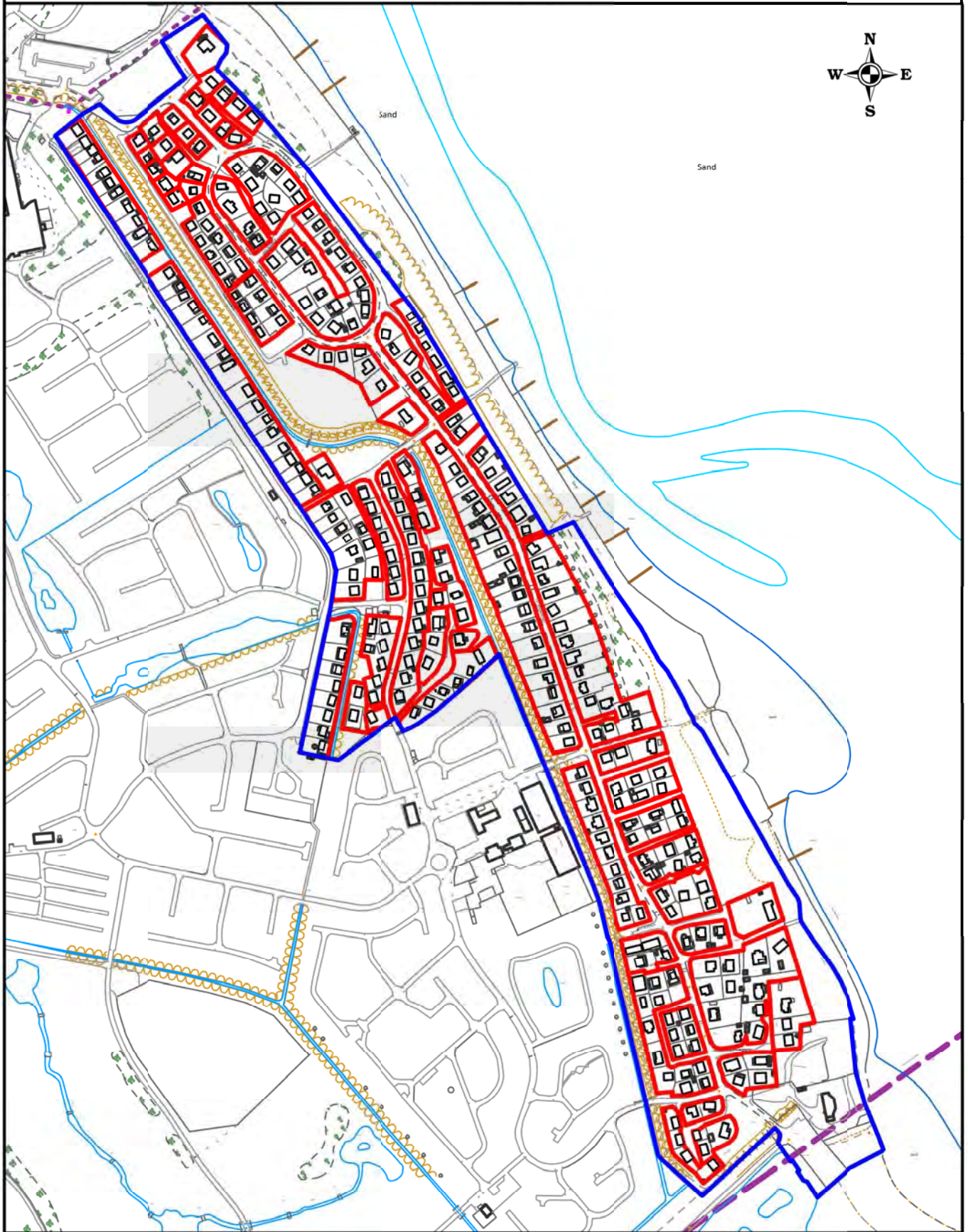
In line with section 88 of the Act, it is for the Local Authority to test these criteria in relation to the value that nominations have to Communities of North East Lincolnshire. It would be the opinion of the Local Authority that the land continues to further the social wellbeing or interests of the Public.

The nomination will be updated on to the Register held by the Council as an 'Asset of Community Value' for a further period of five years'. You can view the Register on-line by visiting our website: <https://www.nelincs.gov.uk/council-information-partnerships/partnerships/localism/>

Yours sincerely,

Jack Fox
North East Lincolnshire Council

Location Map



Details
Humberston Fitties

NLPG
11017868

Scale
1:5000

Date
25/10/2019

Rev No.

2

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From: paul bright
Sent: 07 December 2022 05:41
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Planning Application DM/0778/22/FUL

Good Morning Ellie,

After further reviewing the supporting document that has been added to this planning application on 5th December with a map showing a chalet on plot 80 from 1994. There appears to be many inaccuracies in this map regarding empty plots. Can you please add the attached document as a neighbour comment. This shows the status of all empty plots from the 1996 conservation area appraisal and all eleven plots were empty when this was carried out by NELC. The supporting document 1994 map, does not reflect this and should be disregarded. Many owners who have resided on the Fitties for decades can confirm the status of these plots and NELC's own information should be able to clarify this.

Regards

Paul Bright

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

28 First Main Road

Pitched corrugated metal sheeting covered roof with timber gutter. Walls flat asbestos sheeting on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with double metal gates to front, no hardstanding.

29 First Main Road

Pitched metal sheeting covered roof with plastic gutters and rainwater pipes. Walls flat sheeting on brick foundations. Timber framed windows and door. "Anderson" shed to rear, timber picket fence with double gates, no hardstanding.

30 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue and asbestos gutter. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front and metal double gates, two rows concrete slabs for hardstanding.

31 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate, no hardstanding.

32 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters. Walls concrete panels, cement rendered on concrete block foundations. PVCu framed windows, wood door. Shed to rear, timber picket fence with metal double gates to front, two rows concrete slabs for hardstanding.

33 First Main Road (empty plot)

Pitched corrugated iron sheeting covered roof with metal flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows, brown, door, white. Shed to rear, timber picket fence with metal gates to front, no hardstanding.

35 First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence, gates, no hardstanding.

36 First Main Road

Pitched corrugated iron sheeting covered roof with plastic gutters and cast iron rainwater pipes. Walls, horizontal timber boarding on brick foundations. Brick chimney stack to front. Timber framed windows. Timber picket fence with matching double gates, no hardstanding. Nissan type shed to rear.

37 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack and plastic gutters. Walls rendered on brick foundations. Timber framed windows and door. Timber picket fence, double metal gates. Two rows slabs and gravel for hardstanding.

38 First Main Road

Slightly pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls, brick and horizontal timber boarding on concrete block foundations. Timber framed windows and door.

Timber picket fence with matching double gate, gravel drive. Shed to rear and right. 6'0" shiplap fence between 36 and 38.

39 First Main Road

Pitched felt covered roof with brick chimney stack, asbestos gutters and plastic rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fencing, double metal gates, no hardstanding.

40 First Main Road

Pitched felt covered roof with metal flue, no gutter. Walls, concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence with double metal gates, no hardstanding.

40A Third Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and doors. Timber picket fence and double gates, no hardstanding.

41 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber sheeting on concrete block foundations. Timber framed windows and door. Timber picket fence, concrete slabs for hardstanding.

42A First Main Road

Flat felt covered roof with plastic gutters and rainwater pipes. Walls, timber/asbestos panelling on brick foundations. Brick wall to front porch. Timber framed windows and door. Timber horizontal rail fence and double gate, no hardstanding.

42 Third Avenue

Flat felt covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations, brick below windows to front. Timber framed windows and door. Timber picket fence with matching double gates, crazy paving path. Anderson air raid shelter to right with concrete hardstanding. Shed to rear.

43 First Main Road

Pitched felt covered roof with plastic gutters, rainwater head and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fence with timber and mesh double gates to front, sand for hardstanding.

44 First Main Road

Pitched metal profiled sheet covered roof. Walls timber sheeting and cover strips on brick foundations. PVCu framed windows, timber door. Hardcore around perimeter of chalet. Timber fence to front, no hardstanding.

45 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls horizontal PVCu boarding on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fence with single gate, path to side door, no hardstanding.

46 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed

windows, timber door with canopy over. Timber fence to front with single gate, brick piers. No hardstanding, shed to rear, metal double gates with brick piers.

47 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Flat felt covered roof to side extension. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear, timber picket fencing, timber double gates, no hardstanding. Satellite dish to side.

48 First Main Road

Pitched felt covered roof with aluminium flue, plastic gutter and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Canopy to door and concrete ramp. Timber picket and timber post and wire fence to front. Shed to rear.

48A Third Avenue

Pitched felt covered roof with aluminium flue, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence with matching single gate to front, double gate to rear. Path to front door, concrete slab patio and shed to rear.

49 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with gate, no hardstanding.

50 First Main Road

Possible folding building brought from the U.S base at Goxhill after 2nd. World War. Pitched felt covered roof with plastic gutters and rainwater pipes. Sloping felt covered roof to front extension. Walls timber horizontal boarding on concrete block foundations. Rendered below windows to front extension. Timber framed windows and door, steps to door. Timber picket fence to front with matching double gate, crazy paving hardstanding.

50A Third Avenue

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels rendered on concrete block foundations. Timber framed windows, aluminium sliding doors. Timber picket fence and matching double gates to front. No hardstanding, shed to rear. Free standing mast with satellite dish to side.

51 First Main Road

Pitched concrete interlocking concrete tile covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to rear, hedge, no hardstanding.

52 First Main Road

Possible folding building brought from the U.S base at Goxhill after 2nd. World War. Pitched felt covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Sloping felt covered roof to front extension. Walls timber horizontal boarding on brick foundations. PVCu framed windows and door. Timber picket fence to front with double matching gates. Two rows concrete slabs, shed to rear.

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52A First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Timber picket fence to front, shed to rear.

53 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear, timber shiplap fence, double metal gates, concrete slabs for hardstanding.

54 First Main Road

Pitched man made slate covered roof with chimney, plastic gutters and rainwater pipes. Walls imitation stone on strip foundations. PVCu framed windows, timber framed to rear conservatory. Timber picket fence with metal double gates, no hardstanding. Sheds to rear.

54A First Main Road

Pitched felt covered roof with plastic gutter and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Steps to door. Concrete posts with timber picket fence. Concrete slabs to hardstanding.

55 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls rendered on brick foundations. Timber framed windows and door. Shed to rear, hedge to front and side with timber rail and post fence to side with matching gates, no hardstanding.

56 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack to side, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Metal windows, timber door, porch to front. Post and wire fence to front, double metal gate to rear, no hardstanding. Shed to rear.

57 First Main Road

Sloping flat felt covered roof with brick chimney stack to right handside. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and double gates to front. No hardstanding, shed to rear. Lamppost in front garden.

58 First Main Road

Sloping flat felt covered roof with brick chimney stack and asbestos gutters. Walls coated asbestos panels on concrete block foundations. PVCu and timber framed windows, timber door. Hedge to front, concrete slabs to front, shed to rear.

59 First Main Road

Pitched concrete interlocking concrete tile covered roof (felt covered before 1999) with brick chimney stack and plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. PVCu framed windows. Satellite dish on side. New extension to right handside. New concrete block hardstanding. No gates, hedge to front.

60 Second Avenue

Pitched felt tile covered roof with plastic gutters and rainwater pipes. Walls brick on traditional foundations. Timber framed windows. Timber picket fence and double gates to front, right. Hedge to left boundary and front, left. Shed to rear, no hardstanding.

61 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls smooth render over timber boarding on concrete block foundations. PVCu framed windows and door. Timber supports to front verandah, timber and metal balustrade. Timber picket fence, gravel drive to right handside. Shed to rear.

62 Second Avenue

Pitched profiled asbestos sheet covered roof with flue and plastic gutters and rainwater pipes. Walls, horizontal timber boarding on concrete block piers. Timber framed windows and door. Timber handrail to front verandah. Timber picket fence and double gates to front, no hardstanding. Shed to rear.

63 Second Avenue

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Garage to left handside. Concrete steps with metal handrail to door. Timber picket fence and double gate to front. Concrete drive to garage to left, concrete path to door. Aerial dish to right elevation.

64 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and doors. Timber picket fence to front, no gate. Two lines concrete slabs to right handside to car port to rear.

65 Second Avenue (empty plot)

Pitched felt covered roof. Walls horizontal timber cladding on concrete block foundations. PVCu framed windows. Timber picket fence to front with double metal gates, no hardstanding. Patio to right handside rear.

67 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Timber picket fence and gates to front and double metal gates. Two rows concrete slabs to left handside, hardstanding to right handside.

68 Second Avenue

Pitched corrugated iron sheeting covered roof with brick chimney stack to side and plastic gutters and rainwater pipes. Walls flat asbestos panels on concrete block foundations. PVCu framed windows, timber door. Timber picket fence with double metal gates to front. Two rows concrete slabs to left handside.

69 Second Avenue

Flat felt covered roof with brick chimney stack and flue, plastic gutters and cast iron rainwater pipe. Walls timber sheeting on concrete block foundations. Timber framed windows and doors. Timber picket fence with double metal gates to front. Concrete path to side.

70 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls, Round section horizontal timber boarding on concrete block foundations. PVCu framed windows, aluminium door. Timber picket fence and gate to front. Concrete path to door. Aerial to right handside elevation.

71 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls vertical plastic cladding on concrete block foundations. Timber framed windows. Timber picket fence and double gate to front. No hardstanding, shed to rear.

72 Second Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and doors. Timber picket fence and double gates to front. Patio to front, two rows concrete slabs to right handside, shed to rear.

73 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and doors, aluminium door. Timber picket fence and double gates to front. No hardstanding.

74 Second Avenue

Sloping flat felt covered roof with flue. Walls rendered with timber boarding on concrete block foundations. Timber framed windows and door. Timber roof over front porch. Timber picket fence and gates to front. Concrete path to door, hardstanding to right handside. Shed to rear.

75 Second Avenue (empty plot)

Flat felt covered roof. Timber horizontal boarding on concrete block foundations. Timber framed windows and door. Canopy over door and window. Wire mesh on timber post fence with double metal gates to front, no hardstanding.

77 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on shaped concrete block foundations. Timber framed windows and door. Shed attached to left handside, timber horizontal board fence with single timber picket gate with metal pole gate to front, no hardstanding. Concrete path to front door.

78 First Main Road

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence, no hardstanding.

79 First Main Road

Flat and pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained on concrete block foundations. PVCu framed windows, timber door. Shed to rear, timber post with wire netting fence to front with single metal gate, no hardstanding. Concrete path to front door.

80 First Main Road (empty plot)

81 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. No shed, timber posts with wire netting fence, double metal gates to front, no hardstanding.

82 First Main Road

Pitched metal "Decra" tile covered roof with flue, plastic gutters and rainwater pipes. Walls PVCu and timber horizontal boarding on concrete block

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foundations. Timber and PVCu framed windows, timber door. "Anderson" shed to rear, brick and stone wall to front with double metal gates, concrete slabs for hardstanding.

83 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained on concrete block foundations. Timber framed arched top windows, aluminium door. Shed to rear, timber picket fence and double gates to front, path to door, no hardstanding.

85 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls plastic horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence with double gates, single vertical boarded gate, no hardstanding.

86 First Avenue

Pitched concrete interlocking tile covered roof. Walls smooth render on concrete block foundations. PVCu framed windows and door. Timber picket fence, no hardstanding.

87 First Avenue

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, rendered, concrete block foundations. Timber framed windows and door. Porch to front. Shed to rear, double timber gates, two rows concrete slabs. Satellite dish on pole to rear garden.

88 First Avenue

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls concrete panels, smooth render on concrete block foundations. PVCu framed windows, timber door, canopy over. Shed to rear, timber picket fence with double gates, concrete hardstanding to front.

89 First Avenue

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door, canopy over. Shed to rear, no fencing, path to front door.

90 First Avenue

Pitched metal "Decra" tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, cement render on concrete block foundations. PVCu framed windows timber door, canopy over. Shed to rear, timber picket fence, brick piers to gate opening, concrete slabs for hardstanding.

101 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, on brick foundations. Timber framed windows and door. No shed, timber picket fence with gates to front, no hardstanding.

103 First Main Road

Flat felt covered roof with supporting metal pole to corner, with brick chimney stack. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. No shed, timber picket fence with gates to front, no hardstanding.

105 First Main Road (empty plot)

107 First Main Road

Pitched corrugated asphalt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, on concrete block piers. PVCu framed windows and door. Shed to rear, timber picket fence and gate to front, no hardstanding.

108 First Main Road

Sloping flat felt covered roof with brick chimney stack. Walls timber vertical boarding, painted, on brick foundations. Timber framed windows and door. No shed, timber picket fence to front, no gate, no hardstanding.

109 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos/marine ply sheeting, painted, on brick foundations. Timber framed windows and door. Shed to rear, timber post with wire netting fence to front, railway sleepers for hardstanding.

110 First Main Road

Pitched felt covered roof. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence and gate to front, no hardstanding.

111 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding to gable, cement render to flat "Stirling" boards, painted, on concrete block piers. Timber framed windows and door. No shed, timber picket fence to front with double gates, no hardstanding.

112 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls render, spa dash finish on boarding, on concrete block piers. Timber framed windows and door. Shed to rear, timber picket fence with double and single metal gates to front, no hardstanding.

113 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting, painted, with timber cover strips on brick foundations. Timber framed windows and door. No shed, timber posts with wire netting fence to front with timber diagonal close boarded double gates, no hardstanding.

114 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls render over asbestos sheeting and timber boarding on brick and concrete block foundations. Timber framed windows. Shed to rear, concrete paling fence and double metal gates to front, concrete slabs for hardstanding.

115 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained, on concrete block foundations. Aluminium framed windows, timber door. Shed to rear, timber post and wire netting fence with double metal gates to front, gravel for hardstanding.

116 First Main Road

Pitched interlocking concrete tile covered roof with rendered brick chimney stack, plastic gutters

and rainwater pipes. Walls rendered on cavity brick wall on strip foundations. Timber framed windows and door. Shed to rear, hedge with wrought iron railings to front, double metal gates, concrete for hardstanding.

117 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, painted, on brick and concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with metal gates to front, concrete for hardstanding.

118 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls brick cladding on concrete block foundations. PVCu framed windows and door. Timber post with wire mesh fence to front with timber double gates, concrete for hardstanding.

119 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Aluminium framed windows and door. Shed to rear, timber picket fence, no hardstanding.

120 First Main Road

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with timber double gates, no hardstanding.

121 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with horizontal rails with double metal gates to front, concrete for hardstanding.

122 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to rear, timber vertical board fence with double gates, no hardstanding.

123 First Main Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding, stained, on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front, no hardstanding.

124 First Main Road

Flat sloping felt covered roof. Walls timber horizontal boarding, stained, on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence to front and gate, concrete for hardstanding.

125 First Main Road

Pitched felt and corrugated asbestos sheeting covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat metal panels painted with timber horizontal boarding on brick foundations to front lean to. Timber framed windows and door. Shed to rear, timber picket fence, no hardstanding.

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152 First Main Road

Flat felt covered roof with flue, plastic gutters and rainwater pipes. Walls flat asbestos sheeting on concrete block foundations. Metal framed windows and timber door. No shed, timber picket fence and double gates to front, concrete slabs for hardstanding. Windmill to side.

153 First Main Road

Pitched felt covered roof with flue. Walls timber vertical boarding on concrete block foundations. Timber and PVCu framed windows, timber door. Shed to rear, timber picket fence and gates to front, wire netting with timber single gate to Avenue, no hardstanding. Windmill to side

154 First Main Road

Flat felt covered roof with flue, asbestos gutters and rainwater pipes. Walls flat asbestos sheeting on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, double metal gates, concrete slabs for hardstanding. Windmill to rear.

155 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack and plastic gutters. Walls flat asbestos sheeting, PVCu cladding to gables, concrete block foundations. Lean to pergola to right side, shed to rear, timber picket fence and gates to front, concrete for hardstanding.

156 First Main Road

Flat felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Metal pole to roof support at corner. Walls flat asbestos sheeting, painted, on brick and concrete block foundations. PVCu framed and timber framed windows, timber door. Timber picket fence to front, no hardstanding.

157 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber vertical and horizontal boarding on brick and concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with single gate to front, double gates to side, no hardstanding. Concrete path to front door.

158 First Main Road

Pitched felt covered roof with rendered brick chimney stack, plastic gutters and rainwater pipes. Walls rendered on brick foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

159 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls render, spa dash, on flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence and double metal gates to front, no hardstanding.

160 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber and metal framed windows, timber door. Shed to rear, timber picket fence to front, no hardstanding.

161 First Main Road

Pitched felt covered roof with flue, asbestos gutters and rainwater pipes. Walls render, spa dash, on flat asbestos sheeting on concrete block

foundations. PVCu framed windows and door. Shed to rear, timber post and chain link fence with double metal gates to front, two rows concrete slabs for hardstanding

162 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat textured asbestos sheeting on concrete block foundations. Timber framed windows and door. No shed, timber picket fence and double metal gates to front, no hardstanding. Ramp to left side.

163 First Main Road

Pitched interlocking concrete tile covered roof with brick chimney stack and plastic gutters. Walls brick on strip foundations. Timber framed bow top windows, aluminium door. Shed to rear, timber picket fence to front, two rows concrete slabs for hardstanding.

164 First Main Road

Pitched felt covered roof with plastic gutter and rainwater pipes. Walls flat asbestos sheeting, painted, on brick and concrete block foundations. Timber framed windows and door. No shed, timber vertical close boarded fence, timber picket single gate, no hardstanding.

165 First Main Road

Pitched felt tile effect covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear, half horizontal log fence and timber double gates to front, no hardstanding.

166 First Main Road

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick and block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front and side, double metal gates to side, concrete hardstanding to rear. No hardstanding to front.

167 First Main Road

Flat felt covered roof with plastic gutters. Walls timber horizontal and vertical boarded on brick foundations. Timber framed windows and door. Timber picket fence with single gate to front, no hardstanding. Windmill to rear.

168 Eighth Avenue

Pitched felt covered roof with aluminium flue and plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Steps to rear door. Timber fence and single gate to front. No hardstanding, shed to rear. Satellite dish to front.

169 First Main Road

Pitched felt tile effect covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber horizontal boarding on timber block foundations. Timber framed windows and door. Garage to side in corrugated iron with pitched roof. Timber picket fence and double gates to front, railway sleepers for hardstanding.

170 First Main Road

Pitched metal deck covered roof with flue, plastic gutters and rainwater pipes. Walls metal vertical ribbed to gable end with pebbledash to remainder on concrete block foundations. Timber framed windows and door, metal up and over door to

garage on side. Timber picket fence to front, concrete for hardstanding.

171 First Main Road

Slight pitched felt covered roof with stone clad chimney stack, wood and plastic gutters and rainwater pipes. Walls vertical cedar boarding on concrete block foundations. PVCu and timber framed windows, timber door. Stone steps to front door. Shed to rear, wood post with metal chain link fence to front, no hardstanding. C.1950 for Hewitts the Grimsby jeweller. Original fitted kitchen with hinged trapdoor with a sunken bath under.

172 First Main Road

Pitched felt covered roof. Walls timber horizontal stained boarding on brick foundations. PVCu and timber framed windows, timber door. Shed to rear, timber horizontal rail fence, no hardstanding.

173 First Main Road

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber horizontal boarded fence to front, no hardstanding.

174 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue, asbestos gutters and rainwater pipes. Walls, flat asbestos sheeting on concrete block foundations. Timber framed windows and door. Shed to rear, timber posts with metal wire mesh fence to front, no hardstanding.

175 First Main Road

Sloping felt covered roof with plastic gutter to rear. Walls flat asbestos panels, vertical cedar boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, no hardstanding.

176 First Main Road (empty plot)

Flat felt covered roof with flue, asbestos gutters and rainwater pipes. Walls, flat asbestos panels on concrete block foundations. Timber framed windows and door. Timber picket fence to front, no hardstanding.

178 First Main Road

Flat felt covered roof with plastic gutter to rear only. Walls, timber horizontal boarding on brick and block foundations. PVCu framed windows and door. Shed to rear, timber picket fence and double gates to front, no hardstanding.

179 Twelfth Avenue

Pitched felt covered roof with flue, asbestos and plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Canopy over door. Shed to rear, timber picket fence to front, no hardstanding.

180 First Main Road

Flat felt covered roof. Walls rendered on concrete block foundations. PVCu framed windows, timber to side, timber door. Shed to rear, timber picket fence and timber horizontal rail double gates to front, no hardstanding.

182 First Main Road

Pitched "BigSix" corrugated asbestos sheeting covered roof with curved ridge, flue, plastic gutters and rainwater pipes. Walls vertical ribbed asbestos sheeting on concrete strip foundations.

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Timber framed (were metal) windows and door. Shed to rear, timber picket fence and double gate to front, concrete slabs for hardstanding. Windmill to rear.

184 First Main Road

Pitched "BigSix" corrugated asbestos sheeting covered roof with curved ridge, flue, plastic gutters and rainwater pipes. Walls vertical ribbed asbestos sheeting on concrete strip foundations. Timber framed windows and door. Shed to rear, timber vertical paling fence to front with double metal gates, two rows concrete slabs for hardstanding.

185 First Main Road

Pitched metal "Decra" tile covered roof with brick chimney, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Timber double picket gates to drive entrance.

186 First Main Road

Pitched corrugated asbestos sheeting covered roof with brick chimney stack, asbestos gutter and rainwater pipes. Walls, asbestos panels with vertical timber cover strips on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding. Windmill to rear.

187 Ninth Avenue

Pitched metal "Decra" tile covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding and render on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gate to front, no hardstanding.

188 First Main Road

Pitched corrugated asbestos sheeting covered roof with flue and asbestos gutters. Walls rendered on concrete block foundations. PVCu framed windows. Shed to rear, timber picket fence to front, no hardstanding.

189 Ninth Avenue

Pitched felt covered roof with flue, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to front, timber picket fence with timber gate to front, no hardstanding. Windmill to front.

190 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, no hardstanding.

191 Ninth Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows, timber door. Shed to side, timber posts and metal chain link fence to front, concrete slabs for hardstanding.

192 Ninth Avenue (empty plot)

193 Ninth Avenue

Pitched corrugated metal sheeting covered roof with flue, plastic guttering and rainwater pipes. Walls vertical corrugated asbestos sheeting on concrete block foundations. Timber and PVCu framed windows and timber door. Canopy over

door. Timber interwoven fence with single gate to front, concrete for hardstanding. Shed to rear.

194 Seventh Avenue

Flat sloping felt covered roof with flue. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber interwoven fence, no hardstanding.

195 Seventh Avenue

Pitched felt covered roof with brick chimney, plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed attached to side, timber picket fence to front, no hardstanding.

196 Seventh Avenue

Pitched interlocking concrete tile covered roof with plastic gutters and rainwater pipes. Walls rendered with spa dash finish on concrete block foundations. Timber framed windows and door. Shed to rear, metal chain link fence with timber double gates to front, concrete slabs for hardstanding.

197 Seventh Avenue

Pitched man made slate roof covering with flue, plastic gutters and rainwater pipes. Walls wood shingles on brick foundations. Timber framed windows and door. Tubular metal fence with timber single gate and metal gates to front. Concrete slabs for hardstanding to side.

198 First Main Road

Pitched felt covered roof with brick chimney stack. Walls timber vertical and horizontal cedar boarding on concrete block foundations. Timber framed windows, aluminium door. Verandah with timber horizontal balustrade. Timber picket fence and double gates to front, concrete slabs for hardstanding.

199 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos panels on brick foundations. PVCu framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

200 First Main Road

Sloping flat felt with PVCu to rear covered roof with brick chimney stack. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence to front, no hardstanding.

201 First Main Road

Sloping flat felt covered roof with flue. Walls, flat asbestos panels with timber cover strips on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fencing to front, no hardstanding.

202 Sixth Avenue

Pitched metal "Decra" tile covered roof with plastic gutters and rainwater pipes. Walls brick on conventional foundations. Vertical cedar boarding to right extension. PVCu framed windows, timber door. Shed to rear, car port attached to side, timber diagonal boarding fence to front, no hardstanding.

203 Sixth Avenue

Pitched corrugated asbestos sheeting and felt to flat covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls flat asbestos panels. Timber framed windows and

door. Shed to front, timber picket fence with single and double gates to front, no hardstanding.

204 Sixth Avenue

Pitched flat blue slate covered roof with flue, plastic gutters and rainwater pipes. Walls timber vertical cedar boarding on concrete block foundations. PVCu framed windows and door. Garage attached to side, timber picket fence to front, concrete hardstanding.

205 Sixth Avenue

Pitched felt covered roof with plastic gutters and rainwater pipes. Walls flat asbestos panels on brick foundations. Timber framed windows and door. Shed to rear, timber horizontal rail fence to front, no hardstanding.

206 Fifth Avenue

Flat sloping felt covered with plastic gutter to rear. Walls timber horizontal cedar boarding on concrete block foundations. Timber framed windows and door. Shed to rear, timber picket fence with double gates to front, no hardstanding.

206A Fifth Avenue

Flat felt covered roof. Walls flat asbestos panels on concrete block foundations. Timber framed windows, aluminium door. Shed to rear, timber picket fence and single timber gate to front, no hardstanding.

207 Fifth Avenue

Pitched corrugated asbestos sheeting covered roof with curved ridge and timber gutters. Walls vertical ribbed asbestos panels. PVCu framed windows, timber door. Timber picket fence with double gates, two rows precast concrete slabs for hardstanding.

208 Eighth Avenue

Sloping felt covered roof. Walls asbestos sheeting with timber cover strips on concrete block foundations. Timber framed windows and door. Timber interwoven fence and double gates to front. No hardstanding.

210 Tenth Avenue

Pitched asbestos sheet covered roof with plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door with canopy over. Double timber gates, some tarmac hardstanding.

211 Tenth Avenue

Aluminium framed ex. Military. Pitched asbestos sheet covered roof with curved ridge. Overhang to front and rear on aluminium columns. Chimney to side. Aluminium gutters. Walls asbestos panels, coated on concrete foundations. Metal windows, timber door.

212 Tenth Avenue

Pitched metal corrugated sheet covered roof with brick chimney stack and plastic gutters and rainwater pipes. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Double timber gates to front with hedge plus single gate. Shed to side. No hardstanding.

213 Eleventh Avenue

Pitched asbestos corrugated sheet covered roof with plastic gutters and rainwater pipes. Walls timber horizontal boarding on brick foundations. Timber framed windows and door, porch to door. Post and metal chain link fence with metal double gates to front. No hardstanding, Anderson shelter to rear.

HUMBERSTON FITTIES CONSERVATION AREA Appraisal and Management Statements

253 Anthony's Bank Road

Pitched slate covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows, no door to front. Timber picket fence to front with timber double horizontal rail gates, no hardstanding.

254 Anthony's Bank Road

Pitched felt covered roof. Walls timber horizontal boarding. Timber framed windows and door. Brick shed to left front. Vertical timber close boarded to front, no gate, no hardstanding.

255 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack. Walls timber horizontal boarding. Timber framed windows and door. Shed to rear, timber picket fence to front with double metal gates, concrete hardstanding.

256 Anthony's Bank Road

Pitched felt covered and flat translucent sheeting covered roofs with brick chimney stack. Walls rendered. Timber framed windows and door. Shed to front right, timber picket fence to front, concrete slabs for hardstanding.

257 Anthony's Bank Road

Pitched interlocking concrete tile covered roof with plastic gutters. Walls timber horizontal boarding. Timber framed windows and door. Hedge to front, no gates, gravel drive and concrete slabs.

258 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber horizontal boarding on brick foundations. Timber framed windows and door. Timber picket fence to front with matching gates, moulded concrete slabs for small hardstanding.

259 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls, rendered on brick foundations. PVCu framed windows and door. Shed to front left. Hedge to front with double metal gates, no hardstanding.

260 Anthony's Bank Road

Pitched concrete interlocking concrete tile covered roof with plastic gutters. Walls brick on concrete foundations. Timber framed windows and door. Shed to rear. Timber picket fence to front with matching gates, concrete drive.

261 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls rendered. Timber framed windows, no door to front. Shed remains at rear. Timber three horizontal rail fence to front with double timber picket gates, concrete slabs for hardstanding.

262 Anthony's Bank Road (empty plot)

263 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls timber horizontal boarding. PVCu framed windows, no door to front. Shed to right. Timber vertical board fence to front and matching double gates, crazy paving hardstanding.

264 Anthony's Bank Road

Pitched metal "Decra" tile covered roof with plastic gutters. Walls plastic horizontal boarding. Timber framed windows and door. Shed to rear. Timber post with wire mesh to front, double metal gates, no hardstanding.

265 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Hedge to front with double metal gates, two rows concrete slabs for hardstanding.

266 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Hedge to front with double metal gates, no hardstanding.

268 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls, timber horizontal boarding on brick foundations. Timber framed windows and door. Shed to rear. Hedge to front with double timber gates, two rows hardcore for hardstanding.

269 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters. Walls concrete panels. PVCu framed windows and door. Timber two horizontal rail fence to front with double metal gates, no hardstanding.

271 Anthony's Bank Road

Sloping flat felt covered roof with flue. Walls timber horizontal boarding. PVCu framed windows and door. Shed to rear. Timber two horizontal rail fence to front with double metal gates, two rows concrete slabs with pebble infill for hardstanding.

272 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber vertical boarding. Timber framed windows and door. Shed to rear. Vertical timber close boarded fence to front with matching single gate, concrete path.

274 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with flue and plastic gutters. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber post with wire mesh fence to front with double metal gates, two rows concrete slabs for hardstanding.

276 Anthony's Bank Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls, flat rendered panels. PVCu framed windows and door. Timber picket fence to front with double metal gates, no hardstanding.

277 Anthony's Bank Road

Flat felt covered roof with flue. Walls timber horizontal boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Timber horizontal lap fence to front with double metal gates, two rows concrete slabs for hardstanding.

278 Anthony's Bank Road

Pitched felt covered with brick chimney stack and plastic gutters. Walls timber horizontal boarding on concrete block foundations. Metal framed windows, timber door. Shed to rear. Timber picket fence to front with double metal gates, concrete hardstanding.

Built in 1963 from a dismantled chalet in Thruscoe, South Yorkshire. The wind generator

is a Lucas Fastlite model generating 20amps of electricity.

279 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls timber vertical boarding on brick foundations. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, no hardstanding.

280 Anthony's Bank Road

Pitched felt covered roof with brick chimney stack and plastic gutters. Walls rendered concrete panels on concrete block foundations. Timber framed windows and door. Shed to rear. Vertical timber picket fence to front with matching gates, concrete hardstanding.

281 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls, timber horizontal boarding. Timber framed windows and door. Shed to front left. Timber picket fence to front with matching double gates, no hardstanding.

282 Anthony's Bank Road

Pitched corrugated asbestos sheeting covered roof with plastic gutters. Walls rendered flat panels. Timber and metal framed windows, timber door. Shed to front left. Timber horizontal shiplap fence to front with double metal gates, no hardstanding.

283 Anthony's Bank Road

Pitched metal "Decra" tile covered roof with brick chimney stack and plastic gutters. Walls, timber horizontal boarding. PVCu framed windows and door. Shed to front left. Timber two horizontal rail fence to front with matching double gate, three rows concrete slabs for hardstanding.

284 Anthony's Bank Road

Pitched metal sheeting, painted, covered roof with plastic gutters. Walls rendered on concrete block foundations. Timber framed windows and door. Shed to front right. Timber two horizontal rail fence to front, no hardstanding.

285 Anthony's Bank Road

Pitched reconstituted slate covered roof with flue and asbestos gutters. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to front left. Timber picket fence to front with matching gates, no hardstanding.

286 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber sheeting. Timber framed windows and door. Shed to rear. Timber four horizontal rail fence to front with gates to match, concrete hardstanding.

287 Anthony's Bank Road (empty plot)

Vacant plot, timber picket fence to front with matching double gates.

288 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber horizontal boarding on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, pebble hardstanding.

289 Anthony's Bank Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls rendered on concrete block foundations. PVCu framed windows and

door. Shed to rear. Timber horizontal shiplap fence to front with double metal gates, concrete hardstanding.

290 Anthony's Bank Road

Pitched felt covered roof with flue and plastic gutters. Walls timber vertical boarding on concrete block foundations. Timber framed windows and door. Shed to rear. Timber vertical hit and miss boarding fence to front, no hardstanding.

291 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls rendered on concrete block foundations. PVCu framed windows and door. Shed to rear. Timber picket fence to front, concrete path.

292 Anthony's Bank Road

Pitched felt covered roof with plastic gutters. Walls timber horizontal boarding. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding.

293 Anthony's Bank Road

Pitched (under construction). Walls timber horizontal boarding. Timber framed windows and door. Hedge to front, no hardstanding.

294 Anthony's Bank Road

Flat, felt covered roof with flue and plastic gutters. Walls rendered on concrete block foundations. Timber framed windows and door. Hedge to front, double timber gates, one row concrete slabs for hardstanding.

295 Anthony's Bank Road

Pitched slate covered roof with flue and plastic gutters. Walls timber horizontal boarding and sheeting. Timber framed windows and door. Shed to rear. Timber picket fence to front with double metal gates, two rows concrete slabs for hardstanding.

296 Anthony's Bank Road

Flat felt covered roof with rendered brick chimney stack and plastic gutters. Walls sheeting on concrete block foundations. Timber framed windows and door. Metal framed with mesh infill fence to front with matching double gates, concrete hardstanding.

297 Anthony's Bank Road

Pitched felt covered roof with rendered brick chimney stack and plastic gutters. Walls concrete panels, painted. Timber framed windows and door. Shed to rear. Timber vertical hit and miss boarding fence to front with double metal gates, one row concrete slabs for hardstanding.

298 Anthony's Bank Road

Pitched asbestos corrugated sheeting covered roof (being renovated). Walls ply panelling (original timber boarding) on concrete block piers. Timber framed windows and door. Shed to rear. Timber horizontal shiplap fence to front with double metal gates, one row concrete slabs for hardstanding.

300 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. Timber framed windows and door. Canopy to front door on metal poles. Concrete path to side.

300A First Main Road

Pitched felt covered roof with side brick chimney stack, plastic gutters and rainwater pipes. Walls

timber horizontal boarding on concrete block foundations. Timber framed windows.

301 First Main Road

Slight pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls rendered panels with timber laths on concrete block foundations. Timber framed windows and door. Concrete path to door.

301A First Main Road

Pitched corrugated asbestos sheeting covered roof, no gutters. Walls asbestos panels with timber cover strips on concrete block foundations. Timber framed windows all boarded over.

302 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy to front door on metal poles. Concrete path to front door.

303 First Main Road

Flat felt covered roof with brick chimney stack and plastic gutters. Walls rendered panels with timber laths on concrete block foundations. Timber framed windows and door. Brick string to steps to door. Concrete slab path to door.

303A First Main Road (empty plot)

304 First Main Road
Pitched metal "Delta" tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, painted on concrete block foundations. Timber framed windows and door. Porch over door. Brick string to steps to front door. Concrete path to door.

304A First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. Timber framed windows and door. Verandah to front.

305 First Main Road

Pitched metal "Delta" tile covered roof with brick chimney stack and plastic gutters. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy to door. Concrete path to door.

305A First Main Road

Sloping flat felt covered roof. Walls, horizontal timber boarding on brick foundations. Timber framed windows and door.

306 First Main Road

Pitched concrete interlocking tile covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. Timber framed windows and door. Canopy over door. Concrete path to door.

306A First Main Road

Sloping flat felt covered roof. Walls rendered timber panelling on brick foundations. Timber framed windows.

307 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Concrete slab path to front door.

307A First Main Road

Slightly pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls horizontal timber boarding on concrete block foundations. PVCu framed windows and door.

308 First Main Road

Pitched felt covered roof with plastic gutters and cast iron rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows and door. Canopy over door. Concrete path to door.

308A First Main Road (empty plot)

309 First Main Road

Slight pitched felt covered roof with plastic gutters, cast iron rainwater pipes. Walls pebbledashed concrete panels on concrete block foundations. Timber framed windows and door.

310 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutter and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. Timber framed windows, aluminium door. Brick string to steps to door. Concrete path to door.

310A First Main Road

Pitched felt covered roof with metal flue, plastic gutters and rainwater pipes. Walls asbestos panels with timber cover strips on brick foundations. Timber framed windows and door.

311 First Main Road

Slightly pitched corrugated asbestos/iron sheeting covered roof with flue and plastic gutters. Walls rendered concrete panels on concrete block/brick foundations. Timber framed windows and door. Timber corner post to roof overhang. Concrete slab path to doorway.

311A First Main Road

Pitched felt covered roof (mostly gone) with metal flue, some plastic gutters. Walls timber panelling, rendered on concrete block foundations. Timber framed windows.

312 First Main Road

Pitched felt covered roof with brick chimney stack, plastic gutters and rainwater pipes. Walls imitation stone cladding on concrete block foundations. PVCu framed windows, timber door. Canopy over door. Concrete path to door.

312A First Main Road

Slightly pitched felt covered roof with metal flue and brick chimney stack to side, plastic gutters and rainwater pipes. Walls concrete panels, rendered on concrete block foundations. PVCu framed windows. Independent aerial to front garden.

313 First Main Road

Pitched felt covered roof with chimney pot, plastic gutters and rainwater pipes. Walls concrete panels on concrete block foundations. PVCu framed windows, timber door. Concrete path to front door.

313A First Main Road (empty plot) ex. Toilet block adjacent

315 First Main Road

Pitched interlocking concrete tile covered roof with plastic gutters and cast iron rainwater pipes. Walls brick on concrete foundations. Timber framed windows. Doors blocked with concrete blocks.

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

Regarding the recent submission by the Environment Agency.

The decision to determine if the Sequential and Exception Tests have been passed lies with the Local Planning Authority. The EA letter makes no determination on these tests and as outlined in my previous objection, this planning application fails the exception test and has not clearly demonstrated how it passes the sequential test in line with the UK Government Guidance on **Flood risk Assessment: The sequential test for Applicants.**

The EA made the following statement, ***The Environment Agency does not comment on or approve the adequacy of proposed flood emergency response procedures accompanying development proposals. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupant/user covered by our flood warning network. The Planning Practice Guidance (PPG) (Flood Risk and Coastal Change section, paragraphs 056-058) provides information on producing an evacuation plan for development and the role of the local authority in ensuring these are appropriate.***

In circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development. We recommend you consult with relevant Emergency Planners to determine whether the proposals are safe in accordance with the guiding principles of the PPG prior to determining this application.

This is at odds with what the planning inspectorate has stated on evacuation measures as outlined in my previous objection. Also can you please provide the outcome of this consultation on the planning portal. The EA clearly state, ***Without repeating all of the detail from the FRA this does highlight the high risk of flooding to the site and the extremely short time it would take for the plots(s) to be inundated with flood water and how safe access and egress would not be possible. It also shows how the site would quickly (within 2 hours) become unsafe for the emergency services to be able to access the site.*** This is a short time window for evacuation and this may happen in the early hours of the morning. The LPA needs to ensure that the development would remain safe throughout its lifetime and with this short window and the uncertainty on the impact of climate change, how can this be assured? The EA also made further comments on paragraphs 4.6.2, 4.3.4, and 5.3.16 that need further consideration.

From: paul bright

Sent: 23 November 2022 09:48

To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>; Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>

Subject: Re: Planning Application DM/0778/22/FUL

Emily,

In the supporting documents for this planning application, it has been argued the sequential test is not required, even though it has not been demonstrated that this and others are replacement chalets. The guidance in the NELC Development and Flood Risk Guidance Note that is quoted in the NELC SFRA is clear in step 3, where it states in the section on replacement dwellings:

These will not normally require a Sequential Test provided they do not expose people to an increase in flood risk and, in particular, do not:

- i. Increase the number of bedrooms*
- ii. Replace houses having more than one floor with single-storey dwellings*
- iii. Increase the number of dwellings in an area of flood risk (i.e. by replacing a single dwelling with an apartment block)*
- iv. Does not increase the volume of building by more than 20% of the original*
- Will not be placed at an unacceptable level of flood risk, irrespective of the risk posed to the existing dwelling.*

It fails the first, third and fourth points as this cannot be demonstrated, but if there ever were any chalets on these plots going back decades, they were certainly not of the scale of the proposed building, so it is clear that a sequential test is required.

With regard to the sequential test, has the applicant followed the process for identifying reasonably available alternative sites as outlined in the guidance as I cannot see anything in the supporting documents other than the statement in paragraph 163 of the Sequential and Exception Test Statement provided by Lanpro which states, there are no sites available to THPL, within the allocated 'Resort Area', which would offer betterment in terms of Flood Risk than the vacant plots within the established Humberston Fitties Park?

With regard to the exception test, has a sustainability checklist identified in Appendix 1 of the NELC guidance been provided by the applicant, providing justification of how the development proposal meets the Core Strategy DPD Sustainability Appraisal objectives, as I cannot see this in any of the supporting documentation? The claimed wider sustainability benefits are all a normal part of being a landlord and maintaining your asset. Some of the claimed benefits are actually paid for by the community through the service charge as noted in my objection on the planning portal.

Regards

Paul

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0778/22/FUL**

Planning Application Address: **Plot 80 Humberston Fitties**

I wish to object to this planning application based on the following:

Flood Risk

Humberston Fitties Chalet Park is in a level 3a, high risk, danger for most/danger for all flood zone. In 2007 NELC appointed Weetwood consultants to undertake an analysis of flood risk as the council wished to consider the risk and consequence of flooding before renewing the Fitties leases. The flood risk assessment concluded the following in section 6.4:

IMPACT ON LEASES AND COUNCIL ACTIONS

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that:

- *No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty*
- ***No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.***
- ***Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.***

In 2014 NELC appointed Black & Veatch consultancy to carry out a further flood risk assessment which reconfirmed the flood risk and in its summary section stated:

In the short term, over the next 10 years or so, sea level rise resulting from climate change will have little impact on the probability and the consequence of flooding compared to the present day. However, looking in the longer term, over the next 40 years to 2055, the probability of flooding to Humberston Fitties will increase as will the consequences of that flooding. Increased wave overtopping discharge rates will mean that nearly all the site is classed as "danger for most" or worse and, in the event of a breach, the majority will be classified as "danger for all".

The 2021 Evans flood risk assessment commissioned by Tingdene in support of this application and further building on the other ten plots suggests that there would be a three-hour time window for evacuation and with a warning system and evacuation strategy, this will mitigate the risk. In 2014 planning application **DM/0025/14/FUL** was submitted to remove the annual occupancy restrictions and replace them with flood evacuation procedures to mitigate the risk. This was rejected by NELC and was appealed to the Planning Inspectorate with a hearing on 18th November 2014. In the appeal decision, ref: **APP/B2002/A/14/2221051**, the use of evacuation procedures was rejected by the planning Inspector and the wording from the appeal decision is below. Also note the flood evacuation procedures that were rejected, are much more comprehensive than those proposed in the 2021 Evans flood risk assessment.

20. The appellant also suggests that evacuation drills and practices, clear and precise directions and procedures and action plans which include evacuation routes and flood wardens would be provided. Furthermore a list of the benefits of flood evacuation procedures over occupancy restriction have also been put to me, to which I have had regard.

21. I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.

The consensus of expert opinion on climate change is that extreme weather events will increase, and it is unthinkable that this council would now reverse the decision to allow flood evacuation procedures to mitigate the risk to this development. If it were to do so, this would require a further review from the Planning Inspectorate.

The Shoosmiths legal opinion that accompanies this planning application and refers to an extant planning permission and cites case law is somewhat irrelevant as the overriding factor is the flood risk today and this planning application must be determined on current planning policies.

The Design, Access and Heritage Statement by Ross Davy Associates that accompanies this planning application states in the Use section:

Due to the site being located in a flood risk area, the site would be subject to a sequential and exceptions assessment under NPPF guidance and the NELC assessment criteria.

The NELC Strategic Flood Risk Assessment 2011 states in the introduction section 2.1:

The main purpose of a SFRA is to provide the information needed for a planning authority to take flood risk into account when making land use allocations and determining planning applications.

In the National Policy section 2.3, it States:

The principal tools PPS25 sets out for assessing the impact of flood risk on development proposals are the Sequential Test and the Exception Test. In its most basic form the Sequential Test is a process in which the most vulnerable land uses (e.g. residential development) are directed away from areas with the highest probability of flooding towards those with the lowest. Conversely, the least vulnerable uses (e.g. outdoor recreation) are acceptable in areas with the highest probability so are not directed away from them. the principle

In the Local Policy Section 2.15, it states:

North Lincolnshire Council's Core Strategy includes Policy CS19 on Flood Risk and provides a direct link to this SFRA. It supports the risk based sequential approach to determine the suitability of land for development that uses the principles of locating development reflecting PPS25's requirement for Sequential Test, Exception Test, site specific Flood Risk Assessments and the use of Sustainable Drainage Systems where necessary and appropriate.

In the Aims of PPS25 Section 3.6 it states:

The primary aims of PPS25 are to ensure that flood risk is taken into account at all stages in the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is necessary in such areas, the aim is to make it safe without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

In Managing Risk Section 3.7 it states:

Only permitting development in areas liable to flood when there are no reasonably alternative available sites in areas where the probability of flooding is lower and the benefits of the development outweigh the risks from flooding.

Sections 3.8 and 3.9 outline the Sequential Test:

The main way to achieve these aims is by applying the Sequential Test, a risk-based tool intended to steer new development to areas with the lowest probability of flooding and applied at all stages of planning. When doing this, preference should be given to locating new development in Flood Zone 1. If there are no reasonably available sites there, then sites in Flood Zone 2 can be considered, taking into account the 'compatibility' of the proposed land use as set out in Table 3.2 and applying the Exception Test if required. Only if there are no reasonably available sites in Flood Zones 1 and 2 should sites in Flood Zone 3 be considered provided, again taking the vulnerability of the proposed land use into account and applying the Exception Test if required. Further information is given in Appendix C.

Within each flood zone, new development should be directed first to sites with the lowest probability of flooding. The flood vulnerability of the intended use should be matched to the flood risk of the site, so that higher vulnerability uses are located on parts of the site with the lowest probability of flooding. When applying for planning permission to develop sites allocated in a development plan, developers are required to apply the Sequential Test again but should apply the sequential approach to locating development within the site

The benefits of this development do not outweigh the risks from flooding.

This planning Application fails the Sequential Test

Section 3.10 outlines the Exception Test and provides a table for flood risk vulnerability and Flood Zone 'Compatibility':

The Exception Test should be applied only after the Sequential Test has been undertaken and in the circumstances set out in Table 3.2, i.e. when 'more vulnerable' development and 'essential infrastructure' cannot be located in Flood Zones 1 and 2 and when 'highly vulnerable' development cannot be located in Flood Zone 1

Key ✓ Development is appropriate
 ✗ Development should not be permitted

Flood Risk Vulnerability Classification (see Appendix C, Table D.2)		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone (see Appendix B, Table D.1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
	Zone 3b	Exception Test required	✓	✗	✗	✓

Table 3.2 - Flood Risk Vulnerability and Flood Zone 'Compatibility'

Referring back to the 2014 planning appeal **APP/B2002/A/14/2221051** which was rejected by the planning inspectorate. The Planning Inspector stated:

The proposal, if allowed, would result in the site falling within the PPG's 'Highly Vulnerable' flood risk classification as shown in Table 2: Flood Risk Vulnerability Classification of paragraph 066. This is because the removal of the time restrictions is likely to result in the chalets, which I am satisfied come within the caravans, mobile homes and park homes category, being permanently occupied. The flood risk vulnerability and flood zone 'compatibility' matrix of paragraph 067 of the PPG: Table 3: Flood risk vulnerability and flood zone 'compatibility' indicates that highly vulnerable development on sites within Flood Zone 3a, such as this, should not be permitted.

This can be seen in the above table, **a highly vulnerable development within Flood Zone 3a, should not be permitted.**

This planning Application fails the Exception Test

Conservation Area

Humberston Fitties is one of Britain's last few remaining plotland sites and is of historical importance. The adjacent foreshore is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. In the Chalet Design Guide it states:

There are a few identifiable plots vacant but very few opportunities for new plots to be developed. The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In this context, the object of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that Proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshire's historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, for example. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- LPAs should also look for opportunities to better reveal the significance of conservation areas when considering new development (para 200)

The planning application needs to demonstrate that it will preserve or enhance the character and appearance of the Humberston Fitties Conservation Area. This new building will have a roof line much higher than its neighbours, will be overbearing on the surrounding chalets and cover a much larger footprint. This harm to the Heritage Asset could be considered less than substantial. The National Planning Policy Framework (para 202) defines this:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The NELC local plan (para14.189) states:

*The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or **development within its setting**. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.*

This development gives no public benefits, it removes them. The empty plots are currently designated as part of an Asset of Community Value by NELC (ACV005) until 2024 and this planning application will prevent the community benefitting from this asset as it currently does.

Habitats and Biodiversity

The National Planning Policy Framework (para 180) states:

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land **within or outside** a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (**either individually or in combination with other developments**), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 182 states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The Fitties is a haven for wildlife including protected species and the further development of Thorpe Park has squeezed the available habitats further. Removing the open spaces around the Fitties will have an adverse effect on this and as stated in the NPPF, should not normally be permitted. The benefits of this development and the ten other plots clearly do not outweigh the likely impact.

This planning application fails to meet this requirement

Sustainable Development

The National Planning Policy Framework has a presumption in favour of sustainable development, and it states in paragraph 8 and 9:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

Achieving sustainable development needs to meet all three dimensions and they are expected to be delivered equally. A development proposal must comply with all three strands to declare a development sustainable. Given the risk from flooding and the harm caused to the conservation area, this development does not constitute sustainable development because it would not comply with the social and environmental roles of sustainability.

This Planning Application does not meet sustainable development requirements

This Planning Application fails to pass a number of the tests and other requirements demanded by planning policy to be approved. It will also go against what the Planning Inspectorate has already stated in a planning appeal. It is inconceivable that this council will approve this planning application and it should be rejected.

From: paul bright
Sent: 06 December 2022 11:10
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Planning Application DM/0778/22/FUL

Hi Ellie,

I see on 5th December a supporting document has been added to this planning application with a map showing a chalet on plot 80 from 1994. Can you please add the following document to the portal as a neighbour comment. It's a copy of the map from the 1996 conservation appraisal carried out by NELC that shows an empty plot.

Regards

Paul Bright

HUMBERSTON FITTIES CONSERVATION AREA
Appraisal and Management Statement



Extract from 1996 Humberston Fitties Conservation Area Appraisal showing empty plot 80 (red circle)

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Mary Hodson

Address: 32 First Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the above planning application for the following reasons :

I understood that the vacant plots should not be developed and that they were to be used as open spaces and available for enjoyment by both neighboring chalet owners and wild life/birds.

From what I understand there have never been properties on these plots in the past, even though they are described as being "replacements". Also that these new "replacement" builds will not be in keeping with the rest of the Fitties which will lead to the conservation status, and uniqueness being gradually eroded.

There is also the extra strain on an already strained system of drainage and sewage. Tingdene have already stated in one of their letters that the water pipe system is not designed for 12 month use (although the water system itself clearly cannot differentiate between months of the year and should be built to withstand use whatever the time of year) Whilst these new/replacement buildings may not be used all year, any additional buildings on The Fitties will put more strain on the water system and the infrastructure including the roads.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Susan Scott

Address: 34 1st Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application for the following reasons:

Humberston Fitties is a conservation area with heritage status. The erection of any new builds with this type of design would not align to the current ethos and general feel of the Fitties site and be at odds with neighbouring plots, potentially being an invasion of privacy and reducing natural light.

It would also reduce the current green space between plots affecting the aesthetic appeal of a nature reserve as well as increasing the risk of fire spread between dwellings constructed predominantly of timber.

Construction work would add to the noise, dust and vibration not only for chalet owners on site but visitors and holiday makers.

The development would also impact the roads and infrastructure in terms of heavy construction traffic and increased traffic in general on already poorly maintained roads.

In addition, consideration should be given to the abundant wildlife on the Fitties and the fact it is adjacent to a SSSI site.

Building on plots such as this has been disallowed in the past due to increased flood risk as soak-away ground would be covered in concrete. This stance should not be reversed.

An increase in people staying on site in additional dwellings would also give rise to even more pressure on the drainage system which has already had issues in recent times.

This application should be refused on these grounds.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Mary Pearce

Address: 42 Third Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to a new chalet being built is that the Humberston Fitties is a designated Conservation Area. I understand this to mean that the site is of historic and architectural interest. To give permission for a new chalet to be built surely contravenes this notion. Identification as a Conservation Area seeks to preserve the unique character of the place, ie not to change it by adding new buildings.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Anthony Jewitt

Address: 54 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sale of the empty plots is very concerning as I think the designs of the new properties will NOT be in keeping with the uniqueness of the Fitties. Also, I am concerned for the strain on all the services, sewage capacity etc. and the fact that the roads surrounding the Fitties are in a poor state and could do with a complete upgrade. Surely this is profiteering by Tingdene to maximise the use of the naturally empty spaces we have enjoyed for so long. I object strongly to this application...

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Stella Stone

Address: 56 1st main road Humberston fitties Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: These plots have been sold without even have building regs in place and in the past when people have offered to buy these plots we're turned down by council saying not up for sale, so what has changed.

This plot has wildlife living there which should not be disturbed

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Deborah Burns

Address: 60 2nd Ave Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this plot being built on as a neighbour and resident this empty plot has been looked after in keeping with the environment and any development would totally ruin the whole conservation area that as residents we strive to protect

From: Paul Stone
Sent: 25 September 2022 13:40
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Application DM/0788/22/FUL

Fao Emily Davidson

Emily

Thank you for the opportunity to comment on the above mentioned planning application. I reside on the Fitties at Humberston.

I have a number of issues which I feel should be considered :

1. Humberston Fitties is a special unique environment. In fact the Council has recently issued and distributed a leaflet providing advice with regard to making changes to chalets.

As you are aware most of the Fitties falls within a Conservation Area development should enhance or preserve its appearance or character. This is set out in Section 72 of the Planning (Listed buildings and Conservation. Areas) Act 1990. The Council has a duty to consider proposals against this primary legislation.

An integral element of the special character of the Conservation Area are the open spaces and breaks between Fitties. If developed, and this is the first of numerous similar submissions, then there would be an individual and cumulative adverse impact on the character of the Conservation Area.

The Chalet Guide published by the Local Authority recognises this and states:

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the Conservation Area are important elements creating its character and appearance and therefore must be protected".

I concur with these views. The green spaces including "Plot 80" should remain undeveloped.

I consider that the proposal will result in "less than substantial harm" to the Conservation Area and as a consequence paragraph 202 of the Framework is engaged. Paragraph 202 requires the Council to balance the degree of harm against the public benefit. In this instance there is no public benefit. There is no scarcity of holiday accommodation either on the Fitties (16 properties on the market) or caravans (literally hundreds of caravans on the market). The proposal is not consistent with Section 16 of the Framework and particularly paragraph 202.

As this is not satisfied the tilted balance does not have to be engaged.

Notwithstanding, there are numerous other material considerations that lean heavily towards refusing the proposal. There are no benefits associated with the proposal that significantly and demonstrably outweigh the harm.

2. Flood Risk - occupation of the Fitties is restricted because of the potential threat of tidal flood. Additional properties should not be introduced because:

A. By introducing more residents it would increase the risk.

B. The green spaces, of which this is one, are undeveloped and provide some natural attenuation. If developed this would be lost and further hard surfaced areas introduced.

This can only exacerbate flood risk

3. Biodiversity - all of the potential development plots, including the application site have remained undeveloped. Whilst having irregular maintenance they have become havens for wildlife.

4. Fire - the majority of the Fitties are of timber construction. The threat of loss of property due to fire is very real. The undeveloped plots are natural fire breaks that could be the difference to damage to a property or an elongated row of properties.

It is just over a month ago that the fire brigade had to put out a fire on Second Avenue. That could have spread to 6 properties and if the undeveloped plot on Second Avenue had been developed to 12 properties. The same applies to the application site. The value of the application site as a fire break should not be underestimated.

5. The highway network on the Fitties is substandard in a number of ways:

A. The roads are private and many inadequate to allow two way passing of traffic. Hazardous reversing manoeuvres have to be undertaken.

- B. Sub standard visibility at junctions.
 - C. Sub standard forward visibility across bends.
 - D. Substandard surfaces which wear away rapidly.
 - E. Pooling of water on highways.
- Additional traffic will only worsen the position and have adverse impacts on road safety.

6. Drainage - the foul water drainage system is not adequate to serve the existing properties. It regularly overflows with all of the social, economic and environmental consequences.

In conclusion the proposal should be resisted because of the harm to the character of the Conservation Area. The proposal is inconsistent with Section 72 of the primary Act and paragraph 202 of the Framework. If the Council considers paragraph 11 is engaged then my view is that the harm associated with the proposal is significant and demonstrable.

The proposal should be resisted.

Regards
Paul Stone

69 Humberston Fitties,
Second Avenue
Humberston
Lincolnshire
DN36 4EX
Sent from my iPad

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Carole Loughran

Address: 77 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The sewage infrastructure is struggling as we all have problems with them backing up.

The roads are in a sorry state with large potholes every winter.

The roads and gardens flood with rainwater as the drains struggle.

The spare plots make for a more pleasing outlook.

The spare plots are havens for the huge and diverse wildlife.

I do feel that the extra chalets/traffic/usage of facilities

Will impact even more in an area which is already struggling.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Blanche Clapton

Address: 78 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My husband and I own the chalet next to this proposed new build. On the plans it shows an air source heating outdoor unit (air source heat pump) . It is situated on the wall of the new chalet that faces ours.

As far as we know there are none of these units on the fitties. Our concern is what it will sound like. On the plans the unit looks quite large (compared to the size of the only window on the same wall) .

The fitties is where we go for peace and quiet (often sat outside) . Not to listen to an ASHP whirring away the other side of the fence .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Blanche Clapton

Address: 78 Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have seen the plans that have been submitted to build a chalet on plot 80 main road.

A Chalet (according to the dictionary) is a small timber house. The intended building does not fit this description. It is not in keeping with the chalets either side.

Why does this chalet need a refuge from flooding? (it already has to be built higher in case of flooding) is this a reason to build it even higher?

Eleven plots have been sold and no.80 is the first to apply for planning permission. If it is passed it will set a precedent for the other ten,

Th Fitties is a unique place and if the empty plots are to be built they should blend in with the surroundings - not alter the look and feel of the place.

We are not objecting to a chalet being built on the plot, but to the unnecessary height of it.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Allender June

Address: 79 First Main road Humberston Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The property is higher than normal. The property will look out of place and not keeping to regulations. More drains this is an issue because of thin drains.

Disturbing our wildlife.

Extra traffic on the roads

Heavy vehicles coming on site.

The noisemakers.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms heather ditch

Address: 81 main road humberston fitties grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'd like to object to the planning application on several grounds.

The site is opposite my property and my understanding was that the site was both a fire break and a protected 'empty' space - actually an asset of community value, so I assumed it would not be sold (is it Tingdene's to sell? or to develop? Isn't that what it is? These spaces are used communally - I see kids playing there and it's obviously home (as are all other sites under consideration) to lots of wildlife. The whole site benefits from breaks in the buildings - and from their 'quirky' nature, and historic background. I don't want to see that compromised by new modern developments - especially ones which appear to break the pattern in terms of building height. (It also looks like a large building for that site, with not much space to the boundaries - it will not fit in seamlessly with the more relaxed and open fabric of the site).

It's not just personal objection on aesthetic grounds - and I certainly wouldn't object for the sake of it. I'm a relative newcomer but have heard horror stories about the strained drainage system.

Heavy plant machinery moving over aged infrastructure could cost us all, and then there will be additional burden on the system.

The impact on nature would be inevitable and irreversible. Many of us value the fitties for the refuge, the nature, the birdsong, the green space, the peace. Which would be broken and potentially lost.

I'm really mindful too of the people who live on site 10 months a year. There has been a very pointed reference in all correspondence from Tingdene to 'holiday home owners'. Many of the residents are residents...not all year of course, but this is home to them. Our home is surrounded by rental properties - and it compromises all kinds of things that residents and others value. Often 4 or more cars are parked around the holiday-let place next door, and there's another behind us. Visitors add strain on poor roads, and create parking problems and tensions.

Finally, the true and greatest value of the fitties is as a conservation area. It is a moment in history

and is loved and valuable for it. Any developments should be so carefully managed - this isn't a new development with 'conservation status' in mind. It conserves nothing and shouldn't be allowed to happen. Surely this alone should stand in the way of this application going ahead? I've no objection to progress, to development - to more people enjoying the fitties for the special place it is. But, developments like this reduce the special place it is...they change it forever and the character and purpose of the place. They take a community 'owned', enjoyed shared space and monetise it. They compromise and add strain to infrastructure. They wipe out natural habitats and the wildlife that lives there. These things are important - they need protecting, and conservation status is there to protect them. Why is it so easy to 'work around' that? This application opens the door to other unsuitable developments, setting a dangerous precedent.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Maggs Stocker

Address: 82 First Main Road Humberston DN36 4EU

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It will tower over my chalet. The windows will over look onto my side invading my privacy while in the garden.

The Drains will overload. This will invade the wildlife which is around.

More heavy traffic this will cause problems.

This was completed by Mrs Stocker who does not have access to a tablet.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: George Berriman has Certificate of Lawful Use to reside full time on the Fitties

There are many others who have the Fitties as their permanent address.

Tingdene know this, as do NELincs.

The current £400 energy support Payments for home owners is currently being championed by our MP in Parliament.

Proof of residence .

This is NOT a holiday park full of statics.

Surely this changes the status of any planning application and future usage, when a solid building with foundations and footings is being submitted?

This is an historic Plotland

Humberston Fitties, wooden permanent dwellings.....and has been for 100 years.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:.... George Berriman has Certificate of Lawfulness to reside full time on the Fitties

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The current £400 energy support Payments for home owners is currently being championed by our MP in Parliament.

Proof of residence .

This is NOT a holiday park full of statics.

Surely this changes the status of any planning application and future usage, when a solid building with foundations and footings is being submitted?

This is an historic Plotland

A registered asset of community value..AVC005

A designated CONSERVATION AREA 1996

Humberston Fitties, modest wooden dwellings.....and has been for 100 years.

From: planning@nelincs.gov.uk

Date: 29 October 2022 at 08:56:40 BST

To:

Subject: Comments for Planning Application DM/0778/22/FUL

Comments for Planning Application DM/0778/22/FUL

Dear Sir/Madam,

Miss Katherine Teakle,

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 29/10/2022 8:56 AM from Miss Katherine Teakle.

Application Summary

Address:	Plot 80 Humberston Fitties Humberston North East Lincolnshire
Proposal:	Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)
Case Officer:	Emily Davidson

[Click for further information](#)

Customer Details

Name:	Miss Katherine Teakle
Address:	85 Main Road Humberston Fitties DN36 4EU

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	There are currently 22 chalets for sale via an estate agent. 15 of the total.

Kind regards

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There are currently 22 chalets for sale via an estate agent.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Supporting Document 5th December Humberside County Council 1994 PLAN

Inaccurate and misleading in this specific instance

On this map, all empty vacant plots show chalets in situ..

Historic, official and accurate cartography will reveal these open spaces have always been just that.

* I have in writing from Mr Spriggins that he is going to "vigorously pursue HOLIDAY PARK Status over the coming months"

This private email will be sent to Officer overseeing this Planning process as it is relevant to intent. Tingdene , as a private company have no governance or code of conduct in place. Thus minimal accountability and scrutiny. I have asked for a copy of it from Sarah Newson. "No such document exists" was the response. Again the correspondence can be supplied

Planning - IGE (ENGIE)

From: Katie Teakle
Sent: 21 September 2022 10:30
To: Planning - IGE (ENGIE); Louise Jennings (EQUANS); Cllr Stephen Harness (NELC)
Subject: ERRORS in Objection PLOT 80 Fitties

Good Morning.

I have made two errors in my objection

- 1) there WAS a building on this plot in the 70's....my mistake
- 2) This application is not made by Tingdene..I was distracted by their supporting SchooSmith *LEGAL NOTE..Planning Status Vacant Plot* letter that somewhat coloured my responses.

Please will you replace this amended version of my objection..very grateful.

I thought that I could re set..but it does not allow this

Yours sincerely

Katie Teakle

I object to this application.

This is a Heritage Plotland Settlement, vacant spaces designated Assets of Community Value and overarching Conservation Area, with RSPB Tetney Reserve and SSSI status adjacent to half the location.

This area is fragile.

Already the old infrastructure is struggling..the water and sewage systems antiquated, inefficient and problematic for owners, are not fit for purpose.

Tingdene are currently being asked by my legal representative about the accuracy of their billing as well as their other claims of maintenance as our Manager/Landlord; their direct response to me has been inadequate, hence the recourse to law. A Tribunal looks to be looming.

Add to that, the roads (that are heavily used public thoroughfares to the Yacht Club, the RSPB Tetney Lagoons and the beach) are substandard.

The area is specified as high flood risk and all government agencies have identified this area as such.

Tidal Surges, coupled with East Coast storms and rising sea levels make this a precarious vulnerable site. The inland drainage systems on site are an additional concern as/when they overspill onto the surrounding area.

To my understanding no new builds are permitted.

Vacant plots have been regarded as 'off limits' by NELINCS in the past.

Direct guidance (by Pauline Cooke, who also worked for Balfour Beatty) was given to adopt a plot, to cultivate as a garden, which I did for space 105 over 15 years ago

Other factors quoted by the Authority included:-

*The site has reached building capacity as infrastructure limited and constrained due to its age and design

*The flood risk advice(2014 Black and Veatch) *which is surely a more pertinent threat now, 8 years down the line.*

*Current Government flood risk advice just issued, strengthens this extremely important factor

ASSET OF COMMUNITY VALUE

The vacant plots and open land have been formally granted this status for the common good.

ACV005 is the reference on the Register.

It is all about space that belongs to everyone and no one.

A decision taken with Due Diligence and required Governance cannot be rescinded without equal process?

Or am I wrong in thinking that?

The complete dearth of any commercial activity in the history of this Plotland (until Tingdene took over) has made this place Nature-rich and unique, beloved by all.

A sanctuary of Nature.

The Fitties is sited on the Humber Estuary, hallmarked SSSI.

An outstanding area of international importance.

Ecology does not recognise man-made boundaries, and this proximity to our site makes for added vigilance with regard to interference and destruction of habitat.

The plot has naturalised over the years, supporting abundant wildlife . The water courses (the dykes and drains) and mature trees which back onto and are part of this plot, add to it's wildlife significance; bats, migrating birds, water voles, newts frogs..the list is extensive and relevant to the character and integrity of the fitties and this plot. Already we are getting inappropriate designs being submitted to yourselves..2 storeys, multiple occupancy. Where is adherence to the design guide?

Are prefabricated statics (wooden clad) an option?

Your own Consultant Wayne Hemingway remarked on the absolute priority to preserve and conserve this remarkable and singular heritage Plotland.

This would herald the beginning of despoliation.

THANK YOU for your consideration in this matter.

Katie Teakle

85 Humberston Fitties

Sent from my iPad

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Rob Taylor

Address: 86, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The chalet park is of a distinctively finite area containing 320 existing chalets, each of which take up space in an area confined largely by the site's peripheral embankments.

These extra chalets have little hope of resisting any future flood water inundations should they occur, and, while not representing a huge increase in resistance to such flood waters, will nonetheless cause greater risk to existing chalets being washed away by their very presence where there are presently none.

These extra 11 chalets will take up space that any future flood waters would try to flow, causing the flood to be marginally deeper for the remaining chalets, which does not represent an "improvement", but rather the opposite. They will increase the flood risk.

There would similarly be no justification in adding a further 320 chalets to the site, since this would double the risk to existing buildings.

When will it stop?

At what point will the landlord stop grasping every opportunity to develop more of the conservation area?

Will they stop at these 11 plots that haven't seen chalets on them in living memory?

Or will they wait a few years before applying for infill development elsewhere? Soaking up all the green spaces until none are left to nature, destroying in the process the very essence of this unique site.

NELC have a duty to uphold and protect the Conservation status of the site, which helps to form it's very soul. But this application flies in the face of all that is sacred about The Fitties' soul, in that it highlights the intentions of the new landlord to squeeze every last penny from the park that it can possibly contrive to do, by any means at all. Approval of this application will doubtless prove the Council's support in that, when nobody else has been allowed to develop them.

This landlord has already succeeded in destroying the very soul of the Fitties with their greed, as

evidenced by the many chalets currently up for sale. At least the council, when they were landlords, didn't treat the chalet park's inhabitants with such contempt, destroying its very soul.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Robin Taylor

Address: 86, Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

All existing Fitties chalets are served by roads, drains, water, electricity and telephone cables that come from Thorpe Park and are totally inadequate without adding further loads from additional chalets.

The roads on site continue to be overloaded causing road sub bases to break down and weather ingress breaks them up creating pot holes, and more chalets means more traffic for both construction and the use of the chalets once completed.

The drainage needs for the existing chalets aren't adequate as they frequently block up, so additional chalets will further overload them.

Water supply is weak due to inadequate pipe work that also leaks, so extra chalets will make this even worse.

Electric supplies frequently get cut off by Thorpe Park, either due to damage repairs or maintenance, which already affects most chalets too often, so more chalets will add to the disruption caused by it.

Recent planning policy determined that no action by the council should increase the risk to life from flooding caused by developing any vacant plots.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Smith

Address: 87 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Comments for Planning Application DM/0778/22/FUL

Application Summary

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details Mr P Smith

87 Humberston Fitties

Commenter Type: Resident Humberston Fitties

Stance: Objection to the proposed application

Subject: Application DM/0788/22/FUL

As you are aware most of the Fitties falls within a Conservation Area development should enhance or preserve its appearance or character. This is set out in Section 72 of the Planning (Listed buildings and Conservation. Areas) Act 1990.

The Council has a duty to consider proposals against this primary legislation.

The plot this application is based on was a previously vacant green space classified as community assets. This enhanced the street scene and provided valuable habitats and fire breaks in the event of a major fire amongst the wooden chalets.

An integral element of the special character of the Conservation Area are the open spaces and breaks between Fitties. If developed, and this is the first of numerous similar submissions, then there would be an individual and cumulative adverse impact on the character of the Conservation Area.

The Chalet Guide published by the Local Authority recognises this and states:

"There are a few identifiable plots vacant but very few for new plots to be developed. The open

aspects around the chalets and other casual areas within the Conservation Area are important elements creating its character and appearance and therefore must be protected".

I concur with these views. The green spaces including "Plot 80" should remain undeveloped.

I consider that the proposal will result in "less than substantial harm" to the Conservation Area and as a consequence paragraph 202 of the Framework is engaged. Paragraph 202 requires the Council to balance the degree of harm against the public benefit. In this instance there is no public benefit. There is no scarcity of holiday accommodation either on the Fitties (16 properties on the market) or caravans (literally hundreds of caravans on the market). The proposal is not consistent with Section 16 of the Framework and particularly paragraph 202.

The NELC local plan (para14.189) states:

The significance of a heritage asset can be harmed or lost through alteration or destruction of the asset or development within its setting. Any harm or loss, including cumulative impacts leading to less than substantial harm, will require clear and convincing justification to allow the harm to be balanced against any public benefits of the proposal.

This development gives no public benefits, it removes them. The empty plots are currently designated as part of an Asset of Community Value by NELC (ACV005) until 2024 and this planning application will prevent the community benefitting from this asset as it currently does. There are numerous other material considerations that lean heavily towards refusing the proposal.

There are no benefits associated with the proposal that significantly and demonstrably outweigh the harm.

Other planning considerations are

Highways

The highway network on the Fitties is substandard in a number of ways:

The roads are private and many inadequate to allow two way passing of traffic. Hazardous reversing manoeuvres must be undertaken. There is sub-standard visibility at many junctions, there is sub-standard forward visibility across bends and sub-standard surfaces in poor repair which wear away rapidly this causes pooling of water on highways

Additional traffic will only worsen the position and have adverse impacts on road safety.

Drainage

The foul water drainage system is not adequate to serve the existing properties. It regularly overflows with all of the social, economic and environmental consequences.

The surface water provision is worse with regular flooding of low lying areas, the green spaces now promoted as plots currently act as a significant soak away and if removed will increase the level and frequency of flooding.

Flooding

In the Local Policy Section 2.15, it states:

North Lincolnshire Council's Core Strategy includes Policy CS19 on Flood Risk and provides a direct link to this SFRA. It supports the risk based sequential approach to determine the suitability of land for development that uses the principles of locating development reflecting PPS25's

requirement for Sequential Test, Exception Test, site specific Flood Risk Assessments and the use of Sustainable Drainage Systems where necessary and appropriate.

In the Aims of PPS25 Section 3.6 it states:

The primary aims of PPS25 are to ensure that flood risk is taken into account at all stages in the planning process; to avoid inappropriate development in areas at risk of flooding and to direct development away from areas at highest risk. Where new development is necessary in such areas, the aim is to make it safe without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

In Managing Risk Section 3.7 it states:

Only permitting development in areas liable to flood when there are no reasonably alternative available sites in areas where the probability of flooding is lower and the benefits of the development outweigh the risks from flooding.

Sections 3.8 and 3.9 outline the Sequential Test:

The main way to achieve these aims is by applying the Sequential Test, a risk-based tool intended to steer new development to areas with the lowest probability of flooding and applied at all stages of planning. When doing this, preference should be given to locating new development in Flood Zone 1. If there are no reasonably available sites there, then sites in Flood Zone 2 can be considered, taking into account the 'compatibility' of the proposed land use as set out in Table 3.2 and applying the Exception Test if required. Only if there are no reasonably available sites in Flood Zones 1 and 2 should sites in Flood Zone 3 be considered provided, again taking the vulnerability of the proposed land use into account and applying the Exception Test if required.

Further information is given in Appendix C.

Within each flood zone, new development should be directed first to sites with the lowest probability of flooding.

The flood vulnerability of the intended use should be matched to the flood risk of the site, so that higher vulnerability uses are located on parts of the site with the lowest probability of flooding.

When applying for planning permission to develop sites allocated in a development plan, developers are required to apply the Sequential Test again but should apply the sequential approach to locating development within the site. The benefits of this development do not outweigh the risks from flooding.

This planning Application fails the Sequential Test

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Laurretta Mckinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: How can we possibly have additional development on Humberston Fitties, when in 2007 I was turned down in my effort to build a chalet on plot 105. This was thrown out by the Environment Agency due to climate change...they emphatically said NO MORE BUILDS on the Fitties...I accepted this and saw the reasoning behind it. That was 15yrs ago...so how can a new development go ahead when climate change is a really serious problem. That plot has not had a chalet on it for well over 40yrs!!

I would really hate to think that money was the driver in this planning process!!

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Lauretta Mckinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having lived here for 17yrs this is my home. There are many on this site in the same situation as myself.....and many who have lived here considerably longer. This is being erected as a holiday home....how can that be when I and many others have this as a permanent residence.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Sam Collett

Address: 103 Humberston Fitties Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the proposed planning application.

- There is a lack of an ecological assessment, especially important considering the status as a conservation area and adjacency to an SSSI site and nature reserve. Animals such as foxes will lose habitat and could resort to digging up gardens and drives on other plots.
- The site is an Asset of Community Value and this and future developments can have a negative impact. It is a site not just of local importance but national or even international.
- New builds can be detrimental to the conservation status, especially since there are already properties for sale needing upkeep, so is there really a need for new ones that will likely not enhance the heritage status?
- Repeated denials for new builds in the past, so why should it be different now?
- No supporting evidence of chalets being present on the empty plots, or any occupation therein, since the site was placed under conservation status.
- Poor state of infrastructure (water, roads, drainage) - drainage can cause issues further down, effecting other chalets. The electric supply may not be able to handle the extra load.
- The design seems inappropriate for the plot, especially the height and appears to look to be designed for commercial rather than personal use.
- Promises in the past to offer adjacent plots to neighbours never materialised. The plots were simply listed as sold one morning. It would be a pragmatic use of the land, for an extended garden which can help to mitigate flood risk through the planting of trees and shrubs.
- This will also lead to less green space available, especially important to the character of the Fitties.
- Any such assessments on matters such as ecology, conservation and flood risk assessment should be commissioned in an independent and open manner, for example, by the council rather

than an entity with conflicting and vested commercial interests with the brief skewed in their favour rather than that of the community.

- When it comes to the impact on the environment and wildlife, body's such as Natural England should be consulted and not treat this in isolation but take into account all of the empty plots. After all, other living creatures don't go through a planning process and are losing their habitats.
- The existing open spaces can be a factor in the purchase of a property in the first place and this is detrimental to that. The design guide even mentions that they should be protected.
- Climate change is becoming more of a pressing issue and this does not help to alleviate that, especially in recent years with an increase of adverse weather in this country as well as world wide. We should work with nature rather than against it with planting rather than building as it can be far more effective in mitigating against the impacts of climate change.
- Higher occupancy (potentially 60 people) if all the plots are developed with 3 bedrooms will have a big impact on the underinvested infrastructure.

If this is approved, it may send the message that financial gains and pressure from organisations with vested interests takes precedence over conservation, wildlife and local community values and interests.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Ms Linda Hague

Address: 113 Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to my original objections re this development that it should not go ahead because the open land is a fire break, the infrastructure cannot take any more developments as it is continually breaking down anyway, If this is a holiday let then at any one time there could be 2+ people living at the chalet and therefore more to move if there is a Flood. These objections remain even with the new plans, the building is still out of character with the Chalet Design Guide

Ellie Mitchell (EQUANS) (Planning)

From: Linda Hague
Sent: 14 September 2022 08:21
To: Planning - IGE (ENGIE)
Subject: Planning Application DM/0778/22/FUL

DM/0778/22/FUL | Erect chalet with associated boundary treatments, hard landscaping and associated works | Plot 80 Humberston Fitties Humberston North East Lincolnshire

Dear Sirs,

I wish to object to the above planning application under the following notes:-

This applications is 1 of possibly 11 other applications set to be put before the N E Lincs Council, and I therefore give my objections as follows:-

1. Humberston Fitties is a category 3a flood risk site, therefore, both the Flood Risk Sequential and Exception Tests must be met for NEW BUILDINGS at the Humberston Fitties site. So far these have not been met.

These tests must conclude that the building can be made safe for its lifetime WITHOUT increasing food risks elsewhere, and that if the proposed development is in an area at risk of flooding, then it should be deemed unacceptable.

In addition it is bringing more people to the site with cars, animals, children who could then be at risk if flooding did occur.

2. Infrastructure: The drainage system at the site is constantly breaking down and blocking up. There have been no substantial improvements to the existing drainage system since it was first introduced some 30+ years ago. And no investment in the site. There are no top water drains, all water enters the sewage system.

The applications states that there is no water course near the proposed building, there is a dyke running behind it.

3. The adopted Chalet Guide 1996 states that "The open spaces are an important feature in creating the character of the Conservation Area". "The amount of traffic within the area is becoming detrimental to its purpose as a tranquil holiday destination. Large public service vehicles are being used that are not suitable for the type of roads and dwellings that they serve". Increasing the number of chalets on the park will only add to this problem.

4. The Fitties site is part of the conservation area which by definition is "an area of special architectural or historic interest the character of appearance of which it is desirable to preserve or enhance." The Chalet Guide 2001 also states "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected."

5. In the Weetwood Report – that the Council commissioned - Impact on leases and Council Actions state "No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area", and goes on to state "Currently unoccupied plots should not be developed, but the Council may consider offering them to neighbouring plots

to extend as garden\recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight”.

Furthermore the Shoosmiths report is inaccurate because it is superseded by scrutiny panel, of which I still hold transcripts of whereby these plots should and must be left open.

6. Other inaccuracies in the applications state that the site cannot be seen from a public road/footpath. And, stating that there was a previous chalet on the plot is also inaccurate as these have been empty for at least 40 years.

It is for the above reasons that I strongly object to this or any other attempt to build on the “open plots” and to safeguard the uniqueness, and conservation status of the site as a whole.

Linda Hague 113 Fitties

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Ray Crome

Address: 124 Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My concern is the flood risk increases with every additional development on the Fitties. This along with the increased drainage is also a grave concern as the current drainage on the fitties is poor to say the least. A few of the comments made in the application are also not true statements and previously it has been stated that there would be no further sale or development of the spare plots and if anything would be offered firstly to neighboring plots for additional garden space.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lynn Vince

Address: 132 First Main Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The infrastructure on the Fitties is already struggling to cope to provide a consistently good service to the properties already onsite. There have been frequent water leaks resulting in exorbitant bills approaching £1000 per chalet. Water pressure is poor. There have been problems with electrical breakdown and power cuts. Drainage is poor, a problem that will no doubt result in back ups that could prove hazardous to health. The roads are in poor condition and in no fit state to support the amount of heavy equipment, large delivery vehicles or the extra vehicles using them on a regular basis should further development go ahead. The Fitties is regarded as a flood risk by the environment agency who maintain that further development and more people onsite is not advisable as it will result in more people to evacuate should the need arise.

The Fitties is a designated site of special scientific interest with lots of wildlife making their home there. Development and clearing of land and disruption of habitats should be avoided at all cost. Additionally these vacant plots did not go on the open market. No for sale signs erected, just sold signs which seems a rather strange occurrence given that it was in excess of 10 plots that all appeared to be sold before they were put up for sale. The Fitties is a special and unique place with many owners residing here. Much has changed in the past few years and not for the better.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Exits Duckworth

Address: 139A First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection is based on an untruth in the application, this is not a replacement chalet. To my certain knowledge there has not been a chalet on this plot for at least 30 years. Your conservation officer will know that all professional consultations paid for by the council, have been against developing the empty plots. Indeed all the open spaces here are a community asset. The drainage here is already compromised so further use by this and nine other empty plots that have been sold will only make it worse.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Kevin Holberry

Address: 147 Main Road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Gobsmacked that Tingdene stating that chalets are to replace old ones that once occupied the plots. I have been visiting the Fitties for the last 40 yrs and there has never to my knowledge been any chalets on the said plots. I am now an owner of a chalet and continually being told that any changes I would like to make to it I have to adhere to strict planning / conservation rules , rightly so. So how is it that the council would even consider the plans put forward. Lovely chalet but in the wrong place. The area is not a centre parks it is a plot land with history and a close community which is just going to be slowly eroded to become a run of the mill holiday park. I know that is what the fitties is classed as, but we residents and many others who visit it do so because it is different. There is already a massive holiday park next door that caters for those that want that type of holiday. Eleven chalets is not going to make any difference to the local economy.

Further to the updated Flood report, how can any permissions for any more builds be granted , it doesn't make good reading for those already on there never mind extras being put in the way of harm.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jacqueline Nixon

Address: 148 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has never been a chalet on this plot since I have owned our chalet and the wildlife make their homes on these vacant plots. The council have always told anybody enquiring that these vacant plots cannot be built on due to the flood risk of the Fitties. The drainage system isn't sufficient for the amount of chalets that are here already as blockages often occur if more chalets are built the problem will only get worse. The roads are in a bad condition and if chalets are to be built the heavy lorries delivering the equipment needed to do the build would make them worse.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kevin bullass

Address: 150 Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to any new builds on the existing green spaces on the following grounds.

1. The open green spaces add to the beauty of the Fitties.
2. Any new builds would not be in keeping with the Fitties heritage status.
3. The drainage system seems to be at full capacity.
4. According to the councils own surveys no new builds should be permitted because of flood risks.
5. The Fitties roads are in a poor state anyway and heavy traffic from builders etc will make them a lot worse.

From: ani o'mally
Sent: 30 September 2022 05:42
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: Fitties Empty Plots

To whom it may concern re above:

Hopefully, please find attached one of the fundamental reasons extreme caution should be given to any form of 'build', on any empty plot if at all, with the gap originally being the required 'firebreak' between plots.

Evidence shows that at the time of this late night dry weather 'flicked cigarette' ? fire, a car was parked at the side on the drive & all occupants asleep.

Only by chance, the late night quick thinking, sprinting of other hut dwellers with emergamcy service back up were able to extinguish it as both huts & vehicles only a meter away would have caught fire.

Whilst other concerns continually remain re flooding that the 'pound chasers' own present reports will only 'play down' aside from ...the inadequate drainage ...the state of road access

&
... no INDEPENDANT ecological reports have been undertaken that makes a mockery of the Conservation, in addition
... the loss of the green spaces are already designated assets of community value status with past reports stating not to be built on

...The scale & height adds further insult of any planning chalet design guide & the Fitts ethos of 'make do & mend ' mentality is non existant

... How can these be 'Replacement' huts when no firm evidence exists of others being there & anyone who considers any form of 'newbuild' acceptable must be on glue.

I object to these 'empty plot' plans.

Yours sincerly
J Harris
153 Humberston Fitties



Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Nicola McGarry

Address: 164 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the detrimental impact it could have on the wildlife.

In the past, the local council forbade any new buildings on empty plots or after bungalows had been fire damaged or become derelict. Why is this ok all of a sudden?

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Anji Marfleet

Address: 165 Main Road Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One of the main reasons I bought my chalet was because it was situated in a (relatively) unspoilt, quiet area - almost like a 1950's time warp. Over the past 20 years or so, I have seen many changes take place; with the majority not being for the better. An example being Thorpe Park more than doubling in size, with natural woodland areas being razed to the ground to make way for more roads and more caravan pitches.

Since taking over the Fitties leasehold, Tingdene is also attempting to go down the same route. It has continually failed to acknowledge the special character of the Fitties Conservation area which is known and renowned for its tranquility and nature. Tingdene are treating the Fitties in the same manner as any of their other caravan parks and is doing nothing to safeguard our SSSI which is legally protected at both International and National Level.

In the past NELC has refused applications to buy and build on these empty plots and they should continue to do so. Eleven new chalets will add nothing to the conservation status of the Fitties. At least two of the empty plots are regularly left standing under several inches of water after a heavy downpour; building on 'existing flood plains' will only exacerbate the existing issues.

Tingdene are apparently using the excuse that the proposed new chalets are replacement chalets in an attempt to avoid the stringent flood risk tests that new builds now require. In the 20 years I have had my chalet and been visiting the Fitties, these plots have, to my knowledge, always been empty - so they surely cannot be called replacements. These spaces also act as fire breaks between chalets.

Once this green light has been given to Tingdene, there will be nothing to stop them changing the

essential fabric of the Fitties forever. These green open spaces which Tingdene want to build on and profit from, are currently designated an asset of community value. These latest plans significantly and negatively affect our protected sites and species and fail to prevent further deterioration of the SSSI's habitats from human activity or natural changes.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Barbara Smith

Address: 168 First Main Road, Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this planning application on the following grounds. I bought my chalet 3 years ago and was informed by my solicitors at the time that as the area was delicate and a heritage site there would be no further development. Nothing has changed since that time, in fact with climate change the risk of flooding is increasing rapidly, so why are these applications even being accepted, when in the recent past they have been dismissed. The area surrounding the Fitties is a designated SSSI site and as such would be severely impacted with any further development. I believe that there is enough scope within existing properties to regenerate and keep this plotland as a unique place for future generations. Wildlife is the key to our future and should not be disturbed by any new developments. If these plans are passed then where does it end? The demolition of the site and the subsequent loss of a local asset much loved by all!

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs JAYNE RENDALL

Address: J E RENDALL 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object on the following grounds:

- The plots are defined as an asset of community value and therefore cannot be sold on the open market. Due procedure has not been followed. On the Asset of Community Value document these areas are referred to as 'former plots', therefore it is difficult to imagine that the proposed chalet is a rebuild. No structure has been on this area for in excess of 30 years. No evidence of any former structure on this plot has been provided. In addition to this, these plots were entrusted by NELC to the Owners of the Fitties to be kept as wildlife areas and fire breaks. What has changed to enable them to be sold, when NELC itself forbade this?
- The estate agent's advertisement makes no mention of the fact that the Fitties is a triple A flood risk area, although a simple search of the NELC website confirms this. In 2014 when NELC commissioned the Black and Veatch report it categorised the Fitties flood risk as "danger for most" increasing over time to "danger for all". Since then, sea levels have continued to rise by more than 4mm per year and extreme weather conditions, especially gales, have become more frequent. High tides combined with wind make the Fitties vulnerable to flooding by overtopping and thus there is danger to life. Having this scientific proof at hand, how can NELC justify passing plans for further chalets to be built in the knowledge that they will, eventually, flood?
- Insufficient detail is provided on the effect on wildlife. No wildlife assessment is included and the architect statement about grassed areas and keeping trees is very vague. It does not refer to the 5+ mature trees on this plot by name and not all of these trees are shown on the plan.
- The proposed structure is large for the plot, would dominate adjoining chalets and change the street scene in a Conservation area. Simply stating that it would be made of appropriate materials does not mean that it is an appropriate development.
- The infrastructure of the Fitties is unable to cope with more pressure and use. Drains often back up, water leaks are frequent and the road structure, repairs for which are partially funded by

owners via the service charge, is unable to cope with heavy traffic. The Fitties roads are unadopted and thus repairs and maintenance are not undertaken by NELC.

- Frequent referral to "the 1992 planning permission" is quoted in the Shoosmiths document. However, this 30 year old document is not included.

Finally, it is disappointing to see that recent breaches, on plans for the renovation of existing chalets which have been passed by NELC, have not been enforced.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jayne Rendall

Address: 185 Humberston Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to the objections already lodged on 25th September 22, I wish to highlight the additional point :

In their document of November 11th 2022, the environment agency (referring to the FRA) state that "Para 5.3.16 refers to alternative emergency access route to the south of the site on South Sea Lane. A quick look on Google streetview shows this access as gated and possibly locked. We would therefore recommend that if this route is to be relied on in a Flood Warning and Evacuation Plan measures should be taken to ensure this access is available at all times and is not locked preventing emergency escape if needed". Not only is this exit locked (and has been for years), there is a second gate which prevents anyone other than pedestrians or cyclists from accessing South Sea Lane via this route. Furthermore, the only way to exit Humberston Fitties via this gate is via the two access bridges off Main Road which lead on to Thorpe Park. These are also permanently locked and gated. When addressing these two exits it must be noted that during the closed season and peak flood risk time, Thorpe Park install additional 6ft metal barriers in order to prevent ALL access to their site. Therefore, in order to leave the site if the main exit was already inundated, residents would have to leave on foot, in the dark, via the public footpath which bisects Thorpe Park and exits on South Sea Lane. This is an unsatisfactory evacuation route.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr John Clay

Address: 195 Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I oppose this planning application and all other proposed planning applications for any of the empty plots on the Humberston Fitties site.

The chalet design guide set out in the mid 1990s states as below and I quote.

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the conservation area are important elements in creating its character and appearance and therefore must be protected."

The infrastructure for drainage is not adequate for the number of chalets already on site

The open spaces are a haven for wildlife for both habit and foraging

The site is at risk of flooding, so why allow more chalets into that problem area?

The design guide set out to protect this area clearly states they should remain empty

The height of the building is not in keeping with the character of the surrounding chalets

These planning applications even being proposed, displays lack of knowledge for this conservation area from all of the parties involved.

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

RE :- additional planning objection Tom Cannon, Owner, of No 201 Director of The Fitties CIC.

For the attention of Emily Davidson and Louise Jennings

Having made my initial reasons for objection to you in writing on 28.09.2022, I am becoming increasingly concerned that in considering all the various aspects of this *(and for that matter any future planning applications that may materialise for similar developments of other vacant plots)* such as Planning Policy, Flood Risk, Ecology, Architectural Design etc, the wider and more fundamental considerations surrounding the Fitties Conservation Area designation are being lost sight of.

The Humberston Fitties had its Conservation Area status granted in 1996, the result of much groundswell of support and opinion from members of the public crystallised within the Humberston Fitties Preservation Society. The process by which this took place can be ascertained from Grimsby Local History Archive Catalogue Item No 1564/3/3 'Typescript Report concerning a proposed Humberston Fitties Conservation Area, 1996', summarised as follows :-

1. Cleethorpes Borough Council Department of Development and Tourism Committee meeting, 22nd Nov 1995 :- Newly formed Humberston Fitties Preservation Society formally recognised.
2. Fitties Preservation Society submits petition to the Development and Planning Committee meeting of 28th Nov 1995, supporting the designation of the Humberston Fitties Chalet Park to a Conservation Area. The meeting concludes that a detail analysis report of the Humberston Fitties be prepared.
3. Cleethorpes Borough Council Department of Development and Tourism Committee meeting, 9th January 1996 :- Humberston Fitties Preservation Society presents their detailed report supporting the designation of the Humberston Fitties Chalet Park to a Conservation Area . The meeting concludes that this is taken to North East Lincolnshire Council and the Resort and Entertainment Committee for consideration which was held on 22nd January 1996.

As I am sure you can appreciate, the above detail demonstrates the way the whole notion of Conservation Area status evolved for the Fitties, and how it followed a structured and truly democratic process, that ultimately lead to various statutory obligations being followed by North East Lincolnshire Council. These included the compilation of a "*Conservation Area Appraisal and Management Plan*", following on from/being lead by the Humberston Fitties Preservation Society's detailed report (*see item 3 above*), which refers to a change in emphasis on the Fitties away from gradual renewal and modernisation, and towards retention and restoration of the existing built environment.

As such, "retention and restoration" is an intrinsic part, a core value, of what both the Humberston Fitties and its Conservation Area status are founded on. In modern parlance – "Preserve and Enhance", which is a key principle of the legislation surrounding the Planning (Listed Buildings and Conservation Areas) Act 1990.

NB :- The above mentioned Local History Archive Catalogue Item No 1564/3/3 'Typescript Report concerning a proposed Humberston Fitties Conservation Area, 1996' is attached for your reference.

The Humberston Fitties Conservation Area Appraisal and Management Plan, the creation of which was and still is a statutory part of the Conservation Area designation process, was released in 1996 and is a unique piece of documentation in that it provides a complete and accurate snapshot of what

was there at that point in time. Within it, there is an inventory list providing description of any buildings that were present, plot by plot.

Plot 80 First Main Road, the plot to which this application refers, is listed as an empty plot. As such, from the point in time that the Fitties received its Conservation Area designation, the plot was empty, and under the previously discussed core principle of “retention and restoration”, there is no argument supporting new development on this plot.

While not directly concerning this application, the other vacant plots have been mentioned during this application process, so it is worth mentioning that all of the other 10 vacant plots are listed as ‘empty’ in the The Humberston Fitties Conservation Area Appraisal and Management Plan as well.

Development of this plot (or any of the other vacant plots), regardless of how beautiful the design, is fundamentally contradicting every ethos and logic that brought about in the first place the Conservation Area designation. New buildings will slowly, gradually, obliterate our view of the past that we are all obliged and supposed to be upholding, preserving, and enhancing. They also ‘undo’ the very good sympathetic work carried out or being carried to existing chalets.

Developers should instead be encouraged to invest their monies and energies into the restoration and repair of existing buildings.

There is no logical argument that supports these proposals. Many tenants have been penalised in the recent past for planning irregularities – unauthorised development – that while quite justified pale into insignificance when compared to the construction of a new building on an empty plot that has been empty ever since the Conservation Area’s designation (and likely long since before that).

As such and for all the above reasons, I must express not only my gravest concerns but, once again, my objection to these proposals in the strongest possible terms .

Many Thanks

Kind regards

Tom Cannon

Owner occupier of No 201

Director of The Fitties CIC.

03.01.2023.

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CLEETHORPES BOROUGH COUNCIL
DEPARTMENT OF DEVELOPMENT & TOURISM

AGENDA SLIPS

DDT'S REPORT TO	RF COMMITTEE
DATE OF MEETING	22 Jan 1996
SUBJECT	Fitties Humber Can Area.
REPORT PREPARED BY	RRF.
BACKGROUND PAPERS CHECKED AND COPIED	
APPROVED FOR DISTRIBUTION	
DATE	15.01.96.

/jmr50

Agenda Item RE

Proposed Humberston Fitties Conservation Area

PURPOSE OF REPORT

1. To consider the proposal to designate a Humberston Fitties Conservation Area.

BACKGROUND

2. At the meeting of this Committee on 22 November 1995, an item was considered concerning a request from the newly formed Fitties Preservation Society seeking the Council's recognition of the Society (Minute RE.64). This Committee resolved:

"That the newly formed Fitties Preservation Society be recognised and that representatives of the Society be invited to meet this Committee to discuss the Society's aims."

3. In the aims of the Society it is stated that they would seek to persuade the Borough Council to designate Humberston Fitties Chalet Park a Conservation Area. The Society, in pursuance of its aims, submitted a petition to the Development and Planning Committee at their meeting on 28 November 1995 (Minutes DP.114 and 115 refer). The Development and Planning Committee after receiving the petition and considering an item on the matter, resolved:

"That, as a matter of urgency, a detailed analysis be undertaken of the Humberston Fitties (including a meeting with the Fitties Preservation Society), the result of which, together with a report detailing the aims and objectives of the Humberston Fitties Preservation Society, be presented to the meeting of the Committee to be held on 9 January 1996."

4. A detailed report was presented to the Development and Planning Committee at their meeting on 9 January 1996, a copy of which is appended to this item. The Development and Planning Committee after considering the report resolved:

"That the views of North East Lincolnshire District Council and the Resort and Entertainment Committee be sought with regard to the possibility of designating the Humberston Fitties a Conservation Area as defined by the boundaries shown on Plan 5 and also including the open plan area."

5. Plan A shows the proposed boundaries. An annotated aerial photograph of the site will be displayed at the meeting.

Summary of Report to the Development and Planning Committee

6. In summary the report to the Development and Planning Committee raised the following points:-

- Conservation Area status would not significantly increase control over development, except for demolition and protection of trees;
- the requirements of the Building Regulations would still have to be met in full;
- the Design Guide would have to be amended to reflect the change in emphasis towards conservation;
- two other authorities have designated chalet/plot land sites as Conservation Areas (Stepway District Council and Swansea City Council).
- the Fitties is a rare survival of holiday plot land development.
- the designation has backing from the 20th Century Society.

COMMENT

7. Apart from a change of emphasis and a presumption in favour of retention instead of gradual renewal, the designation in overall planning control terms would have little impact upon the current situation.

SUGGESTED ACTION

8. To recommend that an appropriate decision be made.

Recommendation to Council

DDT

22 January 1996

List of Background Papers

Nil.

Agenda Item DP, 124

Humberston Fitties

PURPOSE OF REPORT

1. To consider the possibility of declaring the Humberston Fitties Chalet Park a Conservation Area.

BACKGROUND

2. At the meeting of this Committee held on 28 November 1995, a petition was received from the Humberston Fitties Preservation Society asking for consideration to be given to the declaration of a Humberston Fitties Conservation Area. After hearing the petition and considering an accompanying report on the matter, this Committee resolved:

"That, as a matter of urgency, a detailed analysis be undertaken of the Humberston Fitties (including a meeting with the Fitties Preservation Society), the result of which, together with a report detailing the aims and objectives of the Humberston Fitties Preservation Society, be presented to the meeting of this Committee to be held on 9 January 1996."

3. This report considers in depth those matters concerned with the declaration of a conservation area, the impact on current arrangements, building regulation issues and other means by which the area's character could be safeguarded.

LEGAL BASIS OF CONSERVATION AREA DESIGNATION

4. Under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities can designate conservation areas. Such areas must possess quality and interest, rather than rely on the quality of individual buildings.
5. The Designation of a Conservation Area takes effect from the date of the resolution to declare a Conservation Area. Whilst there is no statutory requirement to consult the public or the owners and residents of a proposed Conservation Area, it is advised that this should be undertaken to ensure support for designation. A Notice of Designation has, however, to be placed in the London Gazette and at least one local newspaper, and the Secretary of State must be informed of the Council's action.

EFFECT OF DESIGNATION

6. The designation of a Conservation Area brings with it additional powers over development. As the chalets on the Fitties are not residential dwellings they do not enjoy the wide range of permitted development rights available to most householders. The designation of a Conservation Area would not, therefore, result in any further increase in control over development. Whilst no greater control over development would result, designation would enable control to be exercised over demolition.
7. Trees in Conservation Areas are given additional protection. Any person wishing to fell or undertake works to a tree in a Conservation

Area must give six weeks' notice to the local authority. During the six weeks the local authority can then decide whether or not to make a Tree Preservation Order.

8. The most significant effect Conservation Area status brings is the change in context for the determination of planning applications. Outside Conservation Areas the principle is that there is a presumption in favour of development unless it would be in conflict with the development plan and/or be detrimental to a matter of acknowledged importance. In Conservation Areas proposals must positively enhance the character of the Conservation Area. The problem is how to define character and how this could be positively enhanced.

BUILDING REGULATIONS

9. Conservation Area status has no effect upon how the Building Regulations operate. Standards for construction and the health and safety of those in and around the buildings are applied equally to all structures.

LEASE ASSESSMENTS

10. The length of lease offered to a chalet owner is at present determined by a points system. Points are awarded for various elements of a chalet based upon their condition and compliance with the adopted design guide. This system could be seen as a 'chalet M.O.T.' where new elements which accord with the design guide get the maximum number of points.
11. The designation of a Conservation Area would undoubtedly result in the emphasis shifting towards retaining as much of the older fabric as possible. This shift would require the present evaluation system to be looked at critically. Certain materials and the re-use of second hand elements may be seen as quintessential to the character of the area.

POLICY BACKGROUND

12. The current statutory local plan for the area is the Humberston, New Waltham and Waltham District Plan. The only policy which specifically relates to the Fitties is 7.4.3 which seeks to protect the dunes from erosion.
13. During the 1980's several studies were undertaken on the Fitties. Humberside County Council commissioned L & R Leisure Consultants in 1985 to produce a report on tourism in Humberside. This report considered that Cleethorpes had much to offer and put forward the concept of 'Seaside As You Remember It' which linked features such as the Fitties with an overall theme.
14. In 1988 the Humberston Caravan/Chalet Parks Feasibility Study was undertaken to consider the future of the area. The principle adopted as a result of the Study was the gradual re-development of the Chalet Park. It was envisaged that individual owners would gradually replace their properties with new chalets in line with the criteria set out in the adopted design guide. The first guide was produced in 1987, and as a result of concern expressed over how leases were being determined a grading system was adopted.

15. The Draft Cleethorpes Borough Local Plan (1993) contains a specific policy on the Fitties. Policy T19 states:-

"The erection of chalets and the alteration on extension of existing chalets on Humberston Fitties Chalet Park will normally be permitted only where:-

- (i) no loss of amenity or unacceptable harm to the character of the area would result;
- (ii) the proposed development accords with the policies of the Local Plan;
- (iii) the proposal accords with the principles set out in the Cleethorpes Chalet Park Design Guide."

THE AIMS OF THE HUMBERSTON FITTIES SOCIETY

16. The aims of the Humberston Fitties Preservation Society as set out in their submission to the Resort and Entertainment Committee, are as follows:-

- 1 To persuade Cleethorpes Borough Council to designate Humberston Fitties Chalet Park as a Conservation Area;
- 2 To work to preserve the character and nature of the Fitties, and to protect its natural environment;
- 3 To collect and record all available historical material about the Fitties;
- 4 To encourage a wider knowledge of and appreciation of the Fitties and its place in local history;
- 5 To work to enhance the appearance of the Chalet Park and to improve amenities;
- 6 To work to improve security of tenure and ensure sympathetic management;
- 7 To investigate the possibility of making links with similar settlements.

17. A meeting was held on 19 December 1995, in accordance with minute DP.115, to ascertain the Society's particular aims and objectives so far as Conservation Area designation is concerned. It was found that their aims and objectives are the same as those which apply to all Conservation Areas.

WHY DESIGNATE A FITTIES CONSERVATION AREA?

18. The Humberston Fitties Preservation Society are of the opinion that the chalet park should be conserved, as it is one of the few remaining plot land developments left in the country which still displays its individual character. There is a precedent for designating plot land developments as Conservation Areas. Shepway District Council in Kent has designated a chalet plot development at Dungeness a Conservation Area. This Conservation Area includes the film director Derek Jarman's

chalet and was designated to preserve the fine balance between the built and natural environment. Swansea City Council also designated a plot development a Conservation Area in 1990. The area in question is Holt's Field which was designated on the basis of its social history.

19. The character of the two Conservation Areas has the common thread of 1920's and 30's plot land development, although Dungeness is open and coastal in nature, whilst Holt's Field is dominated by trees and shrubs.

SHOULD THE HUMBERSTON FITTIES BE DESIGNATED A CONSERVATION AREA?

20. In order to assess whether or not the area should be designated a Conservation Area it is essential to consider its overall characteristics and history.

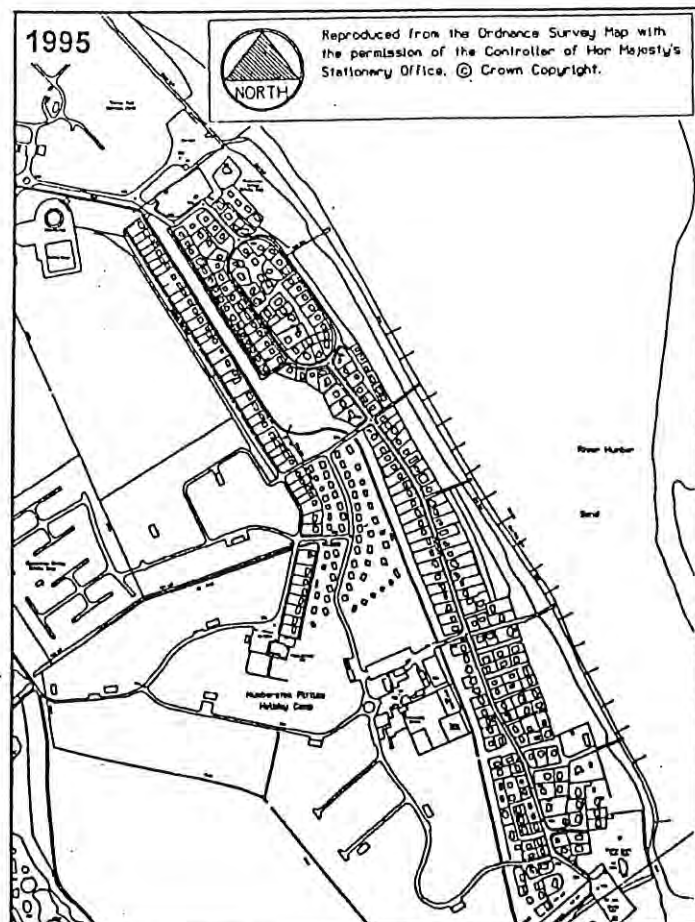
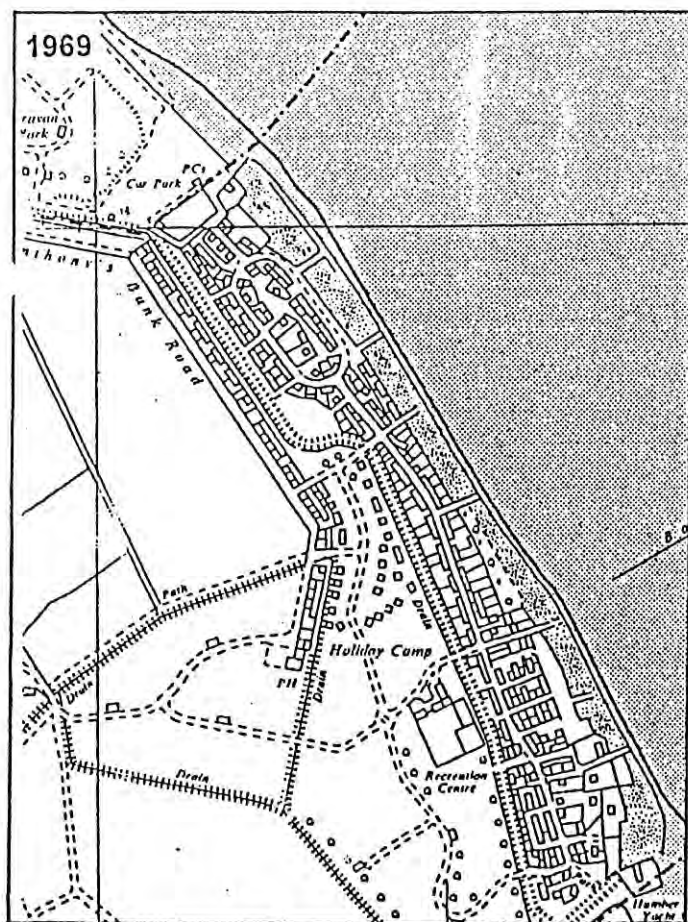
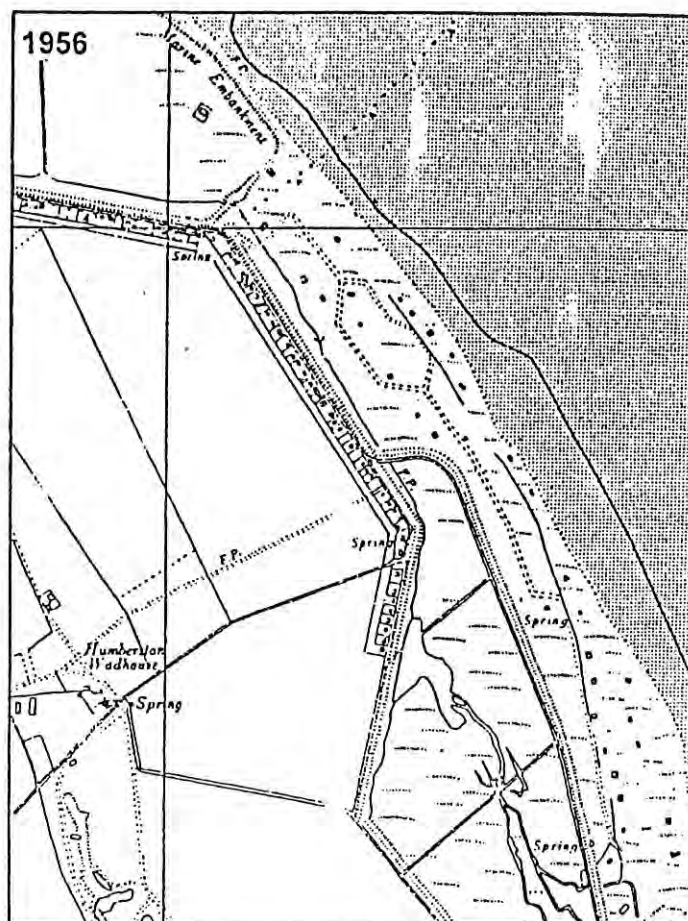
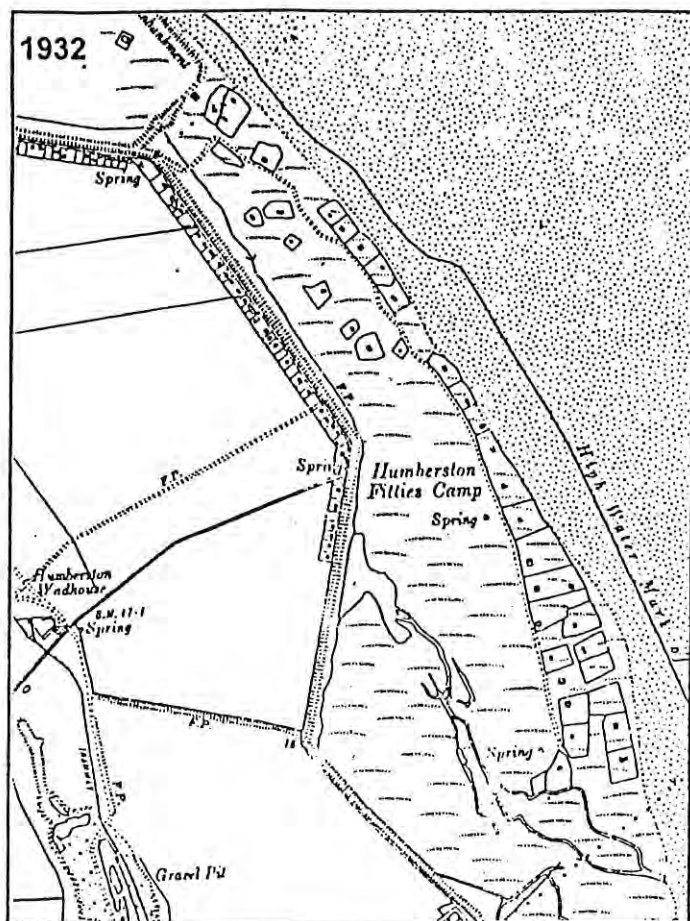
HISTORY

21. In the early 1920's the farmer who owned the Fitties decided to lease plots of land for the construction of holiday chalets. It is possible, however, that the earliest chalets on the site were associated with military activity in the area during the First World War, and possibly connected to the construction of Haile Sands Fort.
22. The Humberston Fitties Company purchased the land in the 1930's from the farmers who owned the land. Subsequently in 1938 the whole area was then purchased by Grimsby Rural District Council. During the Second World War the site was occupied by the military. A radar station was set up on the site which is now occupied by the Tertia Trust and an anti-aircraft position built on what is now the site of the Humber Mouth Yacht Club. Military occupation ceased in 1947.
23. The East Coast floods of 1953 saw the destruction of a number of chalets. In 1959 the District Council also removed 72 chalets from the St Anthony's Bank area as these were considered to be of poor quality.
24. As can be seen from the plans shown as 1, 2 and 3, the chalet park initially developed along St Anthony's Bank and amongst the dunes. Subsequent drainage of the salt marsh and the culverting of the various drains crossing the site resulted in the post Second World War infill of areas between the roads.

CHARACTER

25. The character of the area is derived from:-
 - the layout of the plots which reflect the stages of development;
 - the unmade tracks servicing groups of plots;
 - the open spaces and especially the dunes;
 - the variety of designs and lack of conformity;
 - the temporary look of the chalets;
 - the relationship of the chalets with the dunes and general terrain.

THE DEVELOPMENT OF THE HUMBERSTON FITTIES CAMP



26. The Society has identified certain elements which they consider to be contrary to the overall character of the Fitties, these are:-
- the use of foundations rather than brick piers;
 - the encouragement to provide vehicle hardstands which destroy the 'rural' character of the area;
 - the use of brick as a major element in constructing chalets;
 - the reduction in the number of "wild areas" by maintenance, grass cutting etc;
 - standardisation of fencing, building materials and design;
 - enforcement of colour schemes;
 - suburbanisation through the development of permanent structures.
27. It is recognised that the quintessential character of the Fitties Chalet Park is the product of a lack of uniformity and an expression of each individual owner's taste. Essentially the area has a 'home-made' feel which it is argued the present controls will eventually destroy. The Preservation Society considers that the basic rule should be that no chalet should look like its immediate neighbours and that the following should be encouraged:-
- individuality;
 - colour;
 - innovative features/designs;
 - contrast;
 - use of low cost materials and renovation;
 - re-cycling of building materials;
 - retention of old features;
 - retention of wooden properties;
 - wild flower and 'natural' areas;
 - alternative energy, windmills, solar panels etc.
28. The above points appear to be reasonable, although a note of caution must be sounded with respect to encouraging the use of low cost and recycled materials. All materials and methods of construction must conform to the requirements of the Building Regulations. It would not, therefore, be appropriate for any tacit agreement to be given to the use of any material or form of construction which may not comply with those Regulations.

BOUNDARIES

29. The Humberston Fitties Preservation Society advocates that all of the chalet area, along with the dunes, should be included in the Conservation Area. By including the whole of the area, along with the dunes, the Society states that important views would be maintained.
30. The boundaries put forward by the Society are as follows:-

East

- The sea defences from the northern edge of St Anthony's Bank car park to the boundary with East Lindsey.

North

- The northern boundary of St Anthony's Bank car park.

West

- A line 5 metres (16½ feet), inside the caravan park, along St Anthony's Bank Road (to allow for tree planting). The boundary to include the Betting Shop and Foreshore Inn. A line running south of the open plan chalets, along the dyke which separates Thorpe Park from the chalets. The boundary to continue along the dyke edge until it reaches the border with East Lindsey.

South

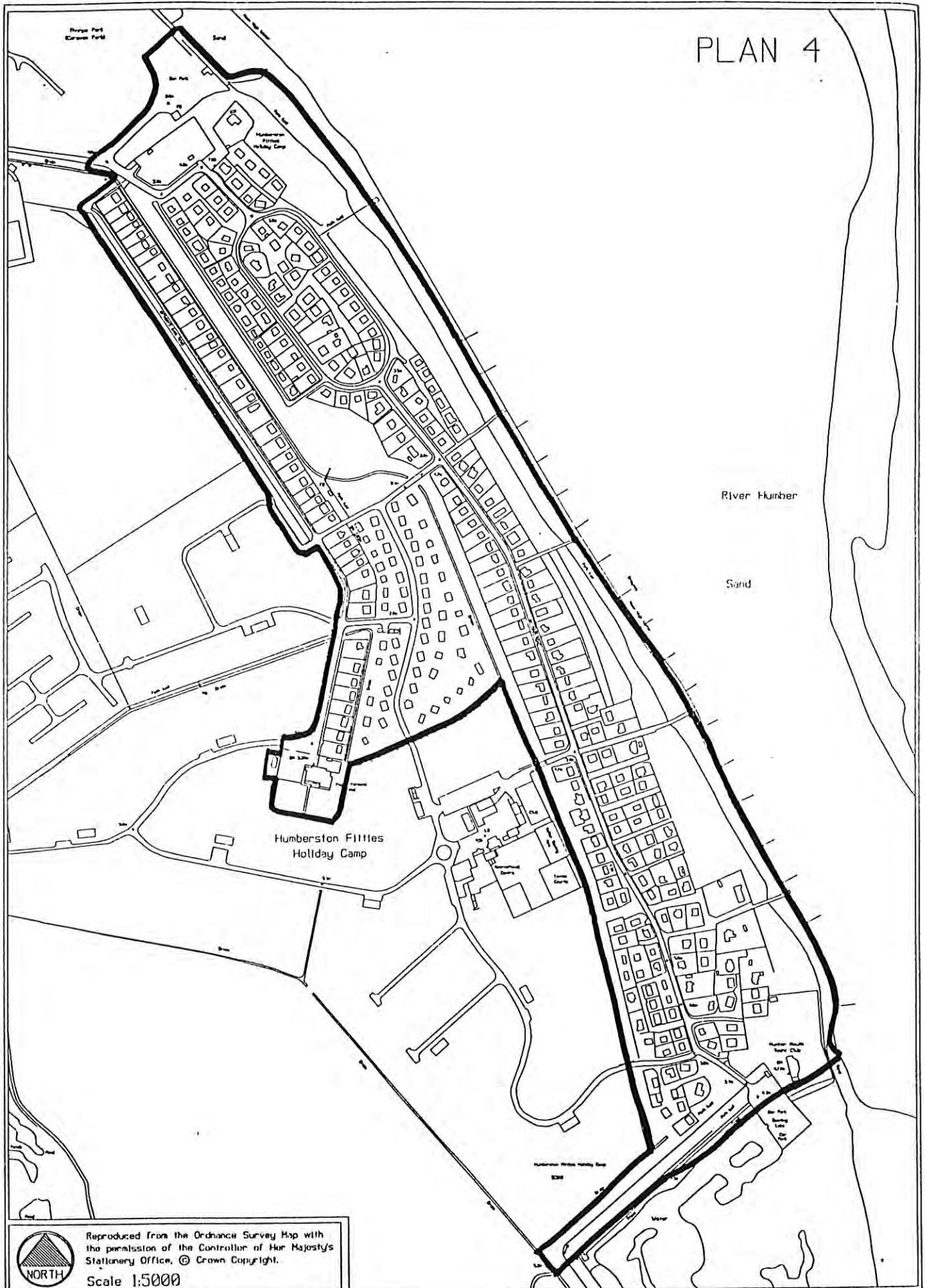
- The border with East Lindsey.

31. The boundary advocated by the Preservation Society appears at Plan 4.
32. The boundaries put forward by the Preservation Society are, in the main, logical. However, taking into consideration visual barriers and other designations, such as Sites of Special Scientific Interest, it is considered that the boundary should exclude St Anthony's Bank car park, be coterminous with that of the two adjoining Sites of Special Scientific Interest. It is also considered that the Betting Office, Foreshore Inn and the open plan chalet area, which is dominated by concrete prefabs, should be excluded from the Conservation Area as they are not essential elements to the character of the area. These boundaries are shown on Plan 5.

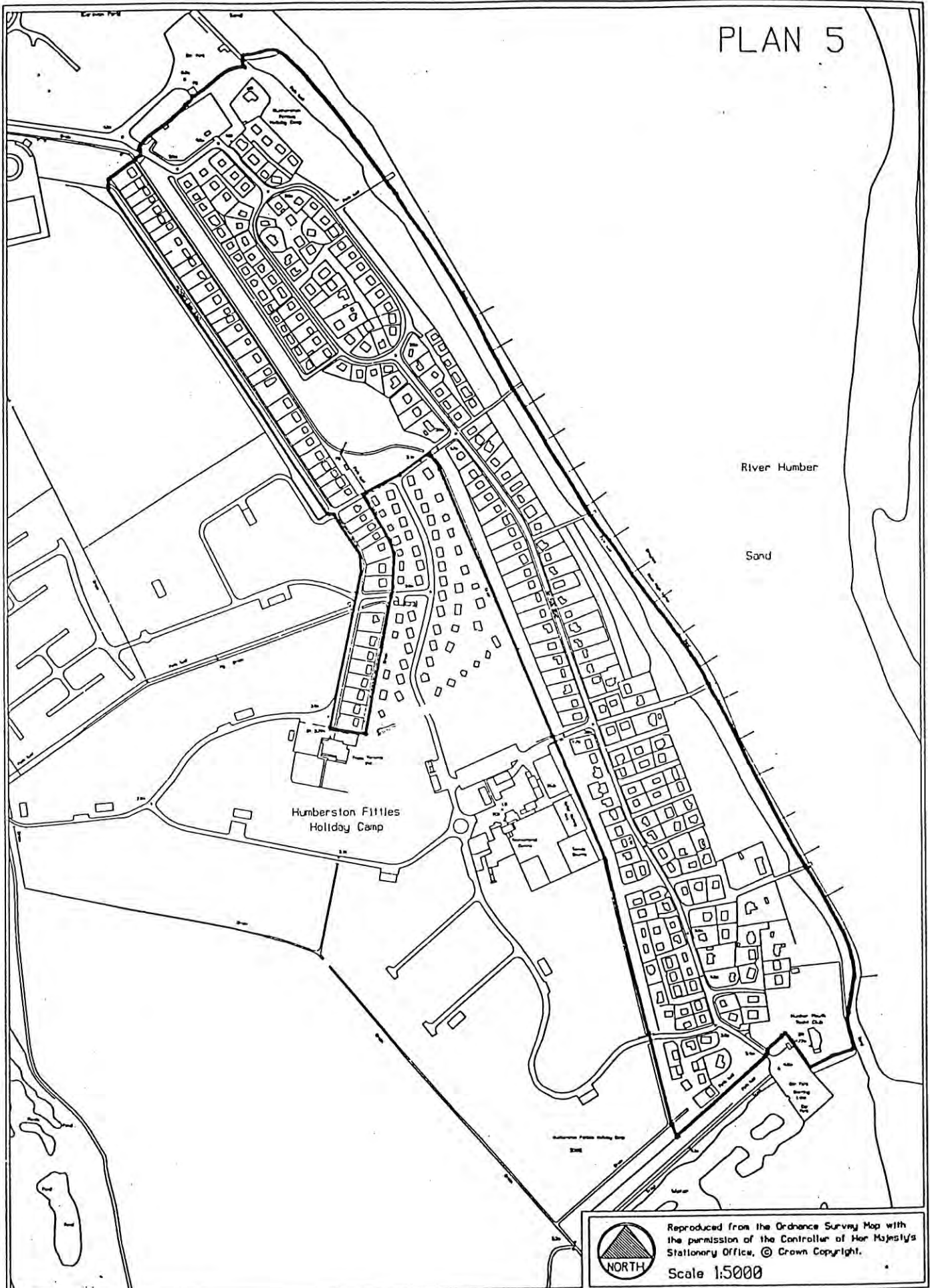
COMMENT

33. Conservation is about seeking to retain the essence of place and an area's character, it is not about preservation. However, in seeking to conserve an area certain changes to the fabric may be seen as diluting an area's character. The Fitties Chalet Park undoubtedly has a character very much of its own. This character is, however, derived from what may be seen as a lack of control in the past.
34. Conservation Area status would bring only limited additional controls over development, but it would change the emphasis away from gradual renewal to repair and renovation. This shift in emphasis would be contrary to the direction set in the late 1980's as a result of the Humberston Caravan/Chalet Parks Feasibility Study. A further consequence of the changed emphasis would be that the lease renewal system would have to be reviewed to enable chalet owners to use certain materials which, although characteristic of plot land developments, are at present discouraged by the design guide, ie corrugated iron and felt roofs. It could be argued that as the area's character relies upon freedom of expression within certain guidelines, the most appropriate form of control would be a Simplified Planning Zone. Such a Zone may,

PLAN 4



PLAN 5



however, dilute the sense of place which exists in the Fitties at present.

35. The benefits of Conservation Area status would be to engender pride in the Fitties and a greater sense of place. With the production of leaflets on the history of the Fitties and a revision of the design guide to take on board Conservation principles, the owners of the chalets may be encouraged to enhance the character of the area. The encouragement of diversity would, however, be contrary to the Council's previous desire for the modernisation of the Chalet Park through a positive policy of chalet replacement.

CONCLUSION

36. Whilst the Fitties does not possess those elements usually associated with Conservation Areas, it is considered that it is a rare survival of the once common inter-war plot land developments and therefore is important in social history terms. Further to its historical importance, the Fitties also possess a unique character derived from the layout, 'home-made' nature of the buildings and the estuary landscape. Taking into account all these matters it is considered that Conservation Area status would help retain these characteristics which could easily be lost.
37. Central Government advice is that owners of property in a proposed Conservation Area should be involved in the designation process. It is considered that in this instance it would be difficult to arrange such participation until the summer months. As an alternative to pre-designation participation, and in order to reach consensus over design guidance, it is considered that it would be appropriate for the Preservation Society in association with owners of chalets and the Council to undertake an in depth appraisal and prepare a joint design guide.
38. As the designation of the Humberston Fitties as a Conservation Area would have implications in policy and management terms for North East Lincolnshire District Council this matter must be referred to that authority. In addition, the Resort and Entertainment Committee also need to be consulted on this matter.

SUGGESTED ACTION

38. To resolve that the views of North East Lincolnshire District Council and the Resort and Entertainment Committee be sought with regard to the possibility of designating the Humberston Fitties a Conservation Area as defined by the boundaries shown on Plan 5.

Resolution Required

DDT

9 January 1996

List of Background Papers

Nil

From: tom cannon

Sent: 29 September 2022 12:02

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

Cc: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>; Fitties CIC **Subject:** Plot 80 Humberston Fitties, your ref DM/0778/22/FUL

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

Dear Sir or Madam,

Regarding the following planning application :-

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

Further to speaking with your colleague on the phone earlier, I attach my comments that I would like to be taken in to account during the determination of the above planning application.

As discussed my comments exceed the 5000 word limit, as such I am having to email this to you direct.

My stance is 'Objection' and commentor type is 'Neighbour'.

I would be grateful if you could upload this to the planning application file as mentioned.

Thank you for your assistance in these matters

Kind regards

Tom Cannon

NELC Planning Ref No :- DM/0778/22/FUL

Address :- Plot 80 Humberston Fitties Humberston North East Lincolnshire

Project :- Erect chalet with associated boundary treatments, hard landscaping and associated works.

For the attention of Emily Davidson

Having reviewed the proposals for the redevelopment of Plot 80 as described above, I must raise a number of important points that I hope you will take into consideration during your own scrutiny process.

1 Planning Policy

The Humberston Fitties is one of the UK's last remaining and functioning Plotland Developments, giving it great national significance in Historical, Sociological, and Architectural terms.

This significance is recognised by the Fitties Conservation Area Status (back up by an Article 4 Directive covering most but not all chalets) that was declared in 1996.

The legislation that applies to the protection of our site is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Act states that the Local Planning Authority should ensure that development should only be permitted within Conservation Areas if it is proven to 'preserve and enhance' the character and appearance of the Conservation Area.

The Fitties has both a Conservation Area Appraisal document, and a prescriptive design guide - The Humberston Fitties Chalet Design Guide which stipulates how extensions and rebuilds should be designed. In its more general preamble referring to replacement chalets, it states that "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected". While acknowledging the few vacant plots, the document only refers to the building of new chalets when "it can be shown that the chalet's construction has come to the end of its life expectancy".

As such – the 'Filling in' of space between existing chalets will not protect one of the very qualities that has earned the Fitties its Conservation Area designation. The local authority needs to consider whether these proposals will 'Preserve and Enhance', but based on the above rationale, how can they ?

In Shoosmith's supporting document titled "Humberston Fitties Chalet Park - planning status and development of vacant plots", technical discussion is offered in support of the premise that to all intents and purposes the vacant plots should be treated in Planning terms as if they were currently occupied. As such, this will make the process of applying for planning permission for a new chalet easier and less technically challenging in a planning and legally sense. However, although their argument hinges entirely on this, they provide no evidence to prove which (if any) of these plots once had chalets on them, if so how long ago.

Until full unequivocal evidence is provided that the plot was previously occupied, and how long ago the plot was cleared, how can this argument be accepted ?

2 Flood Risk

This planning application is accompanied by a Flood Risk Assessment produced by Evans Rivers and Coastal Limited, to address the redevelopment of all 11 vacant plots.

The Evans FRA concludes by stating that the redevelopment of all 11 vacant plots will be suitably risk-mitigated by the implementation of the warning and evacuation strategy that is contained within the FRA.

However, the very approach that the FRA takes is toned down by the over-arching premise that the proposed development is in the construction of replacement chalets on all the empty plots. Because of this it is able to take an entirely different tack to the Flood Risk Assessments commissioned by NELC previously (see below), and as such arrive at conclusions that are more in tune with the applicant's intentions. This approach is not compliant with the stipulations set out in The NELC Strategic Flood Risk Assessment 2011.

The Evans FRA concludes by saying "As there will be ample time to safely evacuate visitors from the site, it is highly likely that all visitors will have safely evacuated the site before the onset of floodwater."

Humberston Fitties Chalet Park is in a level 3a, high risk, danger for most/danger for all flood zone. In real terms this means that in the event of a breach or even overtopping of the flood defences, inundation would be rapid, with flood waters moving at high velocities and at considerable depths.

The susceptibility of this area to flooding is not historically been taken lightly, and in 2007 NELC appointed Weetwood consultants to undertake an analysis of flood risk, as at the time the council wished to consider the risk and consequence of flooding before renewing the Fitties leases. This report concluded that the council should not consider increasing the occupancy of the Fitties, and that currently unoccupied plots should not be developed.

In 2014 NELC appointed Black & Veatch consultancy to carry out a further flood risk assessment, which reconfirms that flood risk will not be expected to diminish, and looking ahead as far as 2055 concludes :- *"the probability of flooding to Humberston Fitties will increase as will the consequences of that flooding. Increased wave overtopping discharge rates will mean that nearly all the site is classed as "danger for most" or worse and, in the event of a breach, the majority will be classified as "danger for all"."*

Should planning officers be tempted by the dismissive arguments of the applicant's Flood Risk consultants, they should remember the events of 5th November 2014, when the East Coast of England experienced the effects of a storm surge, the aftermath of which received much news coverage. By some quirk of fate, the Fitties was spared, and with the wind dropping moments before high tide, experienced little more than a few trickles of seawater along the footpaths that lead to the beach, forming puddles on Main Road. In the morning, the line of flotsam that had formed along the tops of the dunes was a chilling sign of how close we had come to being inundated. It was fitting then that NELC planning application DM/0025/14/FULL for the removal of annual occupancy restrictions for the Fitties and to replace them with flood evacuation procedures to mitigate the risk, having been rejected by NELC, was unsuccessfully appealed. In the appeal decision, ref: APP/B2002/A/14/2221051, the use of evacuation procedures was rejected by the planning Inspector. The appeal hearing was on 18th November 2014, only a month before the above mentioned storm surge event.

In the past, planning decisions (approvals) have had conditions attached to them, in order to mitigate risk in high flood risk areas. With Fitties planning approvals this has been in the form of :- 1) Inclusion of a Flood Refuge area within the building 2) Occupancy restrictions (ie only occupiable say

8 months of the year) or 3) Duration of occupancy of the plot after which time the chalet must be demolished and the plot reverted to an unoccupied state. Generally, these are not practical or effective. In the case of 1) Flood refuges in order to be effective and safe need to be designed technically, although technical construction/structural details are never requested (*ie – is the flood refuge capable of withstanding say 800mm depth of water moving at say 3 m/s ?*). In the case of 2) and 3), occupancy tends to carry on regardless as per the rest of the Fitties, and NELC does not have the resource to police or enforce this. As such, conditions like these would not be effective to mitigate the significant risk that the development of these 11 plots attracts.

Finally could I raise two points :-

I request that planning officers consider carefully (and seek reassurances around) Evans' use of the terminology **"Highly likely"**, and how this would in effect overrule decisions made in the past about exactly how much flood-derived risk there is to both property and life, on the Fitties.

Over the past 20-25 years numerous attempts have been made by private individuals to develop / build on vacant plots. NELC even operated a 'waiting list' system. All these attempts ultimately failed, with unacceptable Flood Risk being cited as the principle reason for development not being permitted. This should not be lost to history. What makes the new proposals to develop out vacant plots any different, in Flood Risk terms, from these previous attempts ?

3 Ecology / Environmental Considerations

The Fitties shares its Eastern and Southern boundaries with the Humber Estuary Foreshore, which enjoys the following designations :-

SSSI (Site of Special Scientific Interest), SPA (Special Protection Area), SAC (Special Area of Conservation). This designation affords the land specific legal protections.

In addition, the Humber Estuary Foreshore is a Ramsar site, and shares a boundary to its South with the Tetney Marshes Nature reserved that is operated by the RSPB.

The application site (and the other 10 empty plots) do not themselves lie within the above mentioned area. They do though lie within very close proximity to it, some plots share a boundary with it, and all fall within 250 metres which potentially make these plots 'Functionally Linked Land'.

The Fitties is also known to provide habitat and foraging opportunities for numerous species of flora and fauna, many of which are either Protected or Endangered Species.

On this premise alone, it is surprising then that as a precaution NELC have not insisted that Ecological supporting documents are provided with this planning applications.

The NPPF paras 180 onwards cover this in more detail, but clearly there is an obligation for Local Authorities to provide sufficient scrutiny, and concludes by saying *"The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."*

There are also obligations relating to legislation that protects specific species, and wider habitats. As such it is again surprising that no specific supporting information is offered, to ensure that species of habitats are not brought to harm or lost.

On the gravity of the above, we would expect that Natural England have been included in the list of statutory consultees.

4 Asset of Community Value

The Humberston Fitties was designated an Asset of Community Value by NELC on 29th November 2019. This designation covers all of the land within the Fitties boundary except for the plots currently occupied by chalets.

Legislation exists (The Localism Act) stipulating how the 'disposal' of such land should be handled, and whether it can be disposed of at all. There should at very least be communication made to the organisation or entity that obtained the AOCV designation, which in this case is the Fitties CIC. No communication has been received by the Fitties CIC about the 'disposal' of this or any of the other 10 plots.

Is NELC's tenant, Tingdene, able to sublet NELC land that is covered by AOCV designation ? And if they are, is due process being followed ?

5 Architectural Design

It is noted that the applicant has submitted detailed drawings describing the proposed chalet. Given that there are other more fundamental principles to establish, it is at this stage premature to get too involved in the critique of the architectural design. Having said that, it is evident that the proposed roof height will be circa 5 metres above ground level, meaning that it will be significantly greater than that of neighbouring chalets, thus creating a discordant and obstructive feature within the roofscape and wider Conservation Area. The Humberston Fitties Chalet Design Guide states that *"Pitched roofs . . . should not dominate the height of the walls below."* As a minimal measure therefore, the design should be reworked to lower the height and lessen the visual impact of the roof. Also, the glazed South gable with its French doors and raised deck area, will erode privacy for the neighbours at Plot 82.

It is perhaps more constructive to consider the wider discussion about what part the open spaces that are found between buildings in this Conservation Area play in giving it its unique character and atmosphere. As mentioned previously, The Humberston Fitties Chalet Design Guide states that "The open aspects around the chalets and other casual open areas within the Conservation Area are important elements in creating its character and appearance and therefore must be protected". 'Filling in' of space between existing chalets will not protect one of the very qualities that has earned the Fitties its Conservation Area designation. The local authority needs to consider whether these proposals will 'Preserve and Enhance', but on the above logic, they will not.

Conclusion

Under the five subject areas discussed above, it can be seen that the proposals fail to meet any of the statutory requirements.

Given that there are a number of very tenuous premises supporting these proposals, it is demonstrated that even the 'principle' of the redevelopment of Plot 80 or any of the other vacant plots is questionable. The fact then that the applicant has submitted specific details of the design of the proposed chalet, before establishing that the principle is even acceptable in broader planning terms, seems unbelievable.

On grounds of Flood Risk alone, allowing development that increases the occupancy levels of any area highly prone to flood, is not supported by either local or national planning policy, and this is demonstrated by NELC's refusal to permit development of the vacant plots in the past.

As such I express my objections in the strongest possible terms, and for all the above reasons respectfully suggest that NELC should not be in a position to consider granting Planning Permission.

Many Thanks

Kind regards

Tom Cannon

Owner occupier of No 201

Director of The Fitties CIC.

28.09.2022

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lorraine Bousfield

Address: 212 10th Avenue Humberston Fitties Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed build for this plot and indeed for building on other plots which have been sold recently.

The proposed building is over large and dominate the plot and its neighbours. The design looks more 'Grand Design' than attempting to fit in with the humble and quirky nature of the area. It is in a conservation area at increasing risk of flooding. I do not feel that the proposals are in keeping with the nature of Humberston Fitties

I note that a previous council commissioned report - the Weetwood report - stated that no further development should be made in the conservation area due to flood risk.

The green spaces offered by the empty plots, which have been unoccupied for decades, adds to the openness of the area and the feeling of space afforded to residents of the Fitties.

The current infrastructure is old and in need of repair as things stand, often blocking up. I believe that adding further strain on the water and sewer system will inevitably cause problems.

Further development is not needed. It is a conservation area and it should remain and be encouraged to remain an area of special character because of its history and location. Its charms should not be diluted with this proposed build.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr P Berry

Address: 217 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The empty plots have been so for many years and provide fire breaks between chalets especially where there are plots close together.

These empty plots are used by wildlife for gathering food and use them as part of their habitat, building on these plots will reduce their habitat.

The roads are already in bad repair especially on the one way outbound and this continually floods when it rains. The drainage here is very inadequate. The amount of traffic that passes through the Fitties to get to the Yacht club and beach are adding to the destruction of the roads, heavy construction vehicles will not help the matter.

I feel putting brand new chalets on the empty plots will look nothing like the existing chalets, one only has to look at some of the recent "new builds" to see how different they look. They are not in keeping with the Fitties heritage. Also a lot of the new builds are replacing all the grassed areas with gravel.

Plot 176 for example is very small and a chalet built on there would encroach on the two other chalets around it especially 174.

After looking at the plans for Plot 80 the proposed chalet looks too big for the plot. Existing chalets owners have to comply with the chalet design guide but it seems that "new builds" don't have to.

The Fitties is a beautiful place but I (and many other owners) feel it is slowly being destroyed by Tingdene who are only interested in how much money they can make out of it.

Also is it not a conflict of interest that Crofts Estate Agents were enlisted to sell the empty plots for Tingdene and the plots had "Sold" signs on them as soon as they went up for sale?.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Christopher Manning

Address: 222 Humberston Fitties Humberston 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 planning permission sought on all the grounds already detailed by other objectors as listed prior to the date that this, my, objection is listed.

Namely, increased flood risk in terms of both increased number of chalet owners and increasing climate change effects, gradual erosion of the Fitties Conservation Status in respect of its unique heritage (it is stealthily becoming a Conservation Area in name only), inaccurate and outdated information in Shoosmith's representation - and all other reasons given by those who have already objected.

The open space created by the vacant plot (and the other remaining 10 vacant plots) provide for an strong and important element to the unique character of the Fitties, as NELC have reminded us regularly over the years both verbally and in print (eg Chalet Design Guide). All the objections so far listed have strong and relevant planning consideration, particularly if Fitties is to remain a very real, authentic and realistic Conservation area in the opinion of its leaseholders, its freeholder (the NELC council) and the local and general public.

I request strongly that the very important planning decision that has to be made in this case, (as it will have a distinct bearing on any subsequent application in relation to the remaining 10 empty plots) be heard by the full planning committee, rather than relatively few delegated officers. The decision then can rightly be claimed to have full, transparent, detailed and thorough consideration. It is that important.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Chinese have a saying - If one poppy gets too tall, trim it down". This view stems from what they call "The Tall Poppy Syndrome". This analogy fits well with the Fitties intermediate leaseholder.landlord.

The NELC Council, with its dual role as a Planning Authority and the Owner Freeholder of the Humberston Fitties has therefore both a unique and most important responsibility in undertaking a detailed, transparent and thorough examination of this application and honouring the limitation legalities enshrined in the Fitties Conservation Area Status.

Previous applications to erect a chalet on the vacant plot/s have all been refused. Consistency is a major consideration in planning decision applications and should be applied in this application also.

The Weetwood Flood Risk Report makes clear its suggestion that they should remain as so.

The Black & Veatch Flood Risk Report further implies and strengthens this view.

Both reports were commissioned by the NELC at taxpayers expense.

Any attempt to "sink without trace" the important status of these vacant plots as "Assets Of Community Value" is to diminish the value

of the Fitties' Conservation Status to a large extent and any suggestion that they may be "exempt" from that status without good reason, or even not knowing why, is reprehensible.

In making an "allowed" decision on this application, the present integrity of the NELC is potentially at risk in the minds of the voting public, (and, more relevantly, the Fitties Chalet Owners, as being directly affected)

As it is, the Humberston Fitties is widely known and regarded as the "jewel in the crown" of the NELC holiday area, and any diminishing of this plaudit sadly marks the "beginning of the end" for the Humberston Fitties' unique heritage and character.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Mike Smith

Address: 228a Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The construction of several additional properties will only add to the already pressing flood risk, significantly reducing the green areas at the same time. This is supposed to be a conservation area

The design of the properties will no doubt push the boundaries of legality, as have several of the recently improved properties. - which the planners appear to have continually ignored, in what is a conservation area. What are their motives here I wonder?? At best there is widespread negligence at play here, turning a blind eye to some clearly flagrant breaches....

The condition of the narrow roads at the site are already in an extremely poor condition. Hence additional heavy construction traffic will only increase the problem.

The drains are currently in a very poor state, plus water leaks are a frequent burden to the site. Serious investment is already needed in this area, before any further plot construction should be considered

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mr Ian Pemberton

Address: 251 Anthonys Bank Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston Fitties are a unique area of quaint and special chalets. The open plots acted as fire breaks, nature reserves and green spaces. To now build on any of these plots, plot 80 included, would create great pressure on the already over used sewerage system. This has already backed up into people's properties this summer. If approval is allowed on plot 80, then a precedence will take place for the remaining plots.

I, therefore, strongly object to this planning application

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Hannah Todner

Address: 251 Anthonys Bank Road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a conservation area. We need to CONSERVE what is here. Not build extra. You as a council set out reason not to build - Flooding. - fire breaks between plots- green open spaces etc. How can you now go back on all this. There would be much damage to roads and the drains for the whole site cannot take what is now required, backing up at peak times and the smell is awful in summer. Therefore I strongly object

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Victoria Chapman

Address: 252 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to more chalets being built. The Fitties is a conservation area and needs to be protected and cherished in its current layout. The empty plots are green spaces and are part of the Fitties character, I believe they are defined as community assets. They also provide gaps between runs of chalets, so provide a break in case of a fire. The infrastructure has problems coping in high capacity times of year. More chalets would put added pressure on the sewerage and roads.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Deborah Hunt

Address: 253 Anthonys Bank Road Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Fitties is a Very special area of significant cultural and historic interest hence its conservation status which is constantly being disregarded and eroded.

It is a constant fight to try and get the powers that be to do the right thing for this incredibly special settlement and jewel in Cleethorpes crown.

The infrastructure is outdated and in desperate need of upgrading and cannot support further development.

The roads are in a very fragile state and construction traffic causes yet more damage.

It is not suitable for more development and will go against the conservation status.

It Must Be CONSERVED Not Developed into something entirely different.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs M Holmes

Address: 255 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: NELC should refuse this application and must consider in relation to all 11 empty plots not just as application on one plot. There are multiple material reasons for this application and building on empty plots to be refused:

- These plots have been empty and not been able to be built on for numerous decades and numerous planning applications for these plots have been refused by the council. In fact, reasons for refusal by the council are the same today and the material reasons to refuse this planning application have actually increased since the council last refused.

- Plot 80 has previously been refused planning by the council, as the site lies within the coastal floodplain for the Northsea and nothing has changed since this was refused. In fact the risk has further increased.

- Since the last planning refusal by the council NELC commissioned Weetwood Consultants to undertake an analysis of flood risk and report 'Humberston Fitties Analysis of Flood Risk' clearly stated in 6.4; "The potential consequences of a flood must not be increased by the actions of the Council."

- Environment Agency also said would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood stated:

- * No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

- * Currently unoccupied plots should not be developed, but the council may consider offering them

to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

- The NELC commissioned Black and Veatch flood risk assessment who also reconfirmed the flood risk. In addition expert opinions on climate change is that the risk of adverse weather conditions and flooding is increasing. This area is of particular high risk.
- The applicant flood risk assessment suggests attempts to play down the flood risk stated by the previous risk assessments procured by the council.
- The application documents by calling them 'replacements' attempts to avoid the flood risk tests that planning would demand for a new build chalet
- This application and the other empty plots being built on negatively impacts,, as flood plain covered by additional hard landscaping plus the proposed property size and therefore further reducing area for water dispersal and thus increasing risk of flooding to other chalets.
- Flood risk has increased and this year insurance company have stopped & will no longer provide flood cover to properties in Humber Fitties Conservation area.
- This proposed chalet is inappropriate in size. It is far too large. If this is a rebuild then why is the plan not matching a previous footprint?
- If it is a rebuild, then why is it not matching the original design and construction materials?

Q why has clearing and putting in electric commenced before planning agreed?

- The low roof heights are a key feature and character of this conservation area. It is also included as required in the directive 4 /chalet design guides. The height of chalet proposed is inappropriately high and not in keeping with the line of roof levels and the council has a duty and responsibility to protect the features and the characteristics of this conservation area. The size and height of this property is not appropriate and should be refused.
- This application does not enhance the Humberston Fitties conservation area
- This application provides No Public benefit
- This application provides no economic benefit from 106 monies
- This application in converse reduces community asset value, as green space area removed.
- Given the recent fire, it has highlighted the value and the need for empty plots to remain empty in providing a fire break between chalets
- The evacuation measures are NOT sufficient mitigation, as per flood risk documents and

therefore this application should be refused

The impact of All empty plots that must be considered by the council with this application and NOT just this one in isolation:

- Drains and sewers very old and are not able to cope with current use. Not been updated. Many issues. Overflowing raw sewage into chalets and garden areas already. A review needs to be done by council on the drains and sewage, as well a flooding from rain and dyke which are also issues. If any of the 11 empty plots to be developed then sewage and drainage assessment and improvements should be made and mitigated for, as a requirement prior to any building on any of the empty plots.
- No ecological assessment on protected species, which there, are has been undertaken.
- Roads badly maintained and in very poor state. With eleven new build chalets will mean a lot of heavy vehicles adding further damage. The cost of road repair should be bourne by the applicants not existing owners, as a condition

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Sarah Wood

Address: 263 antonys bank Humberston fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to submit the following comments regarding the planning at plot 80, and any other plots for new development.

1) The road structure. THORPE Park has developed in size significantly. The access to the Fitties is via their site entrance, which is often queued back to and past the main roundabout on the main road. Whilst one chalet would not impact that much, the development of all empty plots would increase traffic a considerable amount, backing traffic to the main road access. This will impact on bus travel and traffic coming in/out of Cleethorpes, and residents of Humberston going about their daily business.

2) On the park Tingdene are already struggling to maintain the existing road structure, increased traffic, and delivery/trade vehicles will have an impact on the already fragile road structure. Thus increasing the service charge on those existing chalet owners.

3) Water Supply and water levels.

Tingdene has previously stated that the supply system for water is in need of investment. Adding more chalets to an unreliable system, is surely a concern.

Drainage is also an issue as the levels of water in the existing Dykes, are already running at a higher level, decreasing natural water land drainage, with additional buildings, will put the existing site at more risk of surface flooding.

4) In previous reports, by the council, attaining to managing the flood risk, it has stated that the empty plots are to remain empty, not only as to provide a break for fire purposes but to minimise the risk of flooding. Whilst it has been stated new build chalets are to replace existing structures, there is evidence that some of these plots have not had buildings on them for over 30 years.

5)With the continued development of Thorpe Park, wildlife has been pushed further onto the Fitties conservation site, and many animals and birds have made their homes in the empty, and use the empty plots as passage. This is a conservation site.

6)The culture of the fitties is changing. Where people would only use their chalets for themselves and their families, they have been sold on, and there has been an increase of holiday lets. There is a significant rise in the turn around of people, traffic and use of utilities.

Tingdene have already identified in correspondence to chalet owners an increase of litter, irractic parking and evidence of fires. By allowing more chalets to be built and the influx of more guests in the park, these activities will also increase

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kev Walker

Address: 277 Anthony's Bank Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The cynical exploitation, sale and planning applications associated with this plot and potentially others related to the vacant plots on the historical Humberston Fitties is further proof (if any was needed) that certain actors view this site and residents purely as a financial asset to be exploited to the utmost. I would hate to think that the council would be willing to be participants in the gradual and continual erosion of such a unique communal asset.

There are also compelling arguments that have been used in the recent past by both council and landlords alike which would prevent such development including flood risk and Loss of the green open spaces which are currently designated an asset of community value.

Finally, i am very doubtful the roads and infrastructure can support further development of this nature.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Kev Walker

Address: 277 Anthony's Bank Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The cynical exploitation, sale and planning applications associated with this plot and potentially others related to the vacant plots on the historical Humberston Fitties is further proof (if any was needed) that certain actors view this site and residents purely as a financial asset to be exploited to the utmost. I would hate to think that the council would be willing to be participants in the gradual and continual erosion of such a unique communal asset.

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Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Valerie Kurz

Address: 282 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application primarily because of the conservation status of the Humberston Fitties site, which is considered by the Council to be a "Community Asset". The majority of chalets on the site are of modest size and construction, surrounded by green spaces, established trees and hedgerows, making it a unique and special place. The proposed construction is not in keeping with its neighbours nor its surrounding area being of a substantial three bedroomed commercial holiday home. I note that the site has already been cleared of vegetation, changing the visual effect upon the landscape.

Eleven empty plots on the site have been cleared in this way suggesting that this is the first of several planning applications to be submitted. There has been little investment in the infrastructure of the fitties in recent years. The roads are narrow and in poor repair. Additional heavy construction traffic will cause further deterioration. The sewage system is already inadequate for the existing chalet owners, frequently backing up during the summer. The water supply is beset by leaks that we are all paying for and results in fluctuating water pressure and frequent periods when the water is cut off to allow for repairs. The electricity supply is also unreliable.

I understood that the Council were aware of the above and that they had made it clear in the past that the empty plots were not to be built on for this reason which puts this proposal in conflict with the Council's planning policies.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Lisa. Furneaux

Address: 284 antonies bank Rd Humberston fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The plan is too big for the plot ..block out the neighbours way of access .not in keeping with our chalet park an heritage site.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Lisa or Furneaux

Address: 284 antoinnes bank Rd Humberstone. Cities. Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Substantial flood risk for additional developments, should be considered at this time, environmental agencies suggest that it be uncomfortable about additional building, there's been no ecological assessment on protected species, that inhabitant our protected site, wildlife will be affected too, due to noise pollution and extra bright lights at night. Drainage is an ongoing issue too, as not fit for purpose if more chalets are built. 11 new chalets will further degrade our conservation status on the fitties, as my not be in keeping with historical details of our conversation. Tingdean will take full advantage of this and our fitties will be no more.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr PHIL KING

Address: Seakings 290 anthonys bank humberston fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We recently purchased 290 Anthony's Bank in September 2021.

And during the purchasing process we specifically asked our solicitor to ask the question to find out if the piece of land next to our chalet could ever be built on, as we chose this particular chalet as it only has one neighbour.

We were told that the green spaces that were around the site at the time of our purchase would always remain green spaces. Due to planning restrictions/regulations that were already in place.

1. Due to it been a conservation site, supporting local wild life.
2. To help reduce potential flooding.

With the knowledge that these spaces could never be used other than for green spaces. We completed on the sale.

So we would strongly object to any change in what we were originally told.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Lesley Parry

Address: 311a Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object against the building of this chalet and any subsequent applications. My objection is based on my concerns with regard to the infrastructure of the entire site. The drainage is already inadequate and unless there are plans to upgrade the whole system, it simply will not cope with extra chalets, therefore extra use. The roads, if they can be called that, as some are no more than grass tracks, are in a very poor state of repair and numerous deep pot holes exist. These fill with water every time it rains. The roads will be damaged further, maybe beyond repair, with any extra traffic, some of which will be heavy vehicles.

I am also concerned that any new builds will eliminate any grass that is already in situ and replace such with gravel or paving. There is an abundance of wildlife in this special place which could be lost if this happens. Please consider these points when reviewing the application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Cath Townsend

Address: 315 Humberston Fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal is in direct contravention of independent surveys by the Council that set out unoccupied plots should not be developed. More recent surveys are not independent and so should not be used to justify further development

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Sally Johnson

Address: 317a Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this application in the strongest possible terms:

The issues that concern me the most as an owner on the Fitties are fire, flooding & ecology.

Further development on empty plots will undoubtedly increase risk. Climate change is real, extreme weather episodes are increasing year on year.

During the summer it would only have taken 1 unattended & unauthorised barbecue to set the dunes alight & potentially the entire site. Thankfully the empty plots act as a natural fire break & the Fitties beach is patrolled by volunteer residents who work tirelessly to keep us all safe.

Development of empty plots would put many more people in harms way of flooding. The flood risk assessments speak for themselves, indeed NELC have previously promised not to develop the site further for exactly that reason.

This particular application proposes 'replacement chalets'....replacing what??? Long term residents have not seen chalets on these plots for decades!

Many of our roads are in a dreadful state of repair - increased traffic would only worsen this issue.

The drainage system struggles to cope in some areas as it is, further development would only worsen this issue.

We share this unique conservation site with rare birds, insects, a wide range of creatures & plants that you don't see in town. Clearing & pegging out of these empty plots has already begun with no regard for their well being.

This is perhaps not the correct channel to raise the issue of how these plots 'sold' without even going up 'for sale' but I believe it needs to be investigated. I think there is something highly irregular & unethical about the way that 10 out of 11 plots were suddenly sold by the same estate agent, who also has his name on this application. Some owners had their names down for many years to potentially 'buy' neighbouring plots to extend their gardens. These plots were never

offered to owners, never appeared on Rightmove.

I believe the integrity & history of this magical place is at risk now more than ever, we cannot allow ourselves to be railroaded by ruthless landlords who are only interested in making as much money as possible.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Suzan Clements

Address: 320 Humberston Fitties Humberston Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having owned a property on the Fitties for 20 years I find it "interesting " that suddenly this empty plot is requesting planning approval .

Is this plot not on a flood risk plain so would need full stringent assessment . I was told I couldn't have a full year long term due to flood risk so how has this suddenly changed .

I was told that empty plots should never be developed , so why has a "commercial company " been allowed to buy up 10 empty plots.

This empty plot is a vital fire break as most of the surrounding chalets are wooden framed .

My objection is based on the Fitties remaining a unique plot land and NOT a commercial base for a estate agency . The infrastructure is very basic and to start complete development on this plot would make very vulnerable roads, drains etc even more at risk.

Many many wildlife have set this plot and the other empty as their habitat . What will happen to the balance of their life ? This must be taken into account too .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr David Hallows

Address: 321A Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have concerns regarding the planning of new buildings on the Fitties Site.

Reference No DM/0778/22/FUL.

I wish to object to the aforementioned application on the following grounds,

I do believe that people had their names on a waiting list for empty plots on the Humberston Fitties Site. Due to the council's flood analyst reports no more plots were to be sold or new buildings be allowed. A Report commissioned by NELC in 2007 by Weetwood Consultants called Humberston Fitties Analysis Risk clearly states in section 6.4 the impact on leases and councils actions

Section 6.4

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that: No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty

No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight

A further Independent flood risk assessment in 2014 by Black and Veatch reconfirmed the flood risks. Expert opinions on climate change is that the risk of flooding is increasing year on year.

The infrastructure on the Fitties site is in a poor state. Increasing the number of buildings will increase the traffic. Causing additional damage to roads. Some of the drains are already suffering from over usage as they back up on a regular basis. The addition of more properties will only increase this problem.

The Fitties site is a conservation area that would be losing the open green spaces that are an asset to the community. An ecological report would be essential to do an assessment on the possibility of protected species.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr David Smith

Address: Flat 5 51 Bargate, Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning officer, I STRONGLY OPPOSE Any new developments on any current empty plots on the Humberston Fitties site.

There are many reasons for not allowing any new chalets on empty plots on the Humberston Fitties chalet park and only 1 reason this is being proposed

For the sake of the infrastructure, they should not be built on,

For the sake of the wildlife, they should not be built on,

For the sake of the conservation area, they should not be built on.

For the sake of the heritage, they should not be built on

In the early 90s it was noticed locally that there was change happening on the Humberston Fitties site. This change if allowed to happen, we would not have the Fitties that is known today, An amazing step back in time area that people love to be a part of and visit. This is all down to 2 things, the introduction of the conservation status and the chalet design guide. It was noted the area had to be preserved. Like so many many plot lands that have gone before it, they have now disappeared. This place is unbelievably unique and it's on your doorstep. The reason this is still here with little change are those same 2 reasons.

The chalet design guide states many things regarding design and conservation of the area, and I quote from the guide the one that indicates reference to these remaining plots.

"There are a few identifiable plots vacant but very few for new plots to be developed. The open aspects around the chalets and other casual areas within the conservation area are important elements in creating its character and appearance and therefore must be protected."

Why is the design guide now being ignored by those who are in place to uphold it?

1 Infrastructure - for drainage is not fit for purpose and constantly overflows and that is with rainfall not flooding.

2 Wildlife - use these areas constantly for habitat and foraging

3 Conservation - If you are asking chalet owners to abide by the chalet design guide why is this being proposed

4 The heritage - make do and mend ethos of the Fitties community must be preserved. It is understood that if a chalet is beyond repair, then a rebuild is the only option. To put brand new chalets onto plots that are empty is against all that the fitties stands for

5 Flood risk- We are all aware that the Fitties lies within a flood risk area and it is only a case of when it will breach and how severe it may be. Why would you propose to put other families at risk of this?

Whoever the final decision lies with over all for the vacant plots, I put to you 1 question could you live with yourselves when a flood does occur and you have allowed more families to be within that flood risk area?

Regards Mr Smith

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Dave Smith

Address: Flat 5 51 Bargate Grimsby, NE Lincs

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Planning officer, I STRONGLY OBJECT Any new developments on any current empty plots on the Humberston Fitties site.

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Whoever the final decision lies with over all for the vacant plots, I put to you 1 question could you live with yourselves when a flood does occur and you have allowed more families to be within that flood risk area?

Regards Mr Smith

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Ann Smyth

Address: 30 Bradford Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application because more research is needed with regard to the impact of this sudden sale of 11 vacant plots and new buildings suddenly being allowed on vacant plots, which has happened so quickly. Others have been denied the opportunity to lease these plots in the past.

I thought that the Environment Agency had said no more new buildings were permitted. Are the existing services adequate to cope with these proposed additions?

The green spaces should be protected to avoid worsening the impact of climate change, and to avoid both a deleterious and detrimental impact on residents, other properties and local wildlife. Humberston Fitties is a rare surviving example of the many plotlands that used to exist around Britain and so an extremely important part of local and national heritage.

When Conservation Area status was granted in 1996 the council promised to seek a co-operative approach with chalet owners and emphasised conserving and enhancing the essential character of the area. This status gives protection to the nature of the Fitties and protects its natural environment. and any impact needs to be explored thoroughly.

Since the council disposed of the site it appears that agreements made between themselves and Tingdene with regard to preserving the nature of the park and listening / showing consideration to the residents/owners have been forgotten.

A local historian wrote in 2001 'the only real threat to the camp has come from the commercial pressures and schemes of recent years. We have seen that these schemes were opposed by campers with energetic campaigns which gained the support of members of the local authority.'

21 years later that support is needed once again.

He also wrote:

'The Fitties is important socially, economically, historically and educationally and is of local, regional and national significance. These facts provide an overwhelming case for the continued existence of the camp.'

New chalets will not enhance the heritage. This seems to be yet another purely commercial decision with no regard for the community and the historical importance.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Maureen Ellis

Address: Arden House 99 Brian Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston Fitties is a conservation and preservation area built in the 1920s and is unique to anywhere in the country and we are so privileged to have such a wonderful place on our doorstep and part of our heritage.

The chalets and their owners have preserved this uniqueness over the years and I believe erecting 11 new chalets will take away the character of the fitties by swallowing up all the empty plots which are used by nature and wildlife .

Why does No 80 need to be built with "a Refuge" as it already has to be built higher off the ground because of flooding risks which should be adequate without adding the unnecessary height of a refuge which would tower over neighbouring chalets !

If planning permission for No 80 is passed it will then set a precedence for the other 10 sold plots which would totally alter the look and feel of the fitties which has so lovingly been preserved over the years .

There are also the other concerning impacting risk factors of climate change , sewerage , drainage , roads etc if the 11 chalets are allowed to be built.

Humberston Fitties is unique let's keep it that way .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Ian Lockwood

Address: 29 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Previously residents were denied 12 months of living. The council argued the flood risk was the issue. As far as I remember, the council stated no other dwellings would be built.

The infrastructure is made for more dwellings and the pandemic proved the roads couldn't cope with more vehicles. Building on this already well-built area would increase the carbon footprint, and would not be conducive to a lower carbon footprint for the area. Sewerage systems are already overloaded with poor necessities such as internet etc.

Other areas not belonging to Tingdene would suffer from an increased resident population. On top of this, the area is well known for poor facilities such as readily accessible community areas and shopping facilities for residents. Again increasing carbon footprint issues for the town of Cleethorpes.

The area as described by the local council is a flood risk, therefore, increasing more properties in the area and on the flood plain would cause greater issue to those already living on the Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Ms Barbara Jenkin

Address: 71 Carr Lane Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Paragraph 159 of the National Planning Policy Framework states that: 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).'

If approval is given for this development the applicant seeks to develop a further 10 open spaces. The Environment Agency recommends an extended closed season for new build chalets but the applicant does not consider these restrictions to be necessary.

The infrastructure on the Fitties is inadequate to meet the demands of the existing chalets. Problems with drainage, road surfaces, water and electricity supplies are frequent and allowing new development will only exacerbate this.

Planning policy seeks to conserve and enhance the natural environment and the historic environment. Comments from NEL Heritage Officer August 2022: 'The landscaping of the Humberston Fitties is as important as the chalets are, if not, in some ways more important. The Fitties are the Plotlands and their open verdant nature, just adjacent to the SSSI, is a significant feature that is worth preserving. This open feel was identified and to a certain extent addressed in the design guide. The natural feel of the open space around the Chalets do not benefit from being overly designed, it alters the setting so that this area becomes overly domestic.'

The scale of the proposed development does not maintain the area's unique prevailing character and setting.

Please seriously consider my objections to this application which could change the historical landscape of the Humberston Fitties conservation area forever.

Thank you

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Laura Standley

Address: 9 Cherry Lane Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to question the 'sale' of these plots. Seemingly they went up for sale and immediately were nearly all sold. The estate agent handling the sales is also the person behind the application above. Has due process been correctly followed I wonder? The plots have also already had clearance work done to them which surely shows great confidence from the applicants that they will be guaranteed planning permission, not to mention the harm to resident wildlife. Again were the correct legal and moral procedures followed? I understand that a few years ago owners were allowed to register an interest in these plots for use as garden spaces etc. Where is that list now? There are so many unanswered questions concerning the sale of these plots, or rather the lease, that until these questions are answered in a transparent manner, surely this application and subsequent ones cannot be considered.

I feel that if this application is approved then the local authority has not acted in the manner one would expect. I strongly object.

Lisa Cutting
The Haybarn
24 Cooks Lane
Great Coates
DN37 9NW

Planning Application Reference: **DM/0778/22/FUL**

Planning Application Address: **Plot 80 Humberston Fitties**

The merits of this application do not outweigh the detrimental impact a 'new build' will inflict upon the historic asset we know as the Humberston Fitties.

As custodians we are all responsible to preserve and protect the site in its entirety, this application does not demonstrate this, quite the contrary, it conflicts with the conservation status and historic importance and risks diluting the integrity of this valuable local asset.

A small number of existing chalets have received demolition approval when their very fabric can no longer endure, every demolition is a piece of our history and heritage lost, the mere idea of considering building something new, on a plot where we have seen no evidence of one having stood previously, is nothing short of unfathomable.

The historic significance of the Humberston Fitties on a local and national level is widely known. More recently, recognition and declaring 'his love for the Fitties' was publicly stated by Wayne Hemingway, the very person commissioned by NELC to deliver the now adopted Cleethorpes Masterplan. Wayne has vision and foresight, now more people are aware of the Humberston Fitties, is this not the perfect opportunity for our local authority to recognise this importance and take further measures to protect the integrity and strengthen the protected status of the Humberston Fitties, particularly from those who see an opportunity to change and reinvent the site to suit their own narrative and ultimately to capitalise and threaten the historic significance of the site.

The Fitties is now as much at risk as it ever has been from losing this special, unique vibe loved by so many, this link to our past and important living record of social history must never be allowed to fade amongst a glossy new and characterless chalet park. This selection of varying degrees of ramshackled convoluted shacks have established and evolved over many decades, and a major contribution in making this site so beautiful and so coveted.

Home to a host of wildlife, badgers, deer, foxes migrating and rare birds and even newts in the neighbouring garden to this application, it is equally important to retain the site unspoilt for all those species who also call the Fitties home.

To add just one new build let alone multiple new builds onto the street scene, replacing the common green spaces and wildlife habitat and food source, will significantly alter and destruct the 'setting' of the conservation site. Equally as a local authority with a green agenda, I feel to erode these common areas of green space albeit 'vacant plots', is in direct conflict with this such mandate.

The National Planning Policy Framework (para 180) states: When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Paragraph 182 states:

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

The Fitties is a haven for wildlife including protected species. Removing the open spaces around the Fitties will have an adverse effect on this and as stated in the NPPF, should not normally be permitted. The benefits of this development and the ten other plots clearly do not outweigh the likely impact.

Conservation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings, their setting and any architectural features that they possess. In addition, section 72 of the Act required the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. In this context, the object of preservation is to cause no harm, and is a matter of paramount concern in the planning process.

This is not evident within the planning application.

Sustainability:

Policy 39 of the North East Lincolnshire Local Plan 2013 to 2032 (Conserving and enhancing the historic environment) states that Proposals will be permitted where they would sustain the cultural distinctiveness and significance of the North East Lincolnshires historic, urban, rural and coastal environment by preserving and, where appropriate, enhancing the character, appearance, significance and historic value of designated and non-designated heritage assets and their settings.

This is not evident within the planning application.

The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation, for example. Any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

This is not evident within the planning application.

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

This is not evident within the planning application.

c) the desirability of new development making a positive contribution to local character and distinctiveness.

This is not evident within the planning application.

Flood Risk:

Multiple flood reports instigated by NELC make no apologies for highlighting the ever evolving risk to human life, the more recent report instructed by Tingdene unsurprisingly appears to play down such risks. It would be a national scandal for any local authority to wittingly put lives in danger, particularly when so much research and expenditure has been made as part of the decision making process.

Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk.

NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas.

The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and

Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area.

The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register. The nomination therefore is in relation to the remaining land, i.e.: - roads, verges, tracks and pathways; - VACANT FORMER PLOTS; - Open space, bank to the river; - Humber Mouth Yacht Club and dykes and ditches"

The plots which have been for sale, have been done so in an unethical manner, the adverts were misleading as the plot wasn't for sale, it is leasehold land, also they did not go to the open market which raises questions as to whether this is morally correct and lawful. I believe there has been a waiting list of interested parties if ever the council changed their mind, so why have the landlords brought in a third party to 'sell' the land? Overnight all 11 plots had 'plot for sale' signs installed, it is strongly believed that many had already been sold. NELC always stated vacant plots would not be sold and could not be built on.

It is evident in the application that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlord told me that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.

After careful consideration of the above points

I strongly object to the granting of planning permission for this application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the amended plans for the reasons stated on my original objection

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to STRONGLY object to the above planning application as follows (both as a member of the public and as a chalet owner):

1. Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk. HOW HAS THIS CHANGED?

2. NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas. HOW HAS THIS CHANGED?

3. The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. HOW HAS THIS CHANGED?

4. The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area. HOW

HAS THIS CHANGED?

5. The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, significant importance should be given to the assets conservation, for example any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. HOW HAS THIS CHANGED?

6. The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

The nomination therefore is in relation to the remaining land, i.e.:

- Roads, verges, tracks and pathways;
- VACANT FORMER PLOTS;
- Open space, bank to the river;
- Humber Mouth Yacht Club and Community Centre;
- Dykes and ditches"

HOW HAS THIS CHANGED?

7. Another important consideration is the poor water infrastructure; presently there are numerous leaks and blockages throughout the year due to the elderly nature of the pipes etc. The sewage system is archaic, any more stress forced upon it would be disastrous. HOW HAS THIS CHANGED?

8. Wildlife has made the Fitties their home - deer, hedgehogs, badgers, bats etc are now the norm as they use the empty areas to live safely as they have done for many, many years. As humans looking after our planet for future generations, we are encouraged to nurture and encourage wildlife. HOW HAS THIS CHANGED?

9. There are many mature trees and shrubs on the empty areas. We are all encouraged to plant trees and re-wild our greenspaces. HOW HAS THIS CHANGED?

10. The plots which have been for sale - this in itself is a misuse of words as the plots themselves have not been up for sale (although wrongly advertised by the estate agents as such) but it is the LEASE which is for sale by the present landlords. I believe there has been a waiting list of interested parties if ever the council changed it's mind...so why have the landlords brought in a third party to 'sell' them on it's behalf. Suddenly all 11 plots had 'plot for sale' signs installed. This

in itself is a cloak and dagger venture. NELC always stated that vacant plots would not be sold.
HOW HAS THIS CHANGED?

11. I notice that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlords told us that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.
HOW HAS THIS CHANGED?

I repeat my strong objection to this planning application.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul England

Address: Evergreen Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reasons for objecting

1st - I was always led to believe that all openspace on the humberston fitties was never to be available to purchase

2nd - The roads would never be able to take heavy goods vehicles bringing materials to site ,as the roads are not in good order or maintained as they should be

3rd - The underground water and sewerage system is ancient and needs urgent attention

4th- more disruption to the wildlife

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Geoffrey Hutchings

Address: 4 Highgate Cleethorpes

Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a chalet owner on the Fitties from 2008 I was led to believe that empty plots on the Fitties would never be allowed planning permissions and that all repairs, renovations and planning permissions were all subject to extremely stringent controls from the Council. Now suddenly due to Big Business involvement all these restrictions are swept aside. It seems that once again the Council is on the side of Tingdene and has little or no respect for people who have in the past abided by Council regulations only to now find that

Our voice counts for nothing.I object unreservedly to these proposals

Chalet 301A

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Neil Salmon

Address: 17 Lambert Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As an owner, the issues that concern me & the reasons I want to OBJECT to this application are as follows:

Increased risk of damage to our fragile ecology around the Fitties conservation site & neighbouring SSSI.

Increased number of residents increases the number of people at risk of flooding in such a high risk area.

Less empty spaces increases the risk of fire spreading across a site that is mostly built of timber & surrounded by dry, grassy dunes.

These plans are not in keeping with the Chalet Design Guide.

The roads are currently in a shocking state of repair.

We regularly receive information from our landlords about 'how to avoid drainage issues', additional chalets would mean additional drainage issues.

The only people who stand to gain from this are our cash driven landlords & their estate agents.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Suzanne Walker

Address: 8 Muirfield Croft Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I use the Fitties for mental health purposes, the peacefulness, nature and the sea.

My concern is for the wildlife and the impact on these.

Bats do live on Fitties which are a protected species and it is illegal to change or remove bats foraging areas and habitats like hedgerows and cutting of trees. You cannot damage or disturb a bat in its roost or resting even if bats are not occupying the roost at the time.

I believe a full environmental and ecological assessment should be carried out prior to the giving of planning permission. This should also include any other species who are protected like badgers.

I am not sure where their setts are but this should be taken into account.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Andy Tappin

Address: 49 Robert Pearson Mews GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to new chalet on green plots. These plots have not been allowed to be built on for years and were never been sold when Council owned. I believed this was due to the heightened risk of flooding. Which I believe and the facts show that the risk of this happening is much higher than it has ever been. Now all of a sudden it seems that this is no longer the case and that financial gain wins out over safety and conservation. I wonder where the council would stand knowingly selling these off and allowing new builds when this would add risk to life.

This is a conservation area. Around 7 years or more ago we applied to put a large summer house up and paid our money only to be told that it was not in keeping with the area. We have put in planning for a new roof but that also had to be kept within the keeping of the area. We have received planning for this but it seems that now Tingdene have taken over the Conservation is no longer being taken serious by the Council.

Seeing some of the eyesores that are going up and the heights of them they are definitely not in keeping with the aesthetic look of the area. People know this so rather than get planning they get it retrospectively knowing full well that it would not have been allowed. I cant see plans for the building on the new plot being any different and will completely take away the wonderful charm of this beautiful area which at the moment is manging to hold onto to its uniqueness.

The green areas that I had believed where sectioned off to add to the beauty of the area is now under threat probably for financial therefore I feel I have to strongly object. They ought to be looking at the drainage system and improving it rather than planning new builds when it is unable to cope with the present chalets on there. So it doesn't bode well for more to be added to it.

The Fitties has been our heritage and is known all over the country for its beauty unique character and its quaint way of life. Lets not turn it into another Thorpe Park or Tattershall Lakes. Let it have its own beauty. Which needs to be preserved rather than just another money making venture.

There are plenty of places for new builds like the land that Pleasure Island was on or maybe this

isn't an option due to flood risk.

I would end with as

king you to please stop this going ahead. Leave the Fitties as they are. Also to remember that in the past people were told they were not allowed to sell because of flooding. I cannot believe with all the talk about climate and flooding that all of a sudden this is no longer an issue.

Yours SincerelyMr A Tappin

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing 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 request to build on vacant Plot 80, Humberston Fitties Humberston North East Lincolnshire.

My family have property on the Fitties and received verbal assurances from the council and also the current leaseholders, Tingdene, that the vacant plots would not be built on. The current plot has never had a property on it since my arrival in the area in 1983, but may have had in the distant past. My concern is that a successful bid for this plot will act as a case precedent for all of the other plots, which have never been built on, but have been recently purchased. Tingdene have argued that they are not applying for planning permission, but the new purchaser is. This is a shameful device to shift responsibility for breaking their word to a third partner, for joint financial gain.

The vacant plots are Assets of Community Value and the community have not been involved in the 'sale'. How many more dealings are going on behind closed doors?

The current infrastructure barely supports the properties there now, with issues of water supply, electricity and drainage. How will extra properties help this issue?

I hardly need to tell the Council the other objections as they have made them so eloquently in the past, such as:

After a flood risk assessment, the Council stated that no new buildings to be built in the area. The flood risk worsens as every year passes, surely safety trumps greed.

The area is SSSI. This I can attest to. Not only are the marshes important, but patches of cover in this coastal community attract breeding warblers, whose numbers are dwindling through habitat

loss. The cover provide by vacant areas on the Fitties are a magnet for the autumnal migration of birds that concentrates down the East Coast and the Fitties sits geographically in the lea of Spurn, another SSSI that is rapidly being eroded by nature Should we encourage 'erosion by man' by building in this area?

I think the Council has already argued, convincingly, that we should not.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Dr Keith Collett

Address: 6 Wells Road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

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The current infrastructure barely supports the properties there now, with issues of water supply, electricity and drainage. How will extra properties help this issue?

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The area is SSSI. This I can attest to. Not only are the marshes important, but patches of cover in this coastal community attract breeding warblers, whose numbers are dwindling through habitat

loss. The cover provide by vacant areas on the Fitties are a magnet for the autumnal migration of birds that concentrates down the East Coast and the Fitties sits geographically in the lea of Spurn, another SSSI that is rapidly being eroded by nature Should we encourage 'erosion by man' by building in this area?

I think the Council has already argued, convincingly, that we should not.

From: John Cordock
Sent: 18 November 2022 18:06
To: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: Re: Heritage information Humberston Fitties - plot 80

Dear Emily

The Heritage Officer suggests that a planning application was made for plot 80 in 1960 but if a chalet was built at that time, you would expect the chalet to still be in existence (just 60 years later) or, at least for there to be evidence of its past existence. BUT - there is no evidence of a chalet ever having been on the plot as the plot is a 'virgin plot' with absolutely no sign of past development.

Further, the Heritage Officer states that there was no development prior to 1954 and so any development would have to have been completed after this date.

Given that several 'neighbour comments' from long term chalet owners at the fitties all agree that there has been no chalet on the fitties in 'living memory', it would be dangerous to accept the Heritage Officers statement (abridged) in her 'consultee comment' that "given that there has been a chalet on the plot previously, development of the site would not effect its conservation. I argue that it would not be safe to accept her stance given that there is absolutely no proof or 'emphatic evidence' that such a statement is correct.

I would ask therefore that in considering this application, planning officers ignore her comments regarding there having been a chalet on this plot previously as there is absolutely no evidence to support such a statement.

Regards

John cordock

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr John Cordock

Address: Thegatehouse St. Johns road Bath

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Unoccupied land at Humberston fitties is shown on the NELC community asset register as being protected up to the year November 2024.

As such, any protected and unused land must, if my memory serves me right), be firstly offered to the 'community' for them to make a bid on it. This current proposal (and the other 10 plots) are therefore not theoretically available for sale until the community asset procedure has been completed.

Fifteen New plots to develop

This planning application is part of a larger proposal to develop a further **11 brand new vacant plots** at Humberston Fitties (HF) and is a step too far.

If the current Humberston fitties development did not exist, and the whole site therefore consisted merely of barren sand dunes some 30 metres from the sea, any proposal to develop 331 brand new chalets on this site, in a zone 3a, - extreme risk to life - danger to all category - would be deemed ludicrous; dangerous and totally unacceptable. It would have no chance whatsoever of obtaining planning permission.

I contend that this single plot (and the other 10 vacant plots) should all be viewed in exactly that same light. They are asking to increase occupancy levels in a category 3a, high risk, danger to all zone. The risk from flooding is extremely real, and, given the possibility of climate change, these risks will only increase.

So serious is this known threat that North East Lincolnshire Council had started inserting a condition in planning approvals that all new build chalets must reapply in a few years time for planning permission, to ensure that they remain safe from flood risk in future years. This does not however overcome the **current threat from flood risk** which the Black and Veatch report states is '*danger to all for a large portion of the site, at the present day*'. This means that even with NELC's condition in place, **the current day threat is so great that the application site cannot even meet this basic requirement for safety from flood risk.**

No doubt the 11 new chalets will be designed (as this one is) to partially mitigate against flood risk, but this does not address the point that we should not, in any event, be increasing the numbers of people subjected to these current, and known life threatening conditions, in such a dangerous location. **This is contrary to what is acceptable in terms of the NPPF.**

Evans flood risk report

In its simplest form, the Evans flood report is basically saying that based on modelling techniques, there is a three hour window of opportunity to safely evacuate the whole site using normal evacuation routes following a breach of the main sea defences. After three hours the flood risk increases to 'danger to all' where even the emergency services would struggle. At first sight, this sounds like a very precise and factual opinion.

But DEFRA (the Government agency for such matters) warns that, as the science is not yet sufficiently advanced, any projections based on modelling techniques should be treated with **extreme caution** as they are **inherently unreliable**, and no two models ever produce the same result. This includes all projected flood depths and hazard maps which form the basis of the Evans report.

The report therefore should not be considered as factual, totally conclusive, or reliable. It simply represents a '**best guess estimate**' of flood risk.

The report should also be read in conjunction with NELC's existing 64 page Black & Veatch report (2014), of the flood risks at Humberston Fitties. (especially paragraphs 3.1- 3.4)

Shoosmiths legal opinion

I am not qualified to comment on this opinion other than to say that, according to Havant Borough Council in their document ' Flood risk sequential test & exception test', (2022) they state *'for new application sites with extant planning permissions where the flood risk has changed in the intervening period or where further flood risk information or guidance has emerged since the original planning permission, a sequential test may be required'*.

Paragraph 2.13 of the Shoosmith opinion (regarding the current closed period months) is contrary to the opinion given in the 64 page Black & Veatch technical flood report on Humberston Fitties (2014) - particularly - **recommendations (6.2) page 32** - *'Based on tide levels and storm surge data it would be more effective to close the chalet park from early November to the end of (February).*

Regardless of the Shoosmith opinion, it does not change the fact that developing the vacant plots would increase the total number of occupants on the site at risk from an exceedingly dangerous, category 3a flood risk, which produces an extreme risk to life. This is contrary to the NPPF.

Current flood risk position

The Environment Agency states :- *'The site (HF) is a category 3a zone and could experience flood depths of over 2.4m arising from a breach of the defences during a flood that had a 0.1% chance of occurring in any one year up to the year 2115'*. The current day projection is *' for a depth of 1.0 - 1.6m depth given a 0.1% chance in any one year.* The Environment Agency have confirmed that any inundation of flood water (breach of the main sea defences) would be **sudden and without warning**. It would be of a volume and speed that would immediately sweep people off their feet. The situation would be dire! At between 1.0m to 2.4m deep, there is obviously an extreme risk to loss of life.

The latest flood risk commissioned by NELC (Black and Veatch 2014) agrees, and states:- *A large proportion of Humberston Fitties has a 'danger for all' classification **at today's date**'.* This means that even emergency services would struggle to cope **and the site therefore does not pass the NPPF sequential test.**

Exception and sequential test

The NPPF exception test argues that only mobile holiday homes (sites used predominantly for holidays or short term lets) constitute permitted development in a category 3a flood risk zone.

This proposed planning application cannot, in any way, or by any stretch of the imagination, be argued to be **mobile**. It is clearly a 'fixed structure' and as such does not meet the exception test. The NPPF implies that a 'fixed', or permanent building, would come under the **highly vulnerable classification category** and would therefore **not constitute permitted development**.

It is one thing for existing chalets to be repaired or totally replaced at the end of their useful life because this does not bring about an increase in the total number of occupants on the site who would be exposed to the extreme risk to life from flood risk. To add brand new chalets to the site would be to increase the overall number of people exposed to this extreme and life threatening flood risk and should therefore be refused on the grounds that it **does not meet the sequential test**, especially as the risk has not been adequately mitigated.

Conclusions

- 1.) Several commercial and site specific flood risk reports commissioned by NELC over the years, as well as Environmental agency (EA) reports, puts the site in a category 3a flood risk area which is classed as 'danger to all.' The EA adds that HF has 'potential flooding depths of 2.4m in a 1:100 year event to the year 2115'. NELC's own latest site specific flood risk assessment (Black & Veatch) states, '*a large portion of HF has a danger to all classification at today's date.*
- 2.) This proposed planning application cannot, in any way, be argued to be a '**mobile** home' or a '**mobile** anything'. It is so obviously and without doubt, a **permanent or fixed structure**, and, as such, most probably comes under the highly vulnerable category. **It does not therefore meet the NPPF exception test.**
- 3.) The proposal, even with the increased closure period, would increase the overall numbers of people subjected to an extreme and life threatening risk from flooding at the present day. As such, it does not meet the NPPF sequential test. **This is a material consideration.** To back this up, the Black and Veatch report quite clearly shows, diagrams pages 18 and 19, that the extreme risk to life includes months not covered by the increased closure period. **The risk to life has therefore not been fully mitigated.**
- 4.) The Black & Veatch report totally contradicts the Shoosmith legal opinion regarding the most appropriate closed period for Humberston Fitties.
- 5.) DEFRA states that reports (such as the Evans flood risk report) which are based on modelling techniques, are **inherently unreliable**, and should be treated with extreme caution.

I request therefore that the application is refused.

Note :- Because this planning application will set a precedent for the other 10 vacant plots, I request that the application is not decided by the delegated power of officers but is, instead, sent to the full planning committee.

If this were an application to 'replace' an existing chalet then the new changes to the design, as well as the reduced occupancy months, might be seen as being acceptable.

However, it is not a 'replacement' but a totally 'new chalet' which introduces an increased number of people to an already existing high probability flood risk and as such, is contrary to the NPPF.

The newly amended flood risk assessment does not overcome the problem that parts of the only access road to the site would, in the event of a major breach of the front sea defences, be very quickly inundated by high velocity deep water of a danger to all level meaning that even the emergency services would be restricted from accessing the site. Neither does it address the fact that manhole covers on the main access road could easily be 'lifted' by water pressure even in shallow flooding making the only access road inaccessible to traffic.

The new Sequential and Exception test documents (just supplied by the applicant) and dated August 2022 all refer to this proposal as a **replacement chalet** but at no stage has any firm evidence been supplied that chalets have, 'at any time in the past', existed on this vacant plot. In the 'neighbour comments' (NELC planning page) in which people object to the proposal, many chalet owners observe that there has been no chalet on specific plots within their living memory. **The whole of the applicants sequential and exception test** is predicated on the assumption that these are **replacement chalets** but this is clearly not the case and they have provided not a shred of evidence to support this assertion. Their sequential and exception test documents are therefore **fundamentally flawed**.

I argue therefore that accordingly, they have not provided a satisfactory sequential or exception test that is acceptable and factually correct. Alternatively they should be requested to provide 'firm and unequivocal proof that chalets have existed on these plots as there is absolutely no evidence on the plots themselves to suggest that they have ever been developed.

The real argument is not whether the plots do have planning permission or not, it is whether they are **new or replacement plots**. If they are new plots as all the evidence points to, then they fail the sequential test and the application should be refused.q

It cannot be right to subject a new, and large population of people (11 chalets), to an already well established high risk flood danger. It may have been acceptable to replace existing established chalets in this way but not to subject a range of brand new chalets (which in reality these are) to this danger. Despite the Environment Agencies objections, the amended flood risk report fails to address, or to discuss this point, in any way whatsoever.

As the flood report clearly outlines, this application is a 'test' case for a further 10 brand new plots. As such it should be refused as it would set a precedent for unsuitable development in a known and very high risk flood area.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Charles Alderson

Address: 42 Beck Road Carlisle Carlisle

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: When we bought our chalet 2 years ago, we were told the green spaces were to be left as they were there for the wildlife etc, so for them now to be considered fit to build on goes against the grain, we have noticed that some of the plots that have been sold have trees around them, how does the builders go about building without removing them, we are constantly been advised about the delicate infrastructure and conservation on the fitties, also about the problems with the water and sewage, surely more buildings would only make matters worse, for these reasons I object to these plans

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Catherine Locke

Address: 2 Norton Close Daventry

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application on the following basis:

The area is a designated conservation area and any further development will adversely impact this.

The area is in a flood risk area and any development could potentially increase this for existing properties.

Historically further development in this area has been refused for empty plots due to the risk of increasing the flood risk.

The current infrastructure already struggles to cope with the amount of traffic in the area (roads, drains etc)

The open spaces of empty plots create fire breaks between other occupied plots and to fill these gaps would be at risk of fires spreading out of control.

No ecological assessment has been carried out on the impact of developing these vacant plots.

These plots currently provide green spaces for the benefit of all occupants and visitors to the Fitties and are protected as such until October 2023.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Mark Long

Address: 42 Aviemore Road Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 'Welcome to Humberston Fitties chalet park, conservation area' or so we thought! My wife and I have been visiting the fitties for many years (my wife since the 1990's) and we have enjoyed the peaceful, quirky, one of a kind place, which we understand to be of historical interest? We were saddened to hear about the plans to add more chalets to this unique location, and are worried about how 'new' chalets may affect its character and its spirit. Surely, these pieces of land should remain open, to the wildlife and to nature and conserve the fitties, as it always has been... after all this is not a typical holiday park, this place is special.. as it is!!! Thank you for your consideration.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs patricia burton

Address: 4 clayfield avenue mexborough doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: my husband and i vehemently object to planning permission to be granted for this and all other plots on fitties we will be left with no green spaces whatsoever seems a little odd to me when council has previously rejected any purchase of the said plots not only is it on a flood plain and as i understand it planning permission should not be granted unless it is totally badly needed social housing as i see it its nothing of the sort these people have permanent homes of their own its just pure greed well no thank you not on my patch housing minister robert jenrick is going to be looking into restricting housing unless its absolutely necessary council are required to inform them of any decisions on planning as i understand it wonder if this has caused the urgency of these people to buy plots on here

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Derick Evans

Address: 2 Low road Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the volunteer warden of the adjoining Tetney Marshes Nature Reserve, I have spent the last decade visiting and enjoying the wild open areas and the numerous and varied species of bird and animal life that make these open spaces on Fitties their home.

So am objecting to this and any new build chalet on one of these wonderful wild areas, that will most definitely degrade the habitat, the species that live here and the conservation status of the wonderful wildlife friendly Fitties.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Janet Beastall

Address: 14 tickhill road Balby Doncaster

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We bought our chalet 2 years ago, we were told that the infrastructure was so delicate that no more buildings would be allowed on the Fitties, by allowing more buildings to be built will surely put more pressure on an already struggling water and sewage system, our coastline has changed dramatically in our short time here, and climate change will make it more susceptible to flooding, and i think we should be protecting the chalets already here without putting more pressure on the infrastructure, for these reasons i object to this planned building

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs jacqueline hendley

Address: 31 holly grove highgate goldthorpe

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It should be blindingly obvious that without almost any other reason, this application should fail due to the well known & highly publicised dangerous situation we are in regarding climate change. The Fitties is in a precarious position due to flood risk. coastal erosion etc. This application is purely financial gain from a company that should know better. To increase the number of chalets on a flood plain would be a high risk strategy & is not an essential step in the future of the Fitties. It should remain as is. The sewerage system is well known for blocking due to the lack of depth/fall in the system, & the number of existing chalets it has to service, therefore increased loading would not be advisable. The only parties to gain from this would be Tingdene. Any mistakes made by this company in the longer term as a result of increased number of chalets, then the cost would be borne by the residents in terms of repairs/destruction etc. not the landlord. NELC have said several times in the past that the empty plots would remain as such. There have been risk assessments carried out by independent experts. The risks were so profound that they even suggested a shorter season. There are no sensible reasons to go back on this. The situation as regards climate change & its effects were not as evident when these statements were made several years ago, It is even more important now. This proposal does not need to be passed. There are more important issues.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Simon Armitage

Address: 45 Bank End Lane Almondbury Huddersfield

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to oppose the planning application on the vacant plots on Humberston Fitties for the following reasons;

The current road infrastructure is inadequate and in poor repair, roads are not suitable for the number of heavy vehicles and machinery which will visit the site during construction and in turn subsequent approval for the other vacant plots.

Drainage on the Fitties site is antiquated and struggles to support the current number of chalets. Granting planning permission to build on the vacant plots will have a significant negative effect. Currently during rainy periods, there are significant drainage and flooding issues on site, this would only be exacerbated by building on these vacant plots.

Wildlife on fitties, such as Foxes, Badgers, Bat's, Squirrels, Birds which currently reside in or near these vacant plots will be detrimentally disturbed.

Trees and other flora growing within these vacant plots need careful consideration.

Noise during construction will have a detrimental effect to existing residents and wildlife living in this conservation area.

The vacant plots provide a natural fire break within the fitties infrastructure.

At the time of purchasing my own chalet in 2020 I was led to believe during the conveyancing period that these vacant plots would remain so for the benefit of current plot owners.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Barry Sackett

Address: 289 Clayhall Avenue Ilford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To erect a new building is against all the NELC guidelines. No new building have been erected in the last 40 + years to my knowledge. The environment agency has also deemed the Fitties an area likely to flood. In 1996 NELC designated the Fitties a conservation area to preserve Wildlife and green areas. New buildings will also change the character of the site. Preserving what we have should be foremost .

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Barry Sackett

Address: 289 Clayhall Avenue Ilford

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My previous comments stand. I incorrectly stated I was member of the public. In fact I'm a Neighbor.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Louise Rushton

Address: 92 Hesley Lane Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the said proposal. The fitties is an area of extreme Beauty and historical value. My father owned a chalet on the site for over 40 years and has been forced to sell because Tindene was allowed to take over. They are a company of greed. They even forced owners to agree to signing leases and to agree to paying a percentage of the sale of chalets to them or the lease wouldn't be renewed. I fear the plans for this area of conversation will soon be lost if this is allowed to go ahead it will open the gates for further development on the site. My father along with many others for so hard to preserve this area for future generations and we're successful in protecting fitties. This planning should be rejected along with any future requests to build/ construct buildings, or caravans. They are not in keeping with the historical structure that are there. The chalet owners have followed strict restrictions of repairs on the chalets, fencing and gardens for many many years and they have done this maintaining the unique character but with extra financial impact for themselves. They have done this without complaint as they were the ones to fight to protect its unique identity.

The wildlife and plant life is outstanding and you can argue (as many construction companies do when wishing to build on green belt land) that the wildlife will just relocate, disperse, however this is what wildlife is having to do all over the world for human greed for profit and progress. The struggles of the orangutan's is no different to the struggles of our own native creatures and green spaces right here. We must protect as much as we possibly can as these havens are vital for the future of not just the plants and creatures that live there but the future of our planet. We must stop, take a step back and think about the environment impact, the historical impact. Is it really necessary? I think not. I implore you please don't inflict the first wound on this beautiful gem of conversation as as soon as you do the profit vultures will descend and soon enough The fitties and it's wonderful creatures and plant life will be long gone. Replaced by 'progress' that is neither wanted or needed here and the magic and serenity of this gloriously happy place will be lost

forever.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Wayne Shaw

Address: Humberston Fitties, Humberston GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application for this plot and the other plots I have noticed on the application that it says can this property been seen from road they said no but if you are walking or driving you can see this.

I also object to this that it will intrude the privacy of the

Neighbours plots both side with the height and not keep to the chalet design which the drawings are not

My question is how all of a sudden these plots came available and sold and how can Tingdene sell them I asked years ago about these plots and was told by council at the time that these are not for sale and will never be sold so how can Tingdene do this is it because they cannot look after the roads drainage system

in a article in 2017 in the Grimsby telegraph when the lease was taken over a director said WE PLAN TO INVEST AND IMPROVE but in these years not has been invested its us the residents that have to pay with the service charges and this will be the same again with the new plots

We object to all planning applications for new plots

I wish to comment on the test report

I have also noticed in the report in the sequential and exception report.

We would like to know where this money has been spent below

4.2.4 Since acquisition, Tingdene has invested a further

£483,000 in the upgrading of the Park's

infrastructure and carrying out repairs which specifically benefit prospective tenants of the 11 vacant plots, the existing 320 tenants and visitors to the Park. This investment consists of:

- Further upgrading electricity infrastructure with installation of smart meters,
- Repair of electricity cable faults in 2018 and 2109,

- Upgrading of water infrastructure to bring it into line with current Water Regulations,

- Repair of large leak and collapsed drain at Park entrance in 2019,

I only know to 2 drains which are on the site entrance flooding of roads is regular in 2007 the large grass area off 2nd avenue flooded I have pictures to support this and this was caused by rain not in the winter but the summer where the grass area and the 2 so called plots was under a few feet of water

- Ground works associated with Badger damage,

- Contributes 50% to the costs of maintenance of the roads to ensure that the Park is well maintained.

This is untrue the only repair which have been made is pot holes around the roads which on the way out past 2nd Avenue the pot holes has been repair 4 times this year which is a cost to residents, this is why the plots should not be used to build chalets

Also I would like to know how all of a sudden these plots are for sale I have enquired on many occasions about this and to be told not for sale, so how can a estate agent have exclusive rights on the 11 plots My Final comment is regarding

Conclusions

5.1.1 It has been demonstrated that:

- there are no alternative sites with a lower flood risk than Humberston Fitties, available to THPL,

- the siting of replacement chalets on the currently vacant plots on a site with 'extant'

THEY HAVE NEVER BEEN CHALETS ON THESE PLOTS APART FROM ONE ON ST ANTHONY BANK WHICH SADLEY CAUGHT FIRE.

No evidence has been provide to say these plots had chalets on them speaking with some resident who have been on this site for over 30 years

so I would like to see proof of this which again as been stated many times and nothing provided

I object to this application for all plots

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Wayne Shaw

Address: Hope avenue Goldthorpe Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to all planning for new chalets on Humberston Fitties for the reasons below

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight.

No ecological assessment on protected species with this application.

Tingdene have commissioned their own flood risk assessment which attempts to play down the flood risk stated by the previous risk assessments and they also describe the proposed new chalets as "replacement chalets" though have provided no supporting information on this. By calling them replacements they are attempting to avoid the stringent flood risk tests that planning would demand for a new build. Tingdene have also provided a legal opinion from their solicitor to further justify the planning applications. The drains in some areas are regularly backing up. Adding eleven chalets will make this worse and no assessment has been carried out.

2007 NELC commissioned Weetwood Consultants to undertake an analysis of flood risk and to prepare a report to guide the council on the renewal of Fitties leases. This report was titled "Humberston Fitties Analysis of Flood Risk" In section 6.4 Impact on Leases and Council Actions

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works (amended FRA and plans)

Case Officer: Emily Davidson

Customer Details

Name: Ms Christine Mead

Address: 61 second Ave Humberstone Park Drive Huddersfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Soz I cannot understand it all. I will write to you Paul.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss B Walker

Address: St Leonards Woodhall

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Ms Davison,

Would this new building enhance, preserve or positively protect this conservation area?

Will it enhance the area with its size, design and dominance on this modest open wildlife green space? Will its presence enhance the area by towering over its neighbouring existing chalets?

Will it provide a positive contribution to the protection for the area by adding extra stress to the already fragile infrastructure, the flood risk, the water/sewage services, land drainage problems and extra pressure on the roads?

Will it help to preserve the conservation status? Previous planning application was refused in the past on this plot due to the NELC being dedicated on their inherited responsibility to preserve the heritage of Fitties chalet park and its conservation status.

NELC decisions made in the past with their high regards for the flood safety risks, wildlife nature status, and this their historical asset to the county is paramount for the Fitties future.

No positive contributing factors of enhancement, preserving or protection can be seen to be made by allowing this or further developments on any current empty open green spaces on the Fitties. The only gain would be financial by others and not adding positive benefits to this conservation and historical site. It would only aid a potential loss of a unique historical and nature escape for residents, locals, visitors and future generations.

Thank you.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jo Lond

Address: 16 Wold View Holton le Clay

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed development of currently empty plots on the Fitties on the following grounds:

That the assessment of flood risk carried out for NELC in 2007 stated, that:-

"Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas"

This has not occurred and should be an option provided by Tingdene, who currently sublet the Fitties from NELC.

That a further Flood Risk Assessment carried out in 2014 came to the same conclusion, namely that the number of residents on the Fitties should not be increased due to the continuing risk of flooding as climate change increases.

That the application refers to a "replacement" chalet, when there is documented evidence that no chalet has existed on the site at least since the 1970's - over 50 years ago. How can they replace something that has not existed for such a length of time?

That the empty plot (and similar areas), provide essential firebreaks between properties.

Something which was highlighted by a recent fire on the Fitties.

That the empty plot is protected as a designated area of community value, providing valuable areas of habitat or food provision for many wild animals, including bats, ferrets, squirrels, foxes and badgers, as well as many smaller mammals and numerous plant varieties.

That this is being used as a test case for 10 other similarly empty plots, which would significantly increase the population of the Fitties, putting pressure on the already struggling infrastructure, with no provision to the improvement of such.

I urge the council and planning to reject this and any future applications for what would be an over development of the Fitties site.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Amelia Jones

Address: 88 Orion Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think the development of the 11 plots on the fitties is a fantastic idea and will only add to the charm of the area.

I fully support this application and those of the other 10 applications. I am sure that the risk to life to the 11 new properties will be the same risk as the other 300 odd properties and the fact that the properties are being built with flood risk prevention measures in mind, actually makes them safer than the rest of the many existing chalets.

Perhaps when members of the public or neighbours begin citing 'flood risk' as an opposing argument, that when their chalet leases are due for renewal the same flood risk measures should apply to their chalets too.

Again, I fully support this application and the other 10

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Miss Jane Does

Address: 28 kew road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Sounds like a fantastic addition to the chalets already there along as it's in keeping with the new style build chalets

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mr Clive Williams

Address: Rose Cottage Main Road Ashby cum Fenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This applicant has taken great care to ensure his application is in accordance with the Chalet Design Guide and is to be congratulated for that.

This Chalet is on a recognised plot within other plots - not a development of an open space.

Old, new, traditional, and creative are all evident throughout the park and this mix gives the park its uniqueness and this should be embraced as it contributes to the sustainability of the holiday park as is clearly so important to all.

The NE Lincs Council are to be commended for establishing a robust future for the Fitties holiday park:

It is now self-funding and no longer a burden on the NE Lincs taxpayers. - Financial contribution from all leases is essential for the future success of the holiday park.

There is a comprehensive Chalet Design guide for Chalets new and old "to ensure the uniqueness of the Fitties holiday park"

A Robust flood risk plan is in place for the holiday Park covering the welfare of holidaymakers visiting the site and increasing dwellings by 0.03 overall is well within the existing scope of that.

As a holiday resort on the coast, places of recreation, relaxation and holidaying for all to enjoy should encouraged (with environmental concerns being managed accordingly).

Well done to all for ensuring the future success of this unique heritage and for your endeavours in encouraging it to continue as it has for as long as I can remember, an eclectic mix of old, new,

individual and varied holiday chalets.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Mrs Janet Barber

Address: 169 Humberston Fitties Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I am concerned that the current infrastructure of the Fitties, i.e. roads, drainage, sewerage etc., will not support additional developments. My other concern is that it will lose its quirky nature and individuality, which makes it so special, with this proposed modern chalet and ten more in planning. My belief has always been that these empty plots could not be built upon and the green spaces added to its uniqueness.

Comments for Planning Application DM/0778/22/FUL

Application Summary

Application Number: DM/0778/22/FUL

Address: Plot 80 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect chalet with associated boundary treatments, hard landscaping and associated works

Case Officer: Emily Davidson

Customer Details

Name: Simon Ostler

Address: 23 Lindsey Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I can't see any reason to object to this application.

It's a nice looking chalet, in a spare 'plot' not an open amenity space and will improve the area.