

Item 3 - 143 Mill Road
Cleethorpes -
DM/1036/22/FULA

6.2.23

Ref: DM1036/22/FULA

Dear planning committee,

With reference to the above application. I would like to object to the anti-climb spikes on top of such a high fence.

I feel that this would introduce an unnecessary industrial appearance to an area with a character and appearance of acknowledged importance.

Should the application be given approval then this would set an unsightly precedent for boundaries in this conservation area of Cleethorpes.

Thank you for your consideration

Kind regards, Janet Fenner

131 Mill Road,
Cleethorpes

143 Mill Road Cleethorpes.

Objection anti climb spikes:

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance.

The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. This fence of 2.25m we understand is to include the 50mm height of anti-climb spikes

<https://www.in-sight-e-council.com/anti-climb-spikes-what-to-choose/> linked attached on the type planned to be used received from senior planning officer nelc council.

We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date: 10 Feb 2023.

Address: 135 Mill Rd. DN35 8JB.

143 Mill Road Cleethorpes.

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance.

The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. This fence we understand is to include the 2.25m anti-climb spikes and include the said 50mm anti climb spikes, ~~https://www.anti-climb.com/anti-climb-spikes.html~~ linked attachment on the type planned to be used received from senior planning officer.

We are attaching photos with evidence of these hedgehog holes being blocked with solid soil from 143 Mill Road side as you will see the ground level has been raised above the height of the hedge hog holes hence our ongoing concern that this new level will be taken as a datum point for the erection of the new fencing height. These holes should be kept clear at all times. We are asking that you take these points into consideration in particular the the ground level is not raised enough to block the free passage for hedgehogs.

This will have an adverse effect on wildlife in this area and in particular erecting the fencing would not allow the hedgehogs to passage freely from garden to garden via the hedgehog holes built into the Victorian wall which have already been blocked with mounds of soil from 143 Mill Road ongoing works. Erecting the fencing and thereby blocking the natural passage for these protected iconic creatures to freely roam would add to the decline Of the iconic creatures living in our conservation area. The natural freedom for the creatures to roam is supported by Westminster.

~~https://www.westminster.gov.uk/council-and-democracy/council/council-agenda-items~~

143 Mill Road is one of the properties designated by the council to be covered by an article 4 direction we should be protecting original boundary features which make a positive contribution to the character or appearance to a conservation area.

Thank you for your consideration.

Yours sincerely

135 MILL R DN 35 85B.

Comments for Planning Application DM/1036/22/FULA

Application Summary

Application Number: DM/1036/22/FULA

Address: 143 Mill Road Cleethorpes North East Lincolnshire DN35 8JB

Proposal: Erect a new timber fence (2.6m high) and demolition of a small section of dwarf wall (Amended Description to state 2.6 metre high fencing)|cr|

Case Officer: Bethany Loring

Customer Details

Name: Mrs Kevin & Janet Till

Address: 137 Mill Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: we do object we require the opportunity to discuss this plan in detail as the works detailed in the plan directly affect us and our land & property. We feel it is appropriate to be consulted with all details to hand on a one-to-one consultation. Mr Robinson has been advised verbally, in writing and by the police that he or any of his contractors or delivery agents cannot access our land or property. Please contact us to arrange a meeting. Note the related case has no content.

Bethany Loring (EQUANS)

From: Janet Till
Sent: 19 January 2023 13:17
To: Bethany Loring (EQUANS)
Cc: Cllr - Bob Callison (NELC)
Subject: Planning Application DM1036/22/FULA

You don't often get email from [REDACTED]

Dear Bethany

Planning Application DM1036/22/FULA
143 Mill Road Cleethorpes

Objections:

Erecting fencing alongside the wall would appear to be moving the boundary and also having no responsibility for the maintenance and repair of the shared wall. Height if fence exceeds the 2 metres and would obscure view and natural light to garden and vegetation. Site meeting requested.

The shared wall has been damaged over the last year by excavation works and removal and grinding out of trees and made wall unsafe in parts. Site meeting requested.

The water butts recently erected to the side of the new build facing our garden were on the original plans sited to the rear why does it contradict plans ? Site meeting requested.

We are concerned rain water may overflow from building through a pipe into the foul. We would like site meeting to discuss . Site meeting requested.

The erection of this new fence would enable the listed building at 143 to disregard the wall which forms part of his listed building which has special protection under article 4 direction. Site meeting requested.

Dwarf wall: this is a tie wall and we have concerns of the strength of the main wall if it is removed. Site meeting requested.

Evidence Of damage and cracking to a section of the party wall. Site meeting requested.

Fence Spikes would hinder the use of wildlife in the area. Site meeting requested.

Copy: Mr B Callison.

Request that Mr Bob Callison, NELC Councillor is present at site meeting.

Kind Regards

Mr & Mrs K H Till 137 Mill Road Cleethorpes DN35 8JB.



Bethany Loring (EQUANS)

From: Janet Till
Sent: 05 February 2023 16:58
To: Cheryl Jarvis (EQUANS)
Cc: Bethany Loring (EQUANS)
Subject: Planning Application DM1036/22/FULA

Planning Application DM1036/22/FULA
143 Mill Road Cleethorpes.

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road. Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance. The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. The height 2.25m of fencing we understand is to include the 50mm anti-climb spikes, <https://www.insight-security.com/anti-climb-spikes-prikla-hinge-strip-individual-strip-500-45mm> linked attachment on the type planned to be used received from senior planning officer at north east Lincolnshire council.

We are attaching photos (from our side of the boundary wall) with evidence of the hedgehog holes being blocked with solid soil from 143 Mill Road side as you will see the ground level has been raised above the height of the hedge hog holes hence our ongoing concern that this new level will be taken as a datum point for the erection of the new fencing height. These holes should be kept clear at all times. We are asking that you take these points into consideration in particular the ground level is not raised enough to block the free passage for hedgehogs through these holes (see attached photos)

This will have an adverse affect on wildlife in this area and in particular erecting the fencing would not allow the hedgehogs to passage freely from garden to garden via the hedgehog holes built into the Victorian wall which have already been blocked with mounds of soil from 143 Mill Road ongoing works. Erecting the fencing and thereby blocking the natural passage for these protected iconic creatures to freely roam would add to the decline of our hedgehogs living a conservation area of our town.

The natural freedom for the hedgehogs to roam is supported by Westminster.
<http://www.hedgehogstreet.org/><http://www.hedgehogstreet.org/>

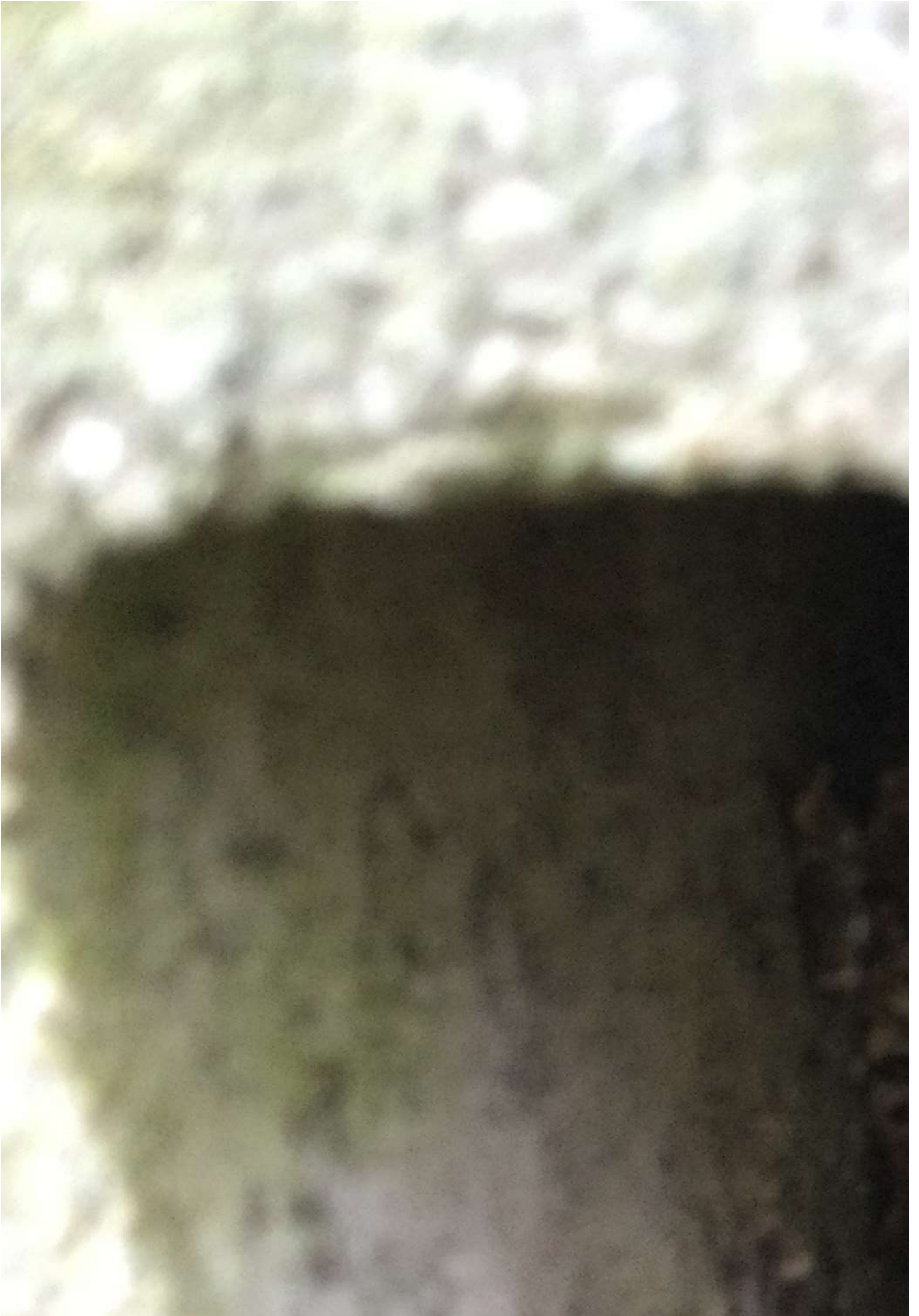
143 Mill Road is one of the properties designated by the council to be covered by an article 4 direction we should be protecting original boundary features which make a positive contribution to the character or appearance to a conservation area.

Objections:

- **Ant climb spikes**
- **Raising the ground level**
- **blocking of the hedgehog holes.**

Thank you for your consideration.
Yours sincerely

K H & J Till
137 Mill Road





Kind Regards

Jan Till



143 Mill Road Cleethorpes.

Objection anti climb spikes:

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance.

The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. This fence of 2.25m we understand is to include the 50mm height of anti-climb spikes <https://www.invalis.be/security/constant-height-anti-climb-spikes-50mm-height-300-45mm> linked attached on the type planned to be used received from senior planning officer nelc council.

We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date:

8/2/2022

Address:

137 MILL ROAD

CLEETHORPES

143 Mill Road Cleethorpes.

Objection anti climb spikes:

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We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date: 8/2/2023

Address: 137 Mill Road

Cleethorpes

From: Janet Till

Sent: 17 December 2022 14:55

To: Bethany Loring (EQUANS) <Bethany.Loring@nelincs.gov.uk>

Cc: Cheryl Jarvis (EQUANS) <Cheryl.Jarvis@nelincs.gov.uk>

Subject: Objections/Concerns

Objections/Concerns

1) Planning Application DM/1229/21/FULA 21/12/2021

2) Planning application DM/0120//22/TC

3) DM/1036/22/FULA dated 28/11/22 & amended 29/11/22

1. Erect fencing full length of boundary 8" from reclaimed and Victorian double skimmed wall which would appear to create new boundary. We object on the grounds of the damage incurred by the ongoing works throughout the year at 143 Mill Road Cleethorpes which include tree felling, grinding stumps, total excavation of garden and erection of scaffolding within a metre of the Victorian boundary wall, excavating for sump, and excavation drainage. These works have seriously challenged integrity of Victorian double skimmed wall and reclaimed wall to the extent that there is a safety issue. Mr Robinson appears to want to create a new boundary and would therefore delinquish all responsibilities for repairs.

1. Objections to any concrete posts and backside of fencing that would show from our side of the garden.

1. Concerns and objections that Mr Robinson intends to raise ground level which would make the overall height of fencing on our side higher than the permissible **no higher than 6.5 feet (2 metres)**

1. Trees were felled which were a natural screen, bringing wildlife to the garden. All we see from our house whether upstairs, downstairs or in the garden is the enormity of this building which overlooks us. Planning application DM/1229/21/FULA states "dwelling position and layout ensures acceptable scale and design against existing dwelling and to neighbours" this is not acceptable. Taking away trees exposes this dwelling which now dominates our view we can see directly into and onto this dwelling.

1. The "dwarf wall" we would need to know if that would effect main boundary wall.

1. How will the wall be maintained repaired with fencing butted against it, is it then subject to water damage and crumbling?

1. Has the dwelling been assessed by Fire Services?

1. Mr Robinson has not issued a party wall agreement prior to his planned works which would have given us the assurance that he intended to ensure that all damage is put right ensuring safety and stability of the wall. We have been in a position we're we cannot allow are granddaughter to play in the garden because parts of the wall are not safe.

Issues that have arisen since building works commenced.

The dwelling is built a metre from boundary wall. In the consultee comments on planning application DM/1229/21FULA quote " it's positioned layout ensures an acceptable scale and design against dwelling and to neighbours, specifically in relation to ridge heights!!"¹ The height ratio appears to be 8n correct we took this up with planning, building regulations and finally our concerns raised through the port Kerry Walker compliance officer who stated that the garden room is not being built under 'permitted development rights' the height to boundary ratio would not apply? why was planning application put in if not needed?

Solution:

Repair wall in consultation with us to ensure no damage to our garden, plants, shrubs and trees with agreed access.

Replace felled trees with mature trees to bring back natural screening.

Kind Regards

Jan Till

143 Mill Road Cleethorpes.

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The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. This fence of 2.25m we understand is to include the 50mm height of anti-climb spikes <https://www.burton.gov.uk/your-council/anti-climb-spikes-2014-2015/> linked attached on the type planned to be used received from senior planning officer nelc council.

We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date: 6-2-23

Address: 14^a Mill Rd. CLPS.

143 Mill Road Cleethorpes.

Objection anti climb spikes:

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

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We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date: 8/07/23

Address: 151 Mill Road
Cleethorpes.
DN35 8DB.

143 Mill Road Cleethorpes.

Objection anti climb spikes:

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance.

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We/I object to introduction of anti climb spikes in our conservation area.

Name:

Date: 05 FEB 2023

Address: 151 MILL ROAD, DINGS HUB

Planning Application DM1036/22/FULA

43 Mill Road Cleethorpes.

With reference to the application to erect a 2.25metre fence topped with anti climb spikes. We/I would like to object to the application. We/I am concerned that the anti climb spikes would introduce an unnecessary industrial appearance to the rear of properties in the conservation area of Mill Road.

Should this application be given approval then this would set an unsightly precedent for boundaries in this conservation area. This would threaten the character of this conservation area of acknowledged importance.

The erection of a 2.25 metre fence 30cm from the original Victorian boundary wall undermines the Victorian boundary structure, a wall which makes a positive contribution to the character of this area. This fence we understand is to include the 2.25m anti-climb spikes and include the 50mm anti climb spikes, ~~which is not the type planned to be used~~ linked attachment on the type planned to be used received from senior planning officer.

163 Mill Road P255 25D

S/2/23

locker holes being blocked with

Item 4 - 1B Weelsby Road
Grimsby - DM/0682/22/FUL

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



Working in partnership

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
<p>DM/0682/22/FUL</p>	<p>This matter was brought to our attention by Mrs Emma Flores, resident at 1B Weelsby Road and owner of the ‘Nature Garden’ childminding service.</p> <p>Mrs Flores has been operating the business from her home address for around two years and originally made an application to remove an old car port to create and orangery for her nursery. She has since put in the retrospective planning to operate the business from the property. The latter has been rejected and the reason for Park ward councillors becoming involved.</p> <p>After visiting the property, meeting with Emma and looking at the reasons given for turning down the application, we have a number of concerns about how this case has been handled.</p> <ol style="list-style-type: none"> <li data-bbox="746 1323 1406 1675"> <p>1. Mrs Flores is very environmentally aware, does not own a car and as a result, the driveway is neither suitable for or used by any vehicles. Furthermore, we believe the neighbour’s reports of parents dropping off children at the nearby bus stop refers to St. Martin’s School and not the nursery. We are currently seeking enforcement for parking offences being committed by St. Martin’s parents, along both Bargate and Bargate avenue.</p> <p>Mrs Flores insists her clients park around the corner on Welholme Avenue and are also encouraged to either walk or cycle to the nursery.</p> <li data-bbox="746 1787 1406 1921"> <p>2. In total, the nursery caters for around 16 children, with only a handful being cared for at any one time, staggered throughout the day. Taking this into account, there are absolutely no issues with</p>

North East Lincolnshire Planning
 New Oxford House, George Street, Grimsby, N E Lincolnshire, DN31 1HB
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 Registered in England No 598379

	<p>the amount of vehicles using the setting, unlike nearby schools.</p> <ol style="list-style-type: none"> 3. We do not believe an adequate survey of the location and assessment of the alleged issues has taken place. It is clearly apparent upon visiting the setting, that there are no concerns with parking or traffic and it would be reasonable to suggest nobody other than those using the nursery would even know it is there. 4. We also believe the officers concerned “may” have gone beyond their jurisdiction’s, by effectively ordering Mrs Flores to close her business. Whether or not this is the case, they have certainly shown poor practice, by not even informing Mrs Flores that she has a right to appeal, causing her significant, additional stress. 5. The nursery has just been rated ‘good’ by Ofsted, yet our children’s services were not even included in the process or decision making. At a time when we are currently looking to address serious issues in the above area and provide far better outcomes for children locally, this is concerning and another oversight. Cllr Silvester and I can confirm the setting is an excellent location for pre-school children to learn, acquire essential social skills and thrive, with real attention paid to both the interior and garden to the rear.
--	--

Contact Details: -

SignatureD Westcott..... **Date**07/02/2023.....

NameCllr Daniel Westcott

Address: ...31 David Street, Grimsby, DN32 9NL.....



Dear Owen,

Re. Proposed change of use of orangery at 1B Weelsby Road DN32 0PW

With reference to the above plans, we are extremely concerned that the current situation where the orangery at 1B Weelsby Road is used as a childcare facility should continue. We wish to register our strong objections to the plans as follows:

Restrictive covenants

When we purchased the property, we were made aware of the restrictive covenants affecting the properties 1C and 1B built on land which was formerly part of the Bennett estate at Fryston House. The restrictive covenants preclude the use of the properties for trade or business: “no trade or business of any kind shall be carried on upon any part of the land” (see Fig.1) and that the proprietors “will not at any time erect any shop or shops, public house or beerhouse, school or any other place or places of business whatsoever on any part of the land hereby granted or carry on any trade or business at any time in any of the houses or premises to be erected on the land” (see Fig.2). Running a business from 1B Weelsby Road is in breach of such restrictive covenants. It was due to our awareness of such covenants that we went ahead with our purchase in the knowledge that we would be living in a purely residential setting undisturbed by business traffic or noise.

Noise pollution and disturbance

It should be noted that the orangery has never been used as domestic premises and has instead been intended and used for business purposes from its inception until present. The impact on us as immediate next-door neighbours who share a boundary with the business is intrusive and upsetting and this is particularly the case during the warmer weather. We have been forced to go inside the house and shut all windows on days when we should be at liberty to enjoy the garden of our home.

Perhaps it would be useful to mention that even though we live on one of the busy thoroughfares into Grimsby, the gardens are surprisingly quiet here due to the shielding offered by trees and hedges so it is not the case that is already a noisy garden. We have enjoyed living at 1C Weelsby Road since 2008 and during that time, there have been many new developments. This includes the building of a bungalow on the land at the back of the property and the development and rental of ten apartments at Fryston House. We are reasonable neighbours and understand the temporary noise levels of building and renovation and the increased levels of noise that new neighbours can bring. We have lived with and alongside all of these new developments and welcomed them positively to the area but the noise levels caused by the nursery at 1B are unbearably intrusive and distressing. The nursery is open on a daily basis between 7.30 am to 3.30 with an after-school facility until 5.30 pm. It is also open for business on Saturday mornings (See Figs.3 & 4) and hosts parties for parents, grandparents and children during the day on Saturdays. There is an upcoming event on Saturday 17th December advertised on Facebook at present (See Figs.5 & 6). We note, however, that the proposal in the Heritage Statement refers to the business being “within working hours (around 8am till 3pm)” when this is not the case. We feel that all privacy has been lost and that we are being held hostage to the educational business ambitions of the proprietor.

The noise levels are simply unacceptable and means that we are unable to enjoy our garden during the summer as we should be able to do in a domestic setting. The noise consists of

between eight to ten children ranging from babies to eight year olds and the voices of three women who encourage them in their activities. Often, children are left to scream and cry continually without any intervention from the supervising adults and even when they are engaged and happy, the noise is still considerable and can consist of banging, clanging and screaming with excitement. There were weeks during the summer when a bouncy castle and play pool were installed and the noise was overwhelming.

As domestic council tax payers living within a domestic conservation area, we did not expect to be disturbed like this. In my line of work, I am often required to deliver online HE lectures from home and the noise is so intrusive that, whilst I am inside with windows shut, it can be heard by the online students with whom I am working.

Childcare operating as an unofficial school

Far from being childcare in a family home setting, these premises have been set up as an unofficial school which runs with a constructed format which follows the Early Years Foundation Stage curriculum (See Fig.7). The EYFS statutory framework applies to Early Years school providers and not the domestic childcare which is what this facility registers itself as with OFSTED. The proprietor refers to herself as the 'manager' and describes herself as a 'teacher' within this setting (See Fig.8). She also states that she is a teacher on the PP-11443761 Application for Planning Permission form submitted to you for consideration. The fact that planning permission is being sought to use a purpose-built separate extension with its own front door and facilities is itself indicative that this is not a home-based childcare facility.

There is also the concern that although the Ofsted registration is for early years childcare, the promotional material produced refers to teaching children up to eight years old.

Future growth and commercial development

The success and rapid growth of this unofficial school facility up to this point raises concerns about further growth and commercial development as it is already causing significant problems in terms of noise. The foot traffic is constant at drop-off and pick-up times with parents, grandparents and buggies congregating on the pavement and parking on double yellow lines (See Fig.9 & 10).

Drainage

Another serious cause for concern is the impact on the drainage system which is shared by 1C and 1B Weelsby Road. We recently had a blockage which took us five hours to clear with rods and high-pressure equipment because of child wipes that had been deposited in the draining system (See Figs. 11 & 12). We did, in very reasonable terms, let Emma Flores know about this issue but she would not accept any responsibility for it. The drain in question, however, is shared only by our two properties and the source cannot be from anywhere else. We accept that Mrs. Flores may not herself be personally responsible for depositing baby wipes in the toilet but, alongside the two employees, there are many visiting mothers/fathers who also use the toilet facilities and, as such, cannot be supervised. Again, we would seek to emphasise that these drains are for domestic premises and are unable to cope with the kind of waste which is generated from running a business.

Yours sincerely,

Dr. Donna Cox and Mr. Richard Smith

Fig. 2

contained shall operate to impose any restrictions on the manner in which the Vendors or the persons deriving title under them may deal with the whole or any part of the said Estate for the time being remaining unsold or be otherwise deemed to create a building scheme"

"THE SCHEDULE

1. No building of any kind other than a detached dwellinghouse with appropriate outoffices and outbuildings to be appurtenant thereto and occupied for the purpose thereof shall be erected on the land and no trade or business of any kind shall be carried on upon any part of the land
2. Only one detached house shall be erected on the said land and the cost reckoned at the current prices in labour and materials shall be not less than two thousand pounds
3. The Purchaser shall forthwith and before any building operations whatsoever are commenced erect to the satisfaction and approval of the Vendors and for ever afterwards maintain a good and sufficient closely boarded fence six feet high on the North side of the land at his own expense and shall also bear and pay one half of the cost of erecting a similar fence on the West side of the land and of its maintenance for ever afterwards
4. The Purchaser shall at his own expense before commencing the erection of the said house submit the plans and specifications to the Vendors for their approval"

Fig. 1

of land hereby granted other than walls or fences under five feet high nearer than forty feet to any of the roads or proposed roads abutting on the land hereby granted and will not at any time erect any shop or shops public house or beerhouse School or any other place or places of business whatsoever on any part of the land hereby granted or carry on any trade or business at any time in any of the houses or premises to be erected on the land. And also that all dwellinghouses which may be built on the said piece or parcel of land hereby granted shall be set back forty feet at the least from the respective street or streets to which it fronts. And also that each dwellinghouse erected on the said pieces or parcels of land hereby granted shall be of annual value of twenty five pounds at the lease. And also that the said Henry Bennett his heirs and assigns shall not manufacture bricks or tiles on any part of the land hereby granted without the previous license of the said Edward Heneage his heirs or assigns in writing first had and obtained."

8-01-25 A Conveyance of the land in this title dated 30 October 1954 made between (1) Roderick Sowerby Bennett and Michael Wharram Bennett and (2) Joseph Heaton and Florence Heaton contains restrictive covenants.

NOTE: Conveyance

21:18 Sun 20 Nov 100%

The Nature Garden Childcare, Grimsby Nurseries in Grimsby

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[News \(0\) & Events \(0\)](#)
[Team \(3\)](#)

[Show The Nature Garden Childcare on the Map](#)

Care Provided by The Nature Garden Childcare

- Number of Staff**
1
- Total Places for Children**
6
- Age Range**
from 1 years 0 months to 8 years 0 months
- Opening Days**
Mon-Sat
- Opening Hours**
0745-1730, Sat 0900-1300
- When Closed**
Bank Holidays & Christmas

Funding & Fees Guide for The Nature Garden Childcare

am session £22 / pm session £22 / all day session £42. Lunch, teatime homemade meal 3. Early bird start from 7.30am. Out of hours care till ... [Read more](#)

They have some places available still for September. They take fee paying and funded children. They accept key worker children. Please come and visit.

Good to Know

- Type of Service**
Day Nursery – Privately Owned
Open all year
Full Day Care
Sessional Day Care
- Owner**
The Nature Garden Childcare
- Person in charge**
Emma Flores (Manager)

Fig.3

21:28 Sun 20 Nov 100%

The Nature Garden HOME EVENTS CONTACT US

SESSION FEES

9:00am – 12:00pm *morning session* – £22:00 (with healthy lunch meal £25:00)
 12:00pm – 3:00pm *afternoon session* – £22:00
 9:00am – 3:00pm *all day session* – £42:00 (with healthy lunch meal £45:00)
weekly all day session – £210:00 (with lunch meals £220:00)
 8:00am – 9:00am *early bird start* – £7:00
 3:30pm – 5:30pm after hours *Spanish language learning club* Tuesdays and Thursdays – £28:00 (with healthy teatime meal £34:00)
 3:30pm – 5:30pm after hours *arts and crafts club* Mondays, Wednesdays and Fridays – £42:00 (with healthy teatime meal £51:00)
 9:00am – 12:00pm – *Saturday forest school outdoor exploration session* – £21:00 (with healthy lunch meal £24:00)

Please see the brochure to find out about other fees and enrolment.

MENUS 2021 (pdf)

DOWNLOAD

THE NATURE GARDEN BROCHURE 2022 (pdf)

DOWNLOAD

[Chat](#)

Fig.4

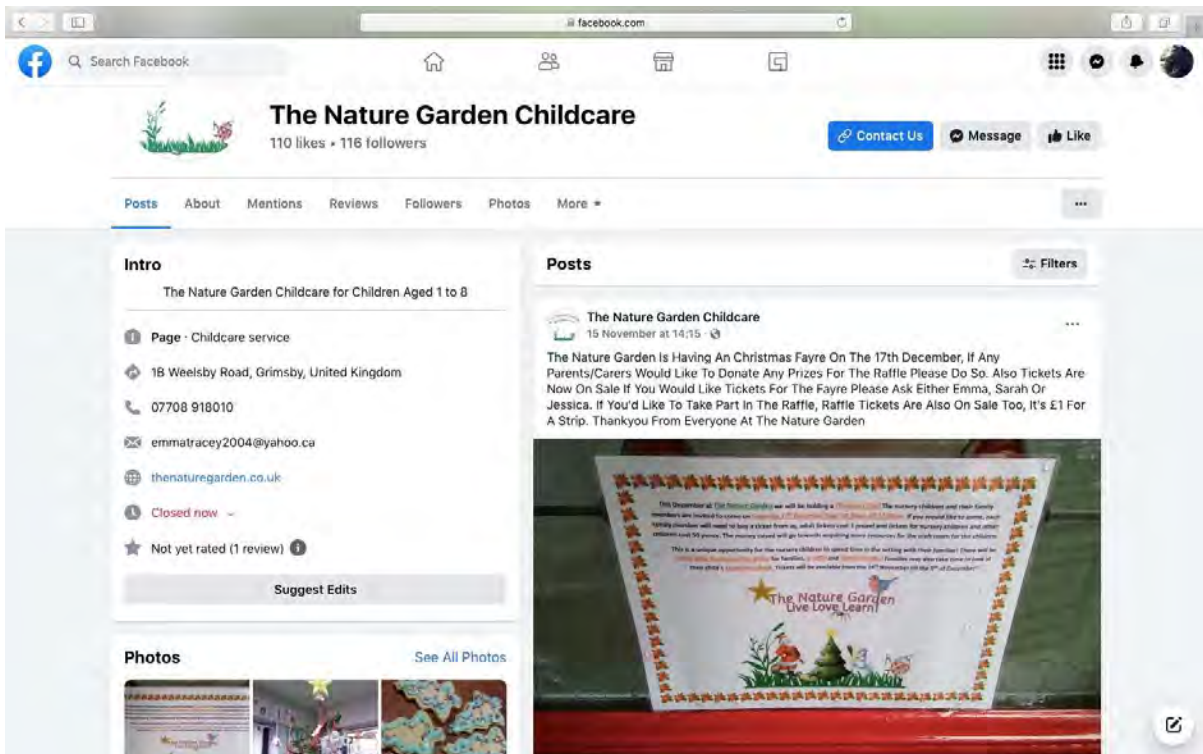


Fig. 5

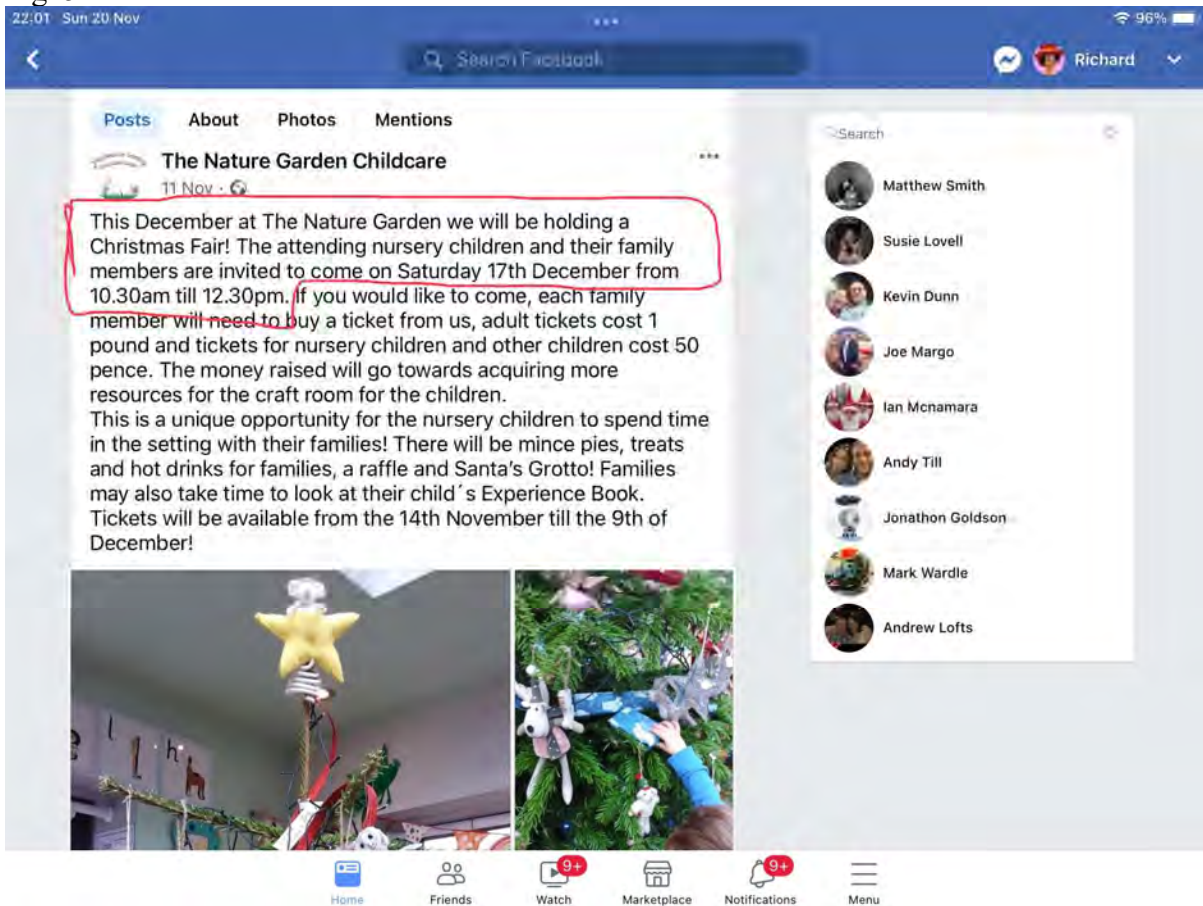


Fig.6

The Nature Garden



I provide a tailored curriculum based upon the children's personal discoveries and the characteristics of effective learning as set out in the *Government's Early Years Foundation document - Development Matters*. Every child's individual needs are paramount. I actively promote positive attitudes to identity and cultural diversity and strive to provide stimulating learning environments where all children progress to the maximum.

The children's achievements are recorded in their learning experiences book where families can see a child's progress in the *prime areas* and the *specific areas* of their development. Family members may access their book at any time and are invited to contribute to them.

Come and explore in all weathers!

I believe that we should all experience nature and the weather on a daily basis. I provide

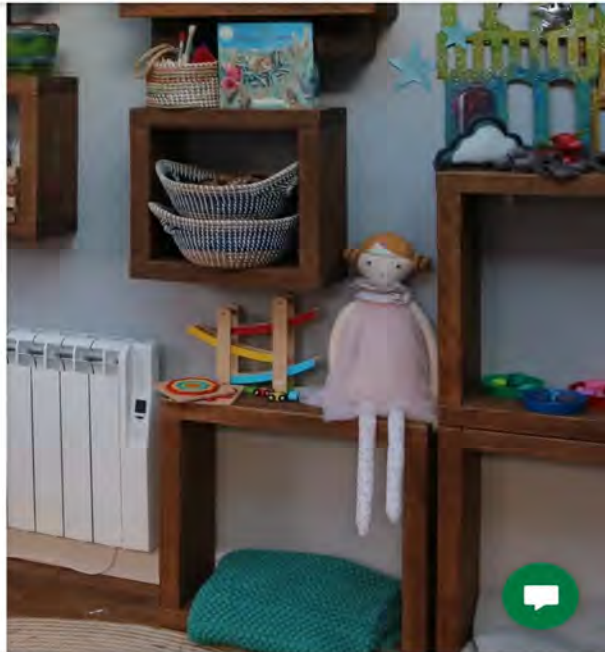


Fig.7

The Nature Garden



Leisure meals for those children attending after 5:30pm.

Please ask to see the menus at my setting.

Food business establishment registration number: NELC269678918

Come and learn a new language!

I am a fully qualified *Primary Modern Foreign Languages Coordinator and Teacher* and have taught interactive *Spanish language learning sessions* for a number of years. I offer an opportunity for children aged between 1 and 8 to learn Spanish during twice weekly sessions from 3:30pm till 5:30pm. The children will learn valuable skills in the five language learning areas specified by the *Government's Framework for Languages*.

Children will learn *listening and speaking skills* by participating in songs and rhymes. They will learn *reading skills* by listening to authentic and interactive stories in Spanish and *writing skills* as they learn to write down their opinions and responses to them. I believe that the teaching of *intercultural understanding skills* is key to promoting a life-long interest in the way that others live which helps children to reflect on their own family traditions and what is important to them. Children will enjoy cooking Spanish dishes and creating their own Spanish artwork while learning about the lives of important people in the Spanish speaking world.

Come and be creative!



Fig.8

Fig. 10



Fig. 9





Fig. 11



Fig. 12

Comments for Planning Application DM/0682/22/FUL

Application Summary

Application Number: DM/0682/22/FUL

Address: 1B Weelsby Road Grimsby North East Lincolnshire DN32 0PW

Proposal: Retrospective change of use of orangery to childminding business

Case Officer: Owen Toop

Customer Details

Name: Mrs Joy Edwards

Address: 64 Welholme Ave Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I HAVE NO PROBLEM WITH THIS APPLICATION. OUR BACK GARDEN, WHICH IS WHERE I SPEND A LOT OF TIME IN THE SUMMER, BACKS ONTO THE BACK GARDEN OF THE PROPERTY IN QUESTION. MY OPINION IS THERE IS NOTHING NICER THAN THE NOISE OF HAPPY CHILDREN HAVING FUN AND THAT IS THE ONLY WAY IT OCCASIONALLY AFFECTS US. THE CHILDMINDING BUSINESS HAS BEEN RUNNING THROUGH LAST SUMMER AND CERTAINLY DIDN'T CAUSE AN OFFENSIVE NOISE. I WOULD ALSO LIKE TO POINT OUT THAT THIS IS AN AREA OF FAMILY HOMES AND THERE ARE CHILDREN ALL AROUND, A LOT OF WHOM NEED A GOOD CHILDMINDER IN THE AREA.

Item 5 - Land Rear Of 30
Humberston Avenue
Humberston -
DM/0034/22/OUT

Ref: DM/0034/22/OUT

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

09 February 2022

Dear Sirs

I am writing in response to planning application [DM/0034/22/OUT](#) to erect 5 detached dwellings to the rear of 30 Humberston Avenue with means of access to the west.

I am concerned with the access road planned adjacent to my property 28 Humberston Avenue. The plans submitted are inaccurate and do not show my two-storey side extension with dormer in roof space built to the east, which was completed in January 2018. Due to this omission it fails to identify the close proximity of the new access road to my house. Unless these plans are revised to correctly represent the location and size of my property, the disruption from vehicle noise and headlights in my property and garden is not being appropriately considered. Given that the proposal is for 5 houses and not a single dwelling I consider the proposal to be more of a road than a private driveway, so would request to see the final access plan including the road material and lighting being used, the number of vehicles using the access road and the exact location and species of shrubs/trees being planted near my property boundary before being satisfied with this planning application.

The final issue is security. We currently have a mix of 6ft featherboard and trellis panel fencing, with the latter not being suitable as they could easily be lifted. I don't consider this a security risk at present as this is an acceptable means of differentiating boundaries that have limited public access. However, if these plans were to go ahead my entire east boundary would need to be permanently replaced with either 8ft featherboard fencing or 8ft sound reflective fencing before construction work commenced to lessen vehicle nuisance and stop trespassers.

I am not overall opposed to the development, but I do feel the plans need to show the correct proximity of my property to the proposed road access and the unwanted disturbance this will cause me and my family.

Yours Faithfully

Bennie McFarlane

Ellie Mitchell (EQUANS) (Planning)

From: Graham Robinson
Sent: 24 August 2022 20:01
To: Planning - IGE (ENGIE)
Subject: Planning application DM/0034/22/OUT

You don't often get email from [REDACTED]

Ref. Planning application DM/0034/22/OUT

North East Lincolnshire Planning

New Oxford House

2 George Street,

Grimsby,

DN32 1HB

Dear Sirs,

I am writing in response to planning application DM/0034/22/OUT to erect 5 detached dwellings to the rear of 30 Humberston Avenue Humberston with means of access to the rear of the eastern side of Canon Oakes Court.

I am not totally opposed to the development, but have some issues regarding recent planting of additional trees and a leylandii hedge along the western side of the proposed access road which borders our and our neighbour's properties.

Several trees have been planted between existing lime trees which have a tree preservation order on them. These lime trees have recently been cut back (DM/0887/21/TPO) due to them substantially overhanging ours and our neighbour's gardens. The planting of these additional trees seems unreasonable and unnecessary due to the proximity of the existing substantial (40-50 feet high) lime trees. This will in years to come necessitate further cutting back of these trees to prevent them overhanging our gardens casting shade and cutting out light.

There has also been a new leylandii hedge planted against our boundary fence which again is on the western side of the proposed access road. The legal height of a leylandii hedge should be no more than 2 metres, at which height the council can ask for it to be cut back. My concern is, will this hedge be properly maintained to stay below 2 metres or will it be allowed to grow unchecked and cast more shade and loss of light in our gardens.

Regards,

Graham Robinson,

1, Canon Oakes Court,

Humberston.

①

22-8-2022



2 Canon Dakes Court

Humberston

N.E. Lincs

DN36 4TB.

Mr Owen Troop
North East Lincs Planning

Reference: DM/0034/22/OUT

My concerns apply to the Road which is going to be created at the rear of my property, giving access to the 5 large detached properties going to be built. The amount of traffic and noise which this development will create is going to impact on my outside enjoyment, privacy and security.

There are 5 mature Lime trees with TPO's against them, but in recent weeks have had another tree planted between

PTO

(2)

each, making 10 trees in total, also a row of conifers, all directly at the rear of my property. Whilst I do not have an issue with conifers as long as they are maintained and kept to the legal height when on a boundary, and do not block light from my property.

yours sincerely.



4, Canon Oakes Court,
Humberston,
Grimsby,
DN36 4TB.

24th August, 2022.

Mr. O. Toop,
Town Planner.
New Oxford House,
2, George Street,
Grimsby,
DN31 1HB.

Dear Mr. Toop,

RE: Planning Application Ref: DM/0034/22/OUT

Thank you for the courtesy which you extended on your visit to the above address. I would like to state my objections to the proposed development reference above.

1. Entrance and exit from the lane to Humberston Avenue. My reasoning for this is because this is already a very busy road. Building has not not been finished on the developments already in being on Humberston Ave.
Most houses have a minimum of two cars and this would mean at least another 10 cars will be vying for access and egress.
2. NOISE. Both during and after building has been completed this will inflict very much on my use of my garden, not only for my pleasure, but also being partly disabled and at an age of 89 years of age I use my garden all year round for exercise.
3. SEWAGE has been a problem on two occasions. I have personally had to call to have the drains cleared at my own expense. However, I understand some neighbours have had bigger problems than myself..
4. The person requesting this development has already approached my neighbour to purchase part of his back garden, assuredly to make access more easily, but to do what he is envisaging needs to purchase part of my property too, and I will definitely not sell.
5. I have written to him on two occasions as "The Owner" did not know his name, and also to two of his contractors on different occasions but no response.
6. He has also had a digger in on two occasions, the latter just last week, to dig a ditch presumably to take services to his proposed development. He obviously believes he permission already.
7. Environmentally, he has also lowered his tall hedge during the bird breeding season,

I believe should not be done.

8. The development will have an effect on the wildlife, both birds and animals. Buzzards nested in the area close to the lane for the first time last year and returned again this year.

Yours sincerely

Item 6 - 24 Humberston
Avenue Humberston -
DM/0591/22/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

3rd August 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 2nd August 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0591/22/FUL

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Location: 124 Humberston Avenue Humberston

Objections – the Village Council feels the proposed dwelling is too large and would be over dominant on this plot compared to the nature of the dwelling currently in existence. The overall development would have a detrimental impact upon the overall street scene and the neighbouring properties. The garage is too large for the purpose it is intended for and the Village Council feels it is over dominant as part of the development. The Village Council would wish to see a more modest dwelling and more in character with the original nature of this area at this location if the existing one is to be replaced.

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

8th February 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 7th February 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0591/22/FUL

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

AMENDED PLANS RECEIVED 19th JANUARY 2023

Location: 124 Humberston Avenue Humberston

Objections – the Village Council would support concerns of neighbours and feels that the garage and store are too high and should not be two storey. The development would be detrimental to the overall character of the plot and upon neighbouring dwellings. The Council would wish to see this application revisited and brought down in scale.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mr Christopher Russell

Address: 124A Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objections and questions are as follows:

1) I agree with a previous comment regarding the substantial 3 storey proposed house not aligning with neighbouring properties. My own property under passed planning application DM/0254/20/FUL will align with neighbouring properties on completion of work.

2) The proposed garage is substantial and in my opinion, could potentially block sunlight to the rear of my property. My single storey garage has been extended under permitted development. The proposed 2 storey front of the garage will come close to my garage extension. The proposed garage has office space, a workshop and what looks like a hydraulic lift.

3) The proposed store is in fact an additional garage with office space and some storage.

4) Taking my comments in 2 & 3, these proposals, in my opinion could potentially be used for business premises.

5) Under the first phase of demolition works, currently the existing garage forms part of the boundary between the properties. I would expect that permission to access to my property will be required. How is the proposer to make good this boundary? The current boundary is for the vast majority hedgerow.

6) There is a tree to the back of my garage extension which overhangs the boundary. With the proposed garage coming very close to these, how does this tree effect the proposal?

In conclusion:

In my opinion the proposed development is substantial and not aligning with this part of Humberston Avenue. The development would be fine set on a large secluded plot away from the main road at the end of some of the lanes for example. I'm not sure much thought has been given to the impact to neighbours on this redevelopment (It's of my opinion this redevelopment is not for long term living for the proposer, but to maximise profit in an immediate sale), as well as my concern over what I see as potential business use.

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mr Chris Foulkes

Address: 126 Humberstone Ave Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have some concerns that I believe should be taken into account before I could support, if these are addressed I would support.

1. Access for construction traffic can not use private drive to 122A & 126 Humberstone Ave as it will damage the drive

2 The Proposed two store is significantly higher than the existing one storey store so any new building should be of similar size and height, this will then avoid privacy intrusions and light restrictions to adjacent property

3. There is a significant amount of wildlife that use the trees hedges around the properties within the proposed new development and the surround houses need to ensure this is protected.

4. Working hrs noise levels need to be addressed for social impact, containment of airborne, debris/dust needs to be controlled during demolition /construction.

5. Wheel washing facility needs to be in place otherwise Humberstone Ave will look like a building site.

6. Perimeter permanent fencing needs replacing along the private drive to ensure young children / unwanted guests can not access the building site whilst construction takes place.

Chris Foulkes

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mr chris Foulkes

Address: 126 Humberstone Ave Humberstone Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have some concerns that I believe should be taken into account before I could support, if these are addressed I would support.

1. Access for construction traffic can not use private drive to 122A & 126 Humberstone Ave as it will damage the drive

2 The Proposed two store is significantly higher than the existing one storey store so any new building should be of similar size and height, this will then avoid privacy intrusions and light restrictions to adjacent property

3. There is a significant amount of wildlife that use the trees hedges around the properties within the proposed new development and the surround houses need to ensure this is protected.

4. Working hrs noise levels need to be addressed for social impact, containment of airborne, debris/dust needs to be controlled during demolition /construction.

5. Wheel washing facility needs to be in place otherwise Humberstone Ave will look like a building site.

6. Perimeter permanent fencing needs replacing along the private drive to ensure young children / unwanted guests can not access the building site whilst construction takes place.

Chris Foulkes

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mr Richard Kraak

Address: 126 Humberston avenue Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed two story storage is higher than the current store.

Whilst the construction of a new store is supported, it would need to be of a similar height to not block the views from the property 126 Humberston Avenue.

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mrs Anna Chester

Address: 126A Humberston Avenue Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I must express my disappointment that the heritage officer has not submitted any comments. The current property is individual and iconic in its design. Demolishing this bungalow will be a loss to the aesthetics and integrity of the avenue. The proposed property is bland and excessive and the new plans are barely different to those previously submitted. The plans for the third floor are ambiguous and I am concerned as to why a garage requires show room type windows ??? Is there a plan to run a business from the property in the future or a change of use to a dwelling ? Why the need for a separate store / office when the proposed property includes a study. Again, a concern that the owners intend to run a business or annex the buildings at a later date to maximise profit. The immediate neighbours currently have a bungalow next to them and the plans are for a three storey building and two storey outbuildings. This is not in keeping with the neighbouring properties. The proposed plans are going to cause considerable disruption, noise and pollution to all nearby neighbours for a considerable length of time. The owners should be encouraged to improve and modernise the current property to preserve the character of the avenue.

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: Mrs Anna Chester

Address: 126a Humberston Avenue Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development is not in keeping with surrounding properties. I am concerned as to why the proposer wishes to demolish the existing property - i assume it is to maximise profits. The existing property is of an interesting design and in keeping with properties close by. It would be a shame for the avenue to lose such an iconic building.

The garage proposal is concerning - I am unsure of the reason for the large amount of glass - is this to make conversion into a dwelling easier at some point ?

There does not appear to be any consideration to the neighbouring properties in the proposal. I am sure those who live directly opposite would not wish to see into the proposed dwelling through the enormous expanse of glass at the front of the house. This does not seem appropriate for a house fronting onto a main road.

I question why a further two storey outbuilding is required in addition to the substantial garage- is this another attempt to convert the building into another dwelling in the future?

Consideration should be given to extending and improving the existing property rather than erect an inappropriate 2.5 storey house with excessively proportioned outbuildings.

I have always understood that the existing outbuilding/ pig pen was under some kind of protection or considered a building of heritage interest . ???

I note and agree with the the parish councils comments and would ask that they ensure that any future plans for this plot protect neighbours and the individuality and integrity of the avenue.

Comments for Planning Application DM/0591/22/FUL

Application Summary

Application Number: DM/0591/22/FUL

Address: 124 Humberston Avenue Humberston North East Lincolnshire DN36 4SU

Proposal: Demolition of existing bungalow, detached garage and outbuilding. Erection of a new detached house, detached garage and detached garage/office/garden store

Case Officer: Richard Limmer

Customer Details

Name: J C

Address: X Loughborough road Nottingham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To those concerned,

Firstly, I wish to express my dismay at the potential loss of an iconic part of Humberston avenue; a distinct, individual home representative of the once bespoke avenue now redeveloped with unimaginative McMansions.

My objections are as follows:

1. Replacing a dormer bungalow with a substantial dwelling which does not align with the neighbouring properties (126a/128a). This proposal is much larger, with a higher roof line, not in keeping with the immediate surroundings. Not to mention, the design is uninspired and utilises roof pitches to achieve a rather disproportional design. For any development, I would strongly advise a 1.5 storey property to merge the 128a bungalow and the 122 2 storey beyond the trees.
2. The numerous outbuildings: firstly, the garage is equal in size to the property next door and seems unnecessary in height and all dimensions. The additional outbuilding to the back of the property appears to be a potential door opener to further dividing the plot to accommodate another dwelling after the initial application approval. This has been seen numerous times before, and is represented by the current application under review for no. 18 humberston avenue, as well as many others.
3. The, supposedly, protected pig barns in the garden which appear to be demolished. These barns, to my understanding, have long been a protected characteristic of the property of which will incur a fine if demolished. This, if the case, should be prohibited and the local heritage retained -

I'll await heritage officer comment.

4. Overall aesthetic design of the property is uninspired and represents the large scale catalogue development down the avenue which has incurred a substantial loss of character and charm which the area once possessed. Whether contemporary or period, a sympathetic while innovative design which is original would much better suit the area and prevent yet another McMansion with an atrium, brick, and a slate grey roof.

I conclude that I strongly object to the associated application based on the above grounds, and would strongly urge a review to address these. I am not opposed to the redevelopment of the site, though, strictly for one singular replacement dwelling, of reasonable size compared to the surrounding properties on the road front, and of a less stark and protruding design - as well as minimised outbuildings of a disproportionate size.

Kindest regards,

Item 7 - 3 The Laurels
Church Lane
Humberston -
DM/1032/22/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

7th December 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th December and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/1032/22/FUL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Location: 3 The Laurels Church Lane Humberston

No objections but the Council would ask for application only to be granted provided there is at least a one metre clearance from the boundary.

Yours faithfully,

KJ Peers

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

From: Technical
Sent: 06 January 2023 10:34
To: Becca Soulsby (EQUANS)
Subject: FW: DM/1032/22/FUL

Dear Becca

RE Planning Application at 3 The Laurels Church Lane Humberston

Firstly I would like to point out that part of the land that the redline boundary relates in in the ownership of a third party. Therefore a certificate B should be submitted and so the application in its current form is invalid.

Secondly Cyden Homes wish to object to the Application on the following grounds

As it is widely known by all of the owners on The Laurels, Cyden Homes have a Live Planning application DM/0696/19/FUL for 225 dwellings. This proposed Application for an extension is located on the boundary and is 3.45m high this clearly will have an effect on the current application specifically Plot 103's garden and amenity. This extension is far too high and would be dominant and oppressive to plot 103 see attached dwg 185 002 Rev F for 103 location

Therefore we object due to the following points

- Height of building 3.45m on a boundary is to dominant
- There is also the issue of trespass over third party during the construction phase, not only with the foundations but also with the how they will construct and "point" the brickwork wall. (trespass occurred during the erection of the original development)
- The drawing shows a width of 4040mm but the base of the extension is 50mm wider than this as plinth brick are been used, is there a minimum of 4.1m width onsite? Therefore we request that LA visited the site as a Pre determination requirement to check there is enough land as stated in order to prevent "Land Grab".
- Building on Boundaries generally create issues of Maintenance. How will number 3 The Laurels maintain the wall if there is an issue, they have no physical rights to come onto plot 103 land to maintain the extension, therefore creating a potential civil dispute. This can so easily be avoid by setting the extension off the boundary

We also note that Humberston Village Council has requested that the extension is built 1m off from the boundary therefore this is an objection of the application in its current form

We would also like to state that in the reasons for support highlighted in the letter from Mr White (No1) are factually untrue

The letter is stating the extension only overlooks a vacant field. The land is an allocated site with a known live planning application, for which this extension application will have impact on, therefore the impact on live Planning application DM/0696/19/FUL should be be considered. This letter also states the extension will not be seen by anyone, please visit and walk South Sea Lane, used by many local residents, the property and The Laurels development is in full view of South Sea Lane, it can be scene

It is also stated that the proposals if only a meter smaller, would not need planning permission under Permitted development. Clearly Permitted development rights state that if an extension is within 2m of a boundary then the eaves of a building should be below 3m. It also states a maximum height of 2.5m for all other buildings located on boundaries. These height are considered to be acceptable and neighbourly hence given "permitted" development rights

We therefore believe at 3.45m high and being built on the boundary is a step too far and will be over powering on plot 103

We feel the extension should be built at least 1m offset from the boundary at the height request **or** the building should be lowered to below 3m if the Planning department deems building on the boundary is acceptable.

Regards,



TECHNICAL
Cyden Homes



technical@cydenhomes.co.uk

cydenhomes.co.uk

@cydenhomeslimited

Cyden Homes Limited (Head Office)

Regd. in England 733540

Head Office: Unit 1, Laceby Business Park Grimsby Road Laceby North East Lincolnshire DN37 7DP

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Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

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

Planning, North East Lincs Council

7th December 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th December and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/1032/22/FUL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Location: 3 The Laurels Church Lane Humberston
















No objections but the Council would ask for application only to be granted provided there is at least a one metre clearance from the boundary.

Yours faithfully,

KJ Peers

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

Key

-  1800mm high brick wall (colour to match House plot)
-  1800mm high timber fence
-  900mm high Lincolnshire post and rail fence with hedge planting where shown
-  500mm high timber knee railing
-  Seale planted with Eco Clover
-  Proposed Tree Planting
-  Hedging - Privet
-  Hedging - Common Beech
-  Shrub Planting
-  Wild Flower Meadow in Public open space
-  Public open space planted with Eco Clover
-  Footpath, Crossing point and Street Light Column
-  Dog Bin
-  Informal Path - Grass
-  Rural Footpath - stone



Housing Mix

1 Bed 3no		
tB 101 1 bed terraced bungalow		3 no
2 Bed 4no		
tH 201 2 bed terraced house		4 no
tH 202 2 bed terraced house		4 no
tH 205 2 bed terraced house		3 no
dB 214 2 bed detached bungalow		1 no
sB 214 2 bed semi detached bungalow		3 no
sB 215W 2 bed semi detached bungalow		4 no
sB 227 2 bed semi detached bungalow		1 no
tH 231 2 bed terraced house		9 no
tH 232 2 bed terraced house		4 no
tH 233 2 bed terraced house		8 no
3 Bed 65no		
sH 303 3 bed semi detached house		28 no
tH 303 3 bed terraced house		8 no
dB 306 3 bed detached bungalow		2 no
dB 307 3 bed detached bungalow		3 no
dH 319 3 bed semi detached house		5 no
dH 320 3 bed semi detached house		13 no
tH 330 3 bed terraced house		6 no
4 Bed 105no		
dH 401 4 bed detached house		17 no
dH 402 4 bed detached house		22 no
dH 403 4 bed detached house		9 no
dH 404 4 bed detached house		15 no
dH 408 4 bed detached house		11 no
dH 409 4 bed detached house		5 no
dH 414 4 bed detached house		8 no
dH 417 4 bed detached house		2 no
dH 418 4 bed detached house		12 no
dH 420 4 bed detached house		2 no
tH 430 4 bed terraced house		2 no
5 Bed 11no		
dH 505 5 bed detached house		11 no
Total number of dwellings		225 no
b.c.	bin collection point	
g 41	garage plot 41	
p 59	parking plot 59	
sB 215W	Wheelchair disabled unit	
HOS	Home Office Studio over garage	
Total Land Area	23.384 acres	9.463 ha
Open Space	3.052 acres	1.235ha
Developable Area	20.332 acres	8.228 ha

- Rev F Affordable housing adjusted to suit requirements as shown in Section 106 Heads of Terms plots 57, 58, 63, 70, 142, 143, 159, 160, 163, 164, Street trees and wild flower meadow areas increased in line with NPPF 24-06-22
- Rev E Dog Splash Area shown 24-08-21
- Rev D Red Line and Ecology Revised 30-09-19
- Rev C Plot 89-95 Road Revised 23-09-19
- Rev B Red line adjusted to survey 19-08-19
- Rev A as and opp reference added 09-08-19

CYDEN HOMES
 Cyden Homes Limited
 Manor Farm Offices
 Grimby Road, Loughy,
 N.E. Lincolnshire, DN37 7EA,
 Tel: 01472 276002 Fax: 01472 897895
 e-mail: sales@cydenhomes.co.uk

Proposed Residential Development at
 Midfield Road
 Humberston
 N E Lincolnshire

Proposed Layout Plan
 Scale 1:500
 Drg No. 185 / A0 / 02 Rev F

Comments for Planning Application DM/1032/22/FUL

Application Summary

Application Number: DM/1032/22/FUL

Address: 3 The Laurels Church Lane Humberston North East Lincolnshire DN36 4RL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Case Officer: Becca Soulsby

Customer Details

Name: Mr Tony White

Address: 1 THE laurels Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have read Cydens pathetic comments.

1. They do NOT have a granted planning application and it may never be granted, its a flood plain and their drainage scheme is wholly inadequate on their longstanding application
2. They do NOT currently own the field
3. Loss of amenity what a laugh, IF they got planning their plot would look onto the brick wall of a house, when this is granted they would still look onto the brick wall of a house of a single storey extension, there is no loss, no windows, no overlooking and no shadowing
4. Claim of trespass against me is irrelevant and also irrelevant as the brickwork can be reverse pointed without trespass and foundations can be kept within the plot boundary
5. On plot boundary I would point out the fence is actually about 300mm inside the 3'S Boundary so he could push it out 300mm if he wanted to

So as usual their comments are petty at best and also inaccurate, they have sought to cause issues on this quality development from day one (unsuccessfully I may add) whilst trying to cram 250 houses on theirs with narrow roads, inadequate parking, no pedestrian paths, an inadequate drainage.

Comments for Planning Application DM/1032/22/FUL

Application Summary

Application Number: DM/1032/22/FUL

Address: 3 The Laurels Church Lane Humberston North East Lincolnshire DN36 4RL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Case Officer: Becca Soulsby

Customer Details

Name: Mr Tony White

Address: 1 The Laurels Humberston GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the application, the extension is to the side of the property which no one can see, it also only looks over a vacant field.

The Laurels is a private estate with no through traffic and is surrounded by fields, so no one will even see the extension.

If it was just 1m smaller I think it would be classed as permitted development and would not even need planning permission.

Comments for Planning Application DM/1032/22/FUL

Application Summary

Application Number: DM/1032/22/FUL

Address: 3 The Laurels Church Lane Humberston North East Lincolnshire DN36 4RL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Case Officer: Becca Soulsby

Customer Details

Name: Mr T Dame

Address: 3 the laurels, church lane grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fail to see Cydens point of view. I am within my boundary if you check the plans, thus allowing builders to point up the brickwork will be no problems. I am curious you quote the word trespass. do the local villagers who enjoy walking through the field with their children and dogs not have any regular legal action from yourselves for trespassing? I am to also opposing cydens current plan on their Field which is a protected humber estuary field to help preserve the curlews of which we can regularly see out on my patio along with sparrow hawks and wild roe deer. Alongside their plans for plot 103 I strongly do think that the Tall Double Garage they propose to sit right on my boundary will be also very much be "dominant" and "oppressive" for my family to look at as opposed to seeing the beautiful natural wildlife currently.

Comments for Planning Application DM/1032/22/FUL

Application Summary

Application Number: DM/1032/22/FUL

Address: 3 The Laurels Church Lane Humberston North East Lincolnshire DN36 4RL

Proposal: Erect single storey side extension with roof lantern and associated internal and external alterations

Case Officer: Becca Soulsby

Customer Details

Name: Mrs D Whyte

Address: 4 The Laurels Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I see no reason for Cyden Homes comments, no 4 where I live already has a single storey section with roof pod almost identical to the extension proposed and overlooking exactly the same part of Cydens fields.

Their comments seem petty but more than that they are unnecessary.

Their 'Proposed' plot to the rear of our houses does NOT have planning permission and even if it does get granted the plot they mention will already look onto my rear of house and single storey section with pod, it would also look directly onto the side of no 3's House, so I don't see what a single storey extension will change.

I as a neighbour who is closest to the proposed extension fully support it and it should be passed and I know the other 3 residents of this community are also in full support and we are realistically the only ones who could ever see it.

Item 8 - Land Off South
Sea Lane Humberston -
DM/1037/22/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

7th December 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th December and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/1037/22/FUL

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Location: Land Off South Sea Lane Humberston

No objections.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/1037/22/FUL

Application Summary

Application Number: DM/1037/22/FUL

Address: Land Off South Sea Lane Humberston North East Lincolnshire

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Paul Wallis

Address: Woodthorpe Lodge South sea lane Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Living in close proximity to the proposed property, I think it's in keeping with the other farm building conversions being completed. These buildings were derelict and would more than likely fallen further into disrepair and vandalism. I think it's commendable taking up such a project to bring new life into a once derelict buildings and the new property would enhance the community of properties.

Comments for Planning Application DM/1037/22/FUL

Application Summary

Application Number: DM/1037/22/FUL

Address: Land Off South Sea Lane Humberston North East Lincolnshire

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr MICHAEL GILLIN

Address: The Old Orchard, 2 South Sea Lane Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Being a direct neighbour i've taken great interest in this proposed development. I feel the overall design is very much in keeping with the surrounding properties with careful consideration taken into the materials used within the build. I feel this chalet style bungalow would be a welcome addition to South Sea Lane & can only enhance the area & surrounding buildings therefore making a positive impact. I fully support this application.

Comments for Planning Application DM/1037/22/FUL

Application Summary

Application Number: DM/1037/22/FUL

Address: Land Off South Sea Lane Humberston North East Lincolnshire

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Steven Ibbotson

Address: The Farmhouse 12 South Sea Lane Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The principle of development has been established in this area being on the land which forms the Barn Conversions

Therefore we wish to support the application

Comments for Planning Application DM/1037/22/FUL

Application Summary

Application Number: DM/1037/22/FUL

Address: Land Off South Sea Lane Humberston North East Lincolnshire

Proposal: Erect detached chalet dormer bungalow with car port, to include landscaping, parking and associated works

Case Officer: Jonathan Cadd

Customer Details

Name: Mr Dieter Nelson

Address: 17 Swales Road Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I write in full support of this planning application and consider that it will be an enhancement to both the site and wider surrounding area of South Sea Lane.

The design and scale of the proposed dwelling is sympathetic and complements the existing conversion scheme which is proceeding well on the site.

The location of the dwelling is located and set back within the existing farm complex and is assimilated into the site by the existing soft landscaped boundaries.

The provision of a single dwelling will not create any adverse impacts upon Heritage Assets. It should be noted that the allocated housing 'site HOU097' which is located opposite on the northern side of South Sea Lane is allocated for 31 dwellings, and is actually located closer to the village Heritage Assets.

It is also positive to read that Humberston Parish Council raise no objections to the scheme.

The scheme will also bring forward positive economic benefits through the construction phase employing local trades, during times of economic uncertainty.

All in all this is a very sensible proposal and it is hoped that planning permission will be approved without delay.

Item 9 - Land At Forest
Way Humberston -
DM/0010/23/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

8th February 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 7th February 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0010/23/FUL

Proposal: Variation of Condition 1 (Approved Plans) following DM/0159/22/FUL to amend house types for plots 3, 4, 6 and 7

Location: Land At Forest Way Humberston

Objections – the Village Council sees that this site is now vastly different from the details granted in the original planning permission. The nature of this part of the development was for bungalow dwellings and the addition of dormers is becoming unacceptable and will have an impact upon neighbouring properties. The Council has no issue with the ground floor extensions but objects to the dormer installations due to impact on neighbouring properties and the overall character of this development.

Yours faithfully,

KJ Peers

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

Comments for Planning Application DM/0010/23/FUL

Application Summary

Application Number: DM/0010/23/FUL

Address: Land At Forest Way Humberston North East Lincolnshire DN36 4HQ

Proposal: Variation of Condition 1 (Approved Plans) following DM/0159/22/FUL to amend house types for plots 3, 4, 6 and 7

Case Officer: Bethany Loring

Customer Details

Name: Mrs Jane Vick

Address: 3 Forest Way Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have put up with a lot over issues we have had with the builders. They bulldozed protected trees, they have come onto my property without permission, my husband has a serious health condition, he likes to have peace and to be able to sit in his garden, and with turning these bungalows into Dormers, this will cause the houses to be overlooking our garden, our back bedroom and our kitchen, which is a complete invasion of privacy. There is nothing to screen the view due to the builders cutting down all of the trees. I do not object to the original bungalows, but the addition of a dormer would be too intrusive for all who live nearby.

Item 10 - Pine Lodge
Waltham House Farm
Louth Road Waltham -
DM/1113/22/OUT

Planning Application Reference: DM/1113/22/OUT

Proposal: Outline application with all matters reserved to erect dwelling with associated access

Location: Pine Lodge Waltham House Farm Louth Road Waltham North East Lincolnshire

Waltham Parish Council recommends refusal of this application on grounds that further ecology investigation should be carried out.

Comments for Planning Application DM/1113/22/OUT

Application Summary

Application Number: DM/1113/22/OUT

Address: Pine Lodge Waltham House Farm Louth Road Waltham North East Lincolnshire DN36 4RX

Proposal: Outline application with all matters reserved to erect dwelling with associated access

Case Officer: Emily Davidson

Customer Details

Name: Mr Kevin North

Address: Summerfields Waltham house Farm Louth Road New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The new building will be obtrusive & totally out of character with the existing rural setting behind Waltham House residential home . The farm & associated buildings along with some of the existing properties have been there since 1800s & I feel that a modern 7 mtr high new build that overlooks these is invasive .

Also does this not set a precedent for new buildings on the field / paddock behind the residential home ?

Item 11 - Land Adj Field
Gates Post Office Lane
Ashby Cum Fenby -
DM/1066/22/FUL

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

Sent: 10 January 2023 10:54

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

Subject: Ashby Parish - Planning

Please find below comments from Ashby Parish,

3. DM/1066/22/FUL – objection, detrimental impact of the amenity of the area.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to Ashby cum Fenby Parish Council

Contact via email: clerk@ashbycumfenbypc.com

Item 12 - Field House
Waltham Road Brigsley -
DM/0840/22/OUT

Megan Green (EQUANS)

From: Kim Kirkham <clerk@brigsleyparishcouncil.com>
Sent: 15 November 2022 09:37
To: Planning - IGE (ENGIE)
Subject: Brigsley Comments

Categories: Orange Category

Pls find below from Brigsley Parish:

DM/0840/22/OUT – Field House, Waltham Rd

The Council have the following objections:

- Questionable re the land proposed as a driveway – applicant doesn't own this land.
- The land in question is prone to flooding
- Proximity to property in front.

Kind Regards

Anneka

Anneka Ottewell-Barrett
Clerk to Brigsley Parish Council
Contact via email: clerk@brigsleyparishcouncil.com

Comments for Planning Application DM/0840/22/OUT

Application Summary

Application Number: DM/0840/22/OUT

Address: Field House Waltham Road Brigsley North East Lincolnshire DN37 0RQ

Proposal: Outline erection of one dwelling and provision of new access with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Ray Bradshaw

Address: Hawthorne Paddock, Waltham Road, Brigsley, North East Lincolnshire DN37 0RQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My main concern with this application is my loss of privacy as the shown dormer bedroom windows would overlook my rear bedroom window. A Bungalow to compliment the Bungalow that is already on this piece of land would be preferable in this case.

I would also like to raise a concern about the noise which would be generated by the stone driveway along the length of the property and leading on to the property at the rear. Could this not have a greater length of tarmac than the prescribed 10 metres from the roadway. The driveway at the side of my property that gives access to houses at the rear is almost completely tarmac.

Comments for Planning Application DM/0840/22/OUT

Application Summary

Application Number: DM/0840/22/OUT

Address: Field House Waltham Road Brigsley North East Lincolnshire DN37 0RQ

Proposal: Outline erection of one dwelling and provision of new access with layout, scale, appearance and landscaping to be considered (Amended Description and Plans received 3rd January 2023 to include further matters for consideration)

Case Officer: Bethany Loring

Customer Details

Name: Mr Graham Ingamells

Address: The Hedgerow Waltham Road, Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Looking at the amended plans submitted nothing has changed regarding the problems highlighted for the trees and the site still remains over intensified.

The footprint hasn't changed at all.

The gravel drive next to my property should be tarmac for 60 metres to cut down on some of the traffic noise.

Comments for Planning Application DM/0840/22/OUT

Application Summary

Application Number: DM/0840/22/OUT

Address: Field House Waltham Road Brigsley North East Lincolnshire DN37 0RQ

Proposal: Outline erection of one dwelling and provision of new access with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Graham Ingamells

Address: The Hedgerow Waltham Road, Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Regarding the dormer or 1 1/2 bungalow proposed for this site we feel it is getting to be over intensified. This property would overlook the upper floor of my neighbouring property and surrounding properties , so feel that a single story bungalow would be more in keeping with the neighbourhood.

As also with the gravel drive which would then have more traffic using it and would prefer this to be tarmac to keep the noise down.

We understand we cannot stop change but would like these considerations to be taken into account for us as neighbours.

Regards

Graham Ingamells

Comments for Planning Application DM/0840/22/OUT

Application Summary

Application Number: DM/0840/22/OUT

Address: Field House Waltham Road Brigsley North East Lincolnshire DN37 0RQ

Proposal: Outline erection of one dwelling and provision of new access with all matters reserved

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Nunn

Address: Cottonwood Waltham Road Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: In addition to the neighbours comments of 18/19 October 2022 (planning application documents) which I totally endorse, should the application be granted the Poplar trees

T7,8,10,11,12 (TPO status) with heights ranging from 20 to 29 meters require tree management as a condition of approval. The trees in question appear to be totally overgrown and potentially a danger in high winds

Item 13 - 117 Fairway
Waltham - DM/0571/22/
FUL

Megan Green (EQUANS)

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

Good morning,

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

Kind Regards

Tanya

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

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

www.walthamparishcouncil.org.uk

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Planning Application Reference: DM/0571/22/FUL Proposal: Remove existing decking to rear, alterations and erect rear two storey extension Location: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Waltham Parish Council recommends refusal of this application. A Light Test received from NELC Planning was noted. The Parish Council has a concern over the risk of overshadowing to the neighbouring property for significant parts of the day.

Planning Application Reference: DM/0571/22/FUL

Proposal: Remove existing decking to rear, alterations and erect rear two storey extension
(Amended Plan received 16th December 2022 to reduce projection of first floor element)

Location: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Waltham Parish Council recommends refusal of this application. The Parish Council noted the reduced projection of the first floor element of the proposed extension, but concerns remained over the risk of overshadowing to the neighbour's garden and reduced light to the first floor of the neighbour's property.

Comments for Planning Application DM/0571/22/FUL

Application Summary

Application Number: DM/0571/22/FUL

Address: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Proposal: Remove existing decking to rear, alterations and erect rear two storey extension
(Amended Plan received 16th December 2022 to reduce projection of first floor element)

Case Officer: Bethany Loring

Customer Details

Name: Mr Warren Bowers

Address: 119 Fairway Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to let it be known I will still be objecting to the amended plans for a double storey extension at 117 Fairway Waltham, DN37 0NB (ref: DM/0571/22/FUL).

As shown on the amended plans the first floor elevation looks like it still fails the right to light test, and will still blockout natural light coming into our bedroom.

As this is a row of 4 linked terraced houses, a double storey of any projection will be overbearing/dominant, as a brick wall will be the outlook from our bedroom window which is approximately 1 metre away.

We are also concerned about the overshadowing this will bring to our garden as the sun comes over in the afternoon/evening.

Comments for Planning Application DM/0571/22/FUL

Application Summary

Application Number: DM/0571/22/FUL

Address: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Proposal: Remove existing decking to rear, alterations and erect rear two storey extension

Case Officer: Bethany Loring

Customer Details

Name: Mr Warren Bowers

Address: 119 Fairway Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to place my objection to the proposed extension application at 117 Fairway Waltham DN370NB (Ref number DM/0571/22/FUL).

This is due to the following reasons:

1. The right to light - due to the size of the proposed 2 storey extension this is going to stop the light coming into my bedroom window throughout the hours of 14.00hrs to sunset, this will be diminished even more so in the winter months when the sun is at its lowest point.
2. As a result of the above concern I would like it to be known I would like a right to light 45 degree light test carried out on my property.
3. Due to the close proximity of the proposed extension to the party wall this will make the outlook from my property very overbearing/imposing and dominant.
4. I would also like to point out the street plans are also very deceiving as it makes my conservatory look like a 2 storey extension building. I would like you to know that this is just a single level conservatory.

Comments for Planning Application DM/0571/22/FUL

Application Summary

Application Number: DM/0571/22/FUL

Address: 117 Fairway Waltham North East Lincolnshire DN37 0NB

Proposal: Remove existing decking to rear, alterations and erect rear two storey extension

Case Officer: Bethany Loring

Customer Details

Name: Mr Warren Bowers

Address: 119 Fairway Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: After viewing the attached right to light test that has been carried out by the architect for the proposed 2 storey extension at the rear of 117 Fairway.

My objections still stand.

Item 14 - Sunnyview Carr
Lane Healing -
DM/0610/22/OUT

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



Working in Partnership

Telephone: 01472 828289 – Option 4

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

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

Application Number	Reason for Referring to Planning Committee
DM/0610/22/04T OUTLINE APPLICATION TO ERECT 5 DWELLINGS	APPLICANT FEELS AGGRIEVED THAT DECISION IS DECIDED BY OFFICERS AND REQUESTS THAT CONSIDERATION BE GIVEN BY COMMITTEE

Contact Details: -

Signature

Date 12TH JANUARY 2023

Name D. HASTORPE

Address: 12 LINDSEY DRIVE, HEALING, DN41 7NU

Healing Parish Council

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

10th August 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting of Healing Parish Council held on Tuesday 9th August 2022 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0610/22/OUT

Proposal: Outline application to erect 8 dwellings with all matters reserved

Location: Sunnyview Carr Lane Healing

Objections. The Council feels that a further development of 8 more dwellings at this location is not sustainable due to the access road, even when widened as proposed, and mainly due to the junction with Carr Lane at Aylesby Lane/Stallingborough Road corner. There are already acknowledged traffic problems at this location (something already NELC has been considering) and there are issues with school parking along the verges on Aylesby Lane and at the wide spread of the junction opening, which is causing traffic problems for existing residents of both Carr Lane and Aylesby Lane. To add further to this issue would be detrimental and ill-advised. It should also be noted that the waste services wagons cannot access Carr Lane and so this development would necessitate all of the households taking their bins each week down the full length of the lane to the junction with Stallingborough Road and leaving them out for emptying – again another problem for traffic access/egress at this point. The Council would therefore wish to see this application refused.

Mrs. Kathy Peers
Clerk – Healing Parish Council

Healing Parish Council

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

8th November 2022

Planning Dept. NELC
BY EMAIL

Dear Sirs,

The following application was discussed at a meeting of Healing Parish Council held on Tuesday 8th November 2022 – the comments and observations from the Parish Council are shown as follows:

Planning Application Reference: DM/0610/22/OUT

Proposal: Outline application to erect 5 dwellings with all matters reserved – amended plans and description October 2022

Location: Sunnyview Carr Lane Healing

Objections – the Parish Council reiterates its previous objections on access and the impact upon extra traffic movements along a road this is inappropriate, the detrimental impact upon neighbouring properties and access to waste services etc. whereby bins have to be taken down to the end of the lane etc. as larger vehicles will not access the site.

Yours faithfully,

KJ Peers

Mrs. Kathy Peers
Clerk – Healing Parish Council

8th August

Mr & Mrs D Shaw

Davanne

Carr Lane

Healing

North East Lincolnshire

DN41 - QR

Dear Sir,

Re: Planning Application No DM/0610/22/OUT

Further to your request to offer our comments about the above outline application for a residential development consisting of 8 detached dwellings, please note that **we object** to such a development.

Our objections are not 'knee jerk' but are based on well considered facts and planning criteria which are listed below, however at this stage we feel it is important you take into account the planning history of Carr Lane and the other previous planning applications/approvals.

History

Pandora's Box was opened when a planning appeal for 4 detached dwellings by Mr C Webb on the vacant land on the eastern side of Carr Lane was upheld by the Planning Inspectorate, but, with relevant 'conditions' imposed by the LPA. Phase 2 of another 4 detached dwellings to the rear followed shortly afterwards. The main reason for the upheld appeal was the fact that the LPA had not met their housing numbers; they had not processed the LDF and were then pursuing a new Local Plan led strategy.

Further applications on the western side of the lane were made for 5 detached dwellings (2 of which are not built) but are extant in planning terms and a further approval of 3 dwellings (1 of which is not yet built) and again is extant at the rear of Normans Dane.

In all of these approvals the LPA applied conditions.

Basis for objections

Principle

The application site is outside the defined village boundary as detailed by the LPA in the most recent up-to-date 2018 amendment which now includes the above additions within Carr Lane. However his extended boundary limit is still some 50m away from the application site and therefore it should be construed that the LPA still consider that the application site (whilst having a residential use) is within open countryside. That being the case the application would be a departure from the development plan and policy guidance and would be against local and national policies.



Please note that on the location plan the dwellings forming phase 2 of Mr C Webb's development is omitted as are the dwellings to the rear of Normans Dane

Whilst it is noted that the LPA still have a shortfall in their housing numbers generally, it is fair to say that they have made clear their development policies for Healing in allocating 'swaths' of land on the northern side of the village and up towards Stallingborough.

This proposal calls for 8 detached family houses constructed off of an existing un-adopted and unmade lane, and whilst 1 existing dwelling is to be demolished the net result would be an increase of 7 or approx 30%

Access

The **only** access to the application site is via Carr Lane itself which is as mentioned previously is an un-adopted lane. The surface treatment has a tarmac finish only in-part at the junction with Great Coates Road, the rest is an unsurfaced treatment of a mixture of crushed, consolidated hardcore and gravel over the remaining length of the lane. From the adopted highway the width of Carr Lane is approx 4.2m (from centre of hedges) and is in essence a single track for the first approx 40.0m where it widens to form a passing place over the next 40.0m or so, it then reverts back to a single track approx 4.0m wide. It should be noted at that point there is a bend with very poor visibility for a considerable distance due to the high hedges on the western side.

It should be noted that the lane is not lit over its full length

Within the D & A Statement it was indicated that access for fire tenders and the like was catered for, however the minimum width required for a tender or high lift is 3.7m, the width of the un-widened part of the lane is as mentioned before, we leave the reader to do the maths. It should be noted that there are a number of high level wires over and adjacent to the lane which should also be catered for.... As an aside, the turning facility indicated on the drawing is incorrect and not sufficient for a tender to turn.

Foul Drainage

All the properties on the lane are served by an adopted foul drain within the ownership of AW and are sited within the front gardens of the dwellings on the western side and is.... a *single pump system with no back up*. The D & A Statement indicates that the drainage will be into the existing foul drain, but no confirmation is given that the pump and existing pipe size can accommodate a further 7 family sized dwellings. Furthermore as the 'existing' drain is almost at the end of the existing drain run no mention is made on how the foul drainage is to be disposed of from the new dwellings beyond, presumably pumped or is the land and slab levels raised to provide a natural fall?

Surface Water

The means of surface water disposal is also not clear in so far as it indicates water disposed of into the existing pond. It does not make clear where the disposal of the overflow of the pond is catered for, is it into an adjacent ditch? if so what is the impact of that further downstream?

No mention is made of the effect this proposal will have on the wild life within the area especially those in and around the existing pond, and no measures at all are indicated as to how to mitigate this

Visual amenity

Whilst in outline form only, again nothing is mentioned about the visual amenity and impact on the countryside setting when this site is viewed from across the fields; indeed there is a lack of information of landscaping, tree planting generally, and the intentions of the applicant on this matter bearing in mind it will be in such an exposed and sensitive location.

Education.

The application calls for 8 family sized dwellings, it goes without saying that there will be people with children wishing to purchase them. No mention has been made if this application will affect school numbers and the capacity of the local schools to accommodate what could be additional teens of children of differing ages.

Waste Disposal

The Local Authority waste disposal will not allow their vehicles to access Carr Lane as it is un-adopted, that being the case the method of pick up is for all residents to take their wheelie bins down to the junction of Great Coates Road. Accordingly every Thursday morning these residents would be forced to undertake in excess of a couple of hundred meters walk down and back over an uneven road to the pickup point, there creating 8 other spaces where other bins await, then again when emptied?

Construction

This is a major concern as the sole access to the application site is Carr Lane itself. The past developments had the opportunity to access and egress their sites during construction of the dwellings and works within the lane itself by using an alternative private access on Aylesby Lane and through the small holding at the rear. This diverted route is no longer an option for a number of reasons, so all the construction traffic, plant, heavy machinery and materials will have to use the lane and at the same time allow other residents free and easy access at all times to carry out their daily duties. It will almost be impossible to achieve and could create incidents especially as the 'build' process would be 'to order' and not a 'spec' house leading to a build-out time possibly running into years.

Additionally the impact on the lane itself could create further issues as it will be heavily trafficked with heavy plant, machinery and deliveries, also the impact on the existing boundary treatment with this large equipment and the narrowness of the lane. One can foresee 'issues' that cannot be overcome by planning conditions such as noise, dust suppression are.

Traffic Management

Obviously if approved any subsequent reserved matters application would require a TMS, which quite frankly is almost impossible to achieve to satisfy everyone, notwithstanding the resident's right to access and leave the site without hinder. There is the question of children of differing ages going and returning from school at various times, also Thursdays bin collection and the 30 odd bins 'parked' at the end of the lane waiting to be collected, plant and materials arriving at various times, the list goes on and on.

Conclusion

We are of the opinion that the project is ill founded and fraught with problems on every front all as mentioned above, including the health and safety and loss of amenity of the existing residents if granted.

We would also contend that the granting of consent could be seen as a precedent for future development, the land behind the dwelling of Carr Fields and to the immediate north of the application site and south of the nature reserve immediately spring to mind.

However if the LPA is minded to allow consent we would think that it would be appropriate that the conditions imposed should be exactly the same as those imposed on the previously approved applications. What springs to mind are... improvement works to the lane are to undertaken **prior** to works starting on-site, mature replacement hedging to replace the ones removed for lane widening, full landscaping details, full foul and surface water disposal details, a full topographical site survey etc

Yours sincerely

Mr & Mrs D Shaw

27th OCTOBER



Mr & Mrs D Shaw

Davanne

Carr Lane

Healing

North East Lincolnshire

DN41 - QR

Dear Sir,

Re: Planning Application No DM/0610/22/OUT

Further to your request to offer our comments about the above outline application for a residential development consisting of ⁵ detached dwellings, please note that **we object** to such a development.

Our objections are not 'knee jerk' but are based on well considered facts and planning criteria which are listed below, however at this stage we feel it is important you take into account the planning history of Carr Lane and the other previous planning applications/approvals.

History

Pandora's Box was opened when a planning appeal for 4 detached dwellings by Mr C Webb on the vacant land on the eastern side of Carr Lane was upheld by the Planning Inspectorate, but, with relevant 'conditions' imposed by the LPA. Phase 2 of another 4 detached dwellings to the rear followed shortly afterwards. The main reason for the upheld appeal was the fact that the LPA had not met their housing numbers; they had not processed the LDF and were then pursuing a new Local Plan led strategy.

Further applications on the western side of the lane were made for 5 detached dwellings (2 of which are not built) but are extant in planning terms and a further approval of 3 dwellings (1 of which is not yet built) and again is extant at the rear of Normans Dane.

In all of these approvals the LPA applied conditions.

Basis for objections

Principle

The application site is outside the defined village boundary as detailed by the LPA in the most recent up-to-date 2018 amendment which now includes the above additions within Carr Lane. However his extended boundary limit is still some 50m away from the application site and therefore it should be construed that the LPA still consider that the application site (whilst having a residential use) is within open countryside. That being the case the application would be a departure from the development plan and policy guidance and would be against local and national policies.

Visual amenity

Whilst in outline form only, again nothing is mentioned about the visual amenity and impact on the countryside setting when this site is viewed from across the fields; indeed there is a lack of information of landscaping, tree planting generally, and the intentions of the applicant on this matter bearing in mind it will be in such an exposed and sensitive location.

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Traffic Management

Obviously if approved any subsequent reserved matters application would require a TMS, which quite frankly is almost impossible to achieve to satisfy everyone, not withstanding the resident's right to access and leave the site without hinder. There is the question of children of differing ages going and returning from school at various times, also Thursdays bin collection and the 30 odd bins 'parked' at the end of the lane waiting to be collected, plant and materials arriving at various times, the list goes on and on.

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This proposal calls for 8 detached family houses constructed off of an existing un-adopted and unmade lane, and whilst 1 existing dwelling is to be demolished the net result would be an increase of 7 or approx 30%

Access

The **only** access to the application site is via Carr Lane itself which is as mentioned previously is an un-adopted lane. The surface treatment has a tarmac finish only in-part at the junction with Great Coates Road, the rest is an unsurfaced treatment of a mixture of crushed, consolidated hardcore and gravel over the remaining length of the lane. From the adopted highway the width of Carr Lane is approx 4.2m (from centre of hedges) and is in essence a single track for the first approx 40.0m where it widens to form a passing place over the next 40.0m or so, it then reverts back to a single track approx 4.0m wide. It should be noted at that point there is a bend with very poor visibility for a considerable distance due to the high hedges on the western side.

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No mention is made of the effect this proposal will have on the wild life within the area especially those in and around the existing pond, and no measures at all are indicated as to how to mitigate this

Conclusion

We are of the opinion that the project is ill founded and fraught with problems on every front all as mentioned above, including the health and safety and loss of amenity of the existing residents if granted.

We would also contend that the granting of consent could be seen as a precedent for future development, the land behind the dwelling of Carr Fields and to the immediate north of the application site and south of the nature reserve immediately spring to mind.

However if the LPA is minded to allow consent we would think that it would be appropriate that the conditions imposed should be exactly the same as those imposed on the previously approved applications. What springs to mind are... improvement works to the lane are to undertaken prior to works starting on-site, mature replacement hedging to replace the ones removed for lane widening, full landscaping details, full foul and surface water disposal details, a full topographical site survey etc

Yours sincerely

Appendix

Since our last objections (see previous, enclosed sheets) on 8th. August '22 an increasing number of delivery and building material lorries have struggled to park in peoples' drives therefore being forced to park in the single track lane. This has caused numerous conflicts between drivers/residents in the lane as vehicles unable to pass safely and without damage to their cars/vans. This can only get worse with the addition of yet another five houses to this quiet, country lane.

Yours sincerely

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mr C Peter Rodger

Address: Pellinore Carr Lane Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: One can only assume that eight houses will have another 16 (sixteen) cars down Carr Lane at its most narrow. The lane is only one car wide with very little chance to pass. The lane also suffers from congestion at school times with parents, I assume, picking up their children. They are now driving up and down the lane until such time their child appears in the lane trying to avoid the congestion and bad parking at the Great Coates, Aylesby Lane and Carr lane junction. The access at the junction of the three roads is difficult enough without having a queue of traffic in the lane waiting to come out. The Lane is used by children, pedestrians and horses. If taking the dustbin to the main junction, the bin lorry does not enter the lane, one has to stop to allow cars and delivery vans clear access. I would ask about the materials lorries for supplying the construction of eight houses. One must think of any emergency vehicle trying to access the houses down the lane.

To conclude, I would question whether the infrastructure is capable or in good enough condition to accommodate further houses. By this I mean water, electricity, gas, telecoms and of course very importantly the sewers.

Thank you

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 5 dwellings with all matters reserved - amended plans and description October 2022

Case Officer: Richard Limmer

Customer Details

Name: Mr C Peter Rodger

Address: Pellinore Carr Lane Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carr Lane is a one vehicle wide lane with no passing areas.

The architect has conveniently missed off two junctions down Carr Lane. The first junction has access/exit for 10 vehicles. The other is a junction for at least four vehicles. I believe another ten (minimum) vehicles from this site would cause even more problems for this lane. Making the lane six meters wide near the development would achieve nothing, still too narrow to pass. The provision of a turning point at the bottom of the lane would not help as it is too small and would also cause congestion at that part of the lane. The lane has no lighting. The lane is used by children, mothers with babies, horses and residents walking their dogs. More congestion down the lane would be extremely dangerous.

The junction of Carr Lane, Aylesby lane and Great Coates road is a traffic nightmare. waiting to go out onto Great Coates road whilst some waiting to access Carr Lane and another vehicle coming from Aylesby Lane I hope this draws a picture of what could happen if the traffic in Carr Lane increases

Further to the above on schooldays there is parking on Aylesby Lane by parents, usually 20 vehicles all manoeuvring at the junction for prime spots nearest the junction to pick up their children this causes mayhem when residents of Aylesby Lane and Carr Lane need access to and from the main road. They are all illegally parked on the grass verge. There are vehicles that actually drive up and down Carr Lane waiting for their children to appear for their lift home. This has caused me personal problems getting to and from my house.

The Lane is not surfaced and we the residents try to keep it as good repair as we can another possible ten vehicles will not help.

I believe the lane would be more dangerous with this increase of traffic.

Can the infrastructure cope with this increase. New houses connecting to old sewers. Water, gas and electricity all need extending. The amount of work that is required for this development would

bring chaos to the lane and the residents.

I hope a/some council officials will actually visit the lane (they can claim expenses) so an appreciation of the possible problems can be seen.

Wheely bins have to be taken by the residents to thew Aylesby Lane junction, we have to stop and lean into the hedge to let vehicles pass. I can forsee a problem with these bins eventually. They will finish up on the main road if we get high winds.

Thank you

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mr Timothy Burgess

Address: Foxglove House Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Carr Lane Healing is approximately 4m wide a single lane track with a poor road surface that is currently maintained by residents. The hedgerow either side is poorly maintained in certain areas which also causes access issues. Carr Lane exits onto Great Coates Road with a sharp bend. This is the main road through Healing with traffic traveling at 30 mph in both directions with no care given for slowing down at the bend. Drivers exit off Great Coates Road onto Aylesby Lane without giving way to Carr Lane. I myself have experienced cars exiting Great Coates Road at speed with no care given to traffic leaving Carr Lane. This has caused numerous near misses. The council do not allow the refuse collection lorry to access Carr Lane due to the poor road surface and protruding hedgerow/trees. Which means around twenty bins have to be dragged down Carr Lane and left at the junction of Carr Lane & Aylesby Lane for collection. School parking along verges on Aylesby Lane & Carr Lane happens twice a day causing widespread traffic issues. If emergency services needed access to Carr Lane be it Fire, Ambulance, Police at peak times with the above issues we fear a fatality could happen.

Eight more houses which in all likely hood would increase traffic by another sixteen cars, plus the extra visitors and deliveries would only exacerbate the issue the poorly surfaced single track road which exits onto a major road brings.

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mr Tim Burgess

Address: Foxglove House Healing

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my original objection due to Carr Lane itself not being able to sustain increased traffic, we already have issues with sewers not being able to cope with the increased demand and in 2022 alone we have had to have the main sewer that runs down Carr Lane unblocked 3 times. We also have issues with water pressure at peak times through the day. Parts of Carr Lane floods in heavy rainfall & a further 8 properties would only make the drainage issues worse.

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mrs Emily Sellars

Address: Rosabelle Carr Lane, Healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object the plans for 8 further properties down Carr Lane. Unless N E Lincs council actually adopt Carr Lane, in our opinion, no further developments should be approved.

There are several reasons for this. Currently the council will not send the rubbish collection vehicles down Carr Lane for collections as it has been deemed not a safe road for them to go down due to the condition of it. If it is not adequate for the rubbish collection vehicles how can it be safe for further development? The residents of the lane all have paid and done some repair work themselves to the road, is the council going to pay to have this repaired again after the construction vehicles for 8 houses have caused new damage? Also in relation to rubbish collections, is it safe for 8 more wheelie bins (plus 3 for houses currently being built) to be left on the bend on the side of Aylesby Lane/Carr Lane? This is already a safety hazard, not only restricting access but with more bins being left there it is only a matter of time before one is either blown or pushed on to the busy Great Coates Road Corner causing an accident.

There is no street lights or pathway down the lane, it is pitch black on a night time and not very safe to walk down. With possibly another 16 more vehicles this would only become more hazardous especially as it is also a single vehicle lane.

The traffic on this bend is already very dangerous. Only one vehicle can drive down the lane at a time, this often results in a build up of cars out on to Great Coates Road whilst waiting for vehicles to exit the lane. The junction can definitely not handle further traffic safely especially at rush hour / school time when traffic/parking is already a problem.

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mrs Sara Venney

Address: Florence Carr lane, healing Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting the 8 dwellings at sunny view because;

The safety of the public more cars driving down a small lane, we already have problems with traffic and school traffic of healing school, parents still parking on the entrance to lane.

This will again impact a situation which is already happening resulting in an accident!

The council will not come down the lane as road not worthy for the dustbin cart to go down.

There are no street lighting or pathway and to have more traffic from 8 houses could mean another 16 vehicles.

Comments for Planning Application DM/0610/22/OUT

Application Summary

Application Number: DM/0610/22/OUT

Address: Sunnyview Carr Lane Healing North East Lincolnshire DN41 7QR

Proposal: Outline application to erect 8 dwellings with all matters reserved

Case Officer: Richard Limmer

Customer Details

Name: Mrs Diane Campling

Address: Arley Carr Lane Healing

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I live at Arley, the house opposite the proposed plans, and have not been informed about this at all. I am also not on the list of shared ownership of the Lane.

Item 15 - Whitsend Farm
Thoroughfare Ashby Cum
Fenby - DM/0679/22/FUL

	Development Management Services Telephone (01472) 313131 Fax (01472) 324216 Email: Planning@nelincs.gov.uk
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REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application No.	Reason for Referring to Planning Committee
DM/0679/22/FUL	Though this house application is for a site which is not identified for housing in the Local Development Plan, there does appear to a substantial number of letters of support for it from local residents. Therefore, I would like the opportunity for the Planning Committee to consider it.

Contact Details: -

Signature P Jackson..... **Date** 26.10.22

Name Cllr Philip Jackson

Address: 7 Kingsfield Farm, Barnoldby-le-Beck, DN37 0SB

From: Kim Kirkham <clerk@brigsleyparishcouncil.com>

Sent: 08 November 2022 09:34

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

Cc: `john.cravenglow`

Subject: Comments from 'Ashby-cum-Fenby'

Importance: High

Ashby-cum-Fenby Planning comments

DM/0679/22/FUL – Whitsend: Council **objects** to the application with the following comments.

- On land in open countryside and outside village developmental boundary in an unsuitable location
- Land has been subject to court proceedings due to 'misuse of land'
- Council understands that main business is plant hire and sheep are a side line
- Previous applications for dwellings on this land have been refused in the past (DC/259/08/WAB)
- Access to this site has already caused damage to road and verges due to heavy plant machinery – this will increase if a house was in situ.
- High impact on neighbouring properties
- Parish council believes that great harm has already been caused to the surrounding Countryside by this site. Allowing a dwelling on this site will only cause further harm.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to Brigsley Parish Council & Ashby cum Fenby Parish Council

Contact via email: clerk@brigsleyparishcouncil.com

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

Sent: 10 January 2023 10:54

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

Subject: Ashby Parish - Planning

Please find below comments from Ashby Parish,

2. DM/0679/22/FUL – Objections: This is outside the development plan. Agricultural land also. No planning reasons for supporting this application.

Kind Regards

Anneka

Anneka Ottewell-Barrett

Clerk to Ashby cum Fenby Parish Council

Contact via email: clerk@ashbycumfenbypc.com

Our ref: ALA/ala/AP045009

Your ref: DM/0679/22/FUL

2022

Mr Richard Limmer
North East Lincolnshire Council
Municipal Offices
Town Hall Square
Grimsby
North East Lincolnshire
DN31 1HU

Dear Richard Limmer,

Re: Objection to planning application DM/0679/22/FUL – Whitsend Farm, Thoroughfare, Ashby Cum Fenby, North East Lincolnshire, DN37 0QX

This letter writes to object to the above application, on behalf of Mr B Claridge at The Thorns, Thoroughfare, Ashby cum Fenby, DN37 0QX.

The application submitted is described as '*erect dwelling with garages and associated works*'. The application form proposes 1no. market house, however, the supporting Design & Access statement loosely states that the dwelling is needed due to connection to agriculture.

Applying section 38(6) of the Planning and Compulsory Act 2004, the development plan for this area is comprised of the North East Lincolnshire Local Plan 2013-2032 (March 2018).

In 2017, the applicant had an outline application refused for a similar proposal in this location. The application was refused by yourself on the following basis:-

- (1) The application site lies outside the development limits of existing settlements in an isolated rural area. Due to the nature of the development and location of the site, the proposed development represents an unsustainable and isolated dwelling in the open countryside. It is contrary to Policies 2 and 17 of the submission North East Lincolnshire Local Plan 2016, saved Policy GEN2 of the North East Lincolnshire Local Plan 2003, Section 6 of the National Planning Policy Framework and the core principles of sustainable development set out in the National Planning Policy Framework 2012.
- (2) Due to the sites location within open countryside the proposed development would have a significantly detrimental impact on the visual character and appearance of the area. This is in direct conflict with Policy 2 of the submission North East Lincolnshire Local Plan 2016, saved Policy GEN2 of the North East Lincolnshire Local Plan 2003, Sections 6 and 7 of the National Planning Policy Framework 2012 and the core principles of sustainable development set out in the National Planning Policy Framework 2012.

It was therefore clear that the principle of having a dwelling in this location was not acceptable in accordance with the Development Plan. Since this application was refused, the North East Lincolnshire Lincoln Plan has been adopted and the NPPF has since been revised. However, it is noted that the Submission North East Lincolnshire Local Plan was attributed significant weight given its advanced stage in the previous refusal and the changes to the NPPF in relation to this application are negligible.

Principle of Development

Policy 3 (Settlement Hierarchy) of the North East Lincolnshire Local Plan influences and underpins the spatial distribution of future development. Ashby Cum Fenby is identified as a 'Minor Rural Settlement', which is the lowest tier of the hierarchy. The policy states that these settlements offer very few services and poor accessibility to higher level settlements. Future development would only involve limited infill, conversion and re-use of existing buildings with very limited further development.

Thoroughfare itself and the proposal dwelling is outside of the development boundary of the village of Ashby Cum Fenby and within an area classified as a 'countryside' location. This countryside location is a lower level within the spatial hierarchy and so other policies are relevant.

Paragraph 3 of Policy 5 (Development Boundaries) discusses development in, on the edge of, and outside of development boundaries. The policy itself creates a 'tiering' system for proposals in relation to the development boundaries. As this proposal is outside of development boundary of Ashby Cum Fenby, it is within the 'lowest' tier of this policy and proposals require specific and robust justification to be supported. Outside of the development boundaries, development may be supported where:

- a) it supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or
- b) promotes the retention and development of local services and community facilities; or
- c) supports rural leisure and tourism developments; or,
- d) it consists of affordable housing to meet specific local needs; or
- e) it is development that has been specifically defined and identified through the neighbourhood planning process.

In addition to this, development must recognise the distinctive character, landscape quality and role of the area.

It is therefore clear that development in the location of the proposal is particularly restricted and requires a robust justification to enable a countryside development of any kind, except agricultural development. A departure from the usual spatial hierarchy, which directs the majority of residential development is an even higher bar to achieve.

Within the Design & Access statement, it states that the dwelling is 'paramount' for animal welfare, husbandry and site security. The statement lists the animals allegedly connected with the farm as the land holding identified on the application wider land allegedly associated with the farm. However, the applicant does not put forward any reasoned justification or evidence why an agricultural workers dwelling is essential in this location. The submission does not evidence where the location of the 93 acres of land is, or the connection of the wider farm to the 7 acre holding in which this dwelling is proposed. The submission does present a business plan with a detailed discussion of need, but does not evidence the financial and functional need usually paramount for an application of this type. Within the previously refused application in 2017, the applicant failed to present this information and it is considered once again that the application fails to provide sufficient evidence and justification to meet the exceptions of the Development Plan – one would usually expect this lack of information to lead to a refusal of planning permission.

Within the Design & Access statement, it states that 'current numbers of livestock are limited as the applicant lives outside the parish'. It is considered that this argument is somewhat perverse and not only dilutes the argument that the workers dwelling is essential, but clearly evidences how the farm can be run when living outside the parish. Once more, the applicant fails to provide any details of expansion or a business case to provide the Council with reasoned justification that the dwelling is required in this location.

Paragraph 80 (a) of the National Planning Policy Framework (NPPF) is quite clear that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

It is understood that the applicant is trying to propose that the dwelling is needed in connection to agriculture, however as stated, the application shows no detailed evidence of an essential need and neither complies with any of the other sub-paragraphs of P.80. Local and National Policy is quite clear that an **essential** need must be presented to enable any consideration of development in the countryside, let alone to support it.

Therefore, it is considered that the dwelling is located outside of the development boundary within the countryside with little justification to satisfy the tests for an 'exception' in this location and as such the application would normally be refused.

Use of the land

The land in which the application is proposed contains various vehicles, plant and machinery which is scattered across the field. It was also noted that a couple of sheep were free roaming amongst the machinery. The application site and surrounding use does not represent a usual setting for a dwelling in connection with agriculture. Upon inspection, it is difficult to fully understand to what extent the land is used for agriculture and the connection of the holding to any surrounding land.

It is understood that the supporting Design & Access Statement lists the animals connected with the farm, but it noted during a site visit to inspect property from private land that these animals were evident by their absence. The Local Planning Authority are urged to visit the application site and see it first hand, if this has not already happened. Attached overleaf is a photo of the land from Thoroughfare Lane.



Scale and Appearance of the Property

The proposed dwelling is a 2-storey 5-bedroom property with triple garage. External elevations are comprised of brick, timber cladding and a slate roof. The application proposes no justification for a building of this size and scale. It is more usual for rural workers dwellings to be of modest size to accommodate a singular worker or their family. The Design & Access statement references that the layout has been selected to replicate a traditional Lincolnshire barn, however the actual design is considered to be of a contemporary style with large amounts of glazing. The building is not in keeping with the vernacular or the surrounding architecture and is considered to be contrary to Policy 22 (Good design in new developments).

Other available properties

The Design & Access statement states that the purpose of the dwelling is for required in connection with agriculture at Whitsend Farm and that the applicant lives outside of the Parish of Ashby cum Fenby. This objector's understanding is that the applicant lives approximately 3 miles away, which is only a short drive from the farm.

A search of online property portals demonstrates that there are 3 properties on the market for sale in Ashby-Cum-Fenby, one located on Thoroughfare Lane only 150m west of the proposed site. There are 18 properties on the market for sale within a 1-mile radius of the village and 272 properties on the market for sale within a 3-mile radius. This clearly shows that there are a considerable number of available properties within close proximity to the site, and there is a suitable range of property available. The applicant has not recognised or evaluated these properties in the submission and it is considered that this type of detail is required as part of the justification for this type of application. It is stressed that with such an abundant supply of dwellings closer to the proposal site than the applicant currently lives, that a new dwelling in this location which would be a clear departure from policy, is not required or essential. This situation and lack of supporting data would usually lead to a refusal of this type of application.

Previous Refusal – NELincs reference DM/0257/17/OUT

As stated in the opening of this letter, an application was refused in 2017 for a similar proposal, albeit for an outline application. It is asserted that there is little or no change in any of the material planning considerations relevant to locational issue, and whilst this application lists the animals and acreage in connection to the farm, provides:

- no evidence of the acreage or animals,
- no reasoned business detail,
- or why a dwelling is required in this specific location.

Furthermore, it is considered that the application does not address the second reason for refusal, that is the negative *impact upon the visual character and appearance of the area*, and whilst the application is accompanied by elevation plans, it provides little justification or clarity on the visual impact of the proposal.

Sustainability

Thoroughfare Lane is a single-track road with no pedestrian footpaths or walkways and is located in the countryside in an unsustainable location. Access to the property would be predominantly reliant on private vehicle. As discussed, the village of Ashby cum Fenby itself is classified as a 'Minor Rural Settlement' which has few services and facilities to sustain itself. Sustainability underpins both Local and National policy and due to the site's location in the countryside, it is considered that this application is contrary to Chapter 2 of the National Planning Policy Framework (2021) and Policy 2 of the North East Lincolnshire Local Plan (2018).

Conclusion

Overall, it is considered that this application should be **rejected** for the following reasons:-

1. The application is contrary to Policy 3 (Settlement Hierarchy) and Policy 5 (Development Boundaries) of the North East Lincolnshire Local Plan (2018) and Paragraph 80 of the National Planning Police Framework (NPPF). The application is outside of the development boundary of Ashby cum Fenby and within the open countryside. The application does not provide sufficient justification or evidence to pass the exception test as an agricultural workers dwelling.
2. The scale and appearance of the building is incongruent with the vernacular of the area and its proposed use and function. The application presents little justification as to its size and scale. It is considered that the design is contrary to Policy 22 (Good design in new developments) of the North East Lincolnshire Local Plan (2018). The location of the dwelling in the countryside is considered to have detrimental impact on the visual character and appearance of the area.
3. The application does not put forward a detailed or reasoned argument as to why there is an essential need for a workers dwelling in this location.
4. There are multiple dwellings on the market within the village and within a small radius of the site, showcasing that there are current alternatives for the applicant rather than building a dwelling contrary to policy in the countryside.
5. The current use of the holding is concerning with various machinery and vehicles on site.

This objector respectfully asserts most robustly that the only conclusion that North Lincolnshire Council Planning Authority can reach with respect to the application as submitted is one of **REFUSAL**.

Yours faithfully/sincerely

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mrs Grainne Gait

Address: Ashby Grange Main Road Ashby-cum-Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As neighbours adjacent to Whitsend Farm my husband and I wholeheartedly support this application. A home in Ashby cum Fenby is imperative for the security and welfare of Phil's livestock. Furthermore it will deter thieves from stealing machinery if he is living on site.

Aesthetically the proposed dwelling will be a welcome addition to the stock of Ashby housing in terms of design and materials used.

Phil is a civic minded neighbour who during heavy snows has, in the very early hours, cleared the main artery through the village enabling villagers to get to work, school and appointments.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works - business plan included
December 2022

Case Officer: Richard Limmer

Customer Details

Name: Mrs Grainne Gait

Address: Ashby Grange Main Road Ashby-cum-Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: My husband and I remain fully supportive of this planning application as per our comments of 14th October.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Matt Ramsden

Address: Maple House, Thoresby Rd Tetney Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this is a good planning application and should be fully supported.

This is a small holding and should be given all the help it needs to survive. Being able to live onsite is vitally important to deal with this small farm.

I can see no reason to object to this application. It will only have a positive impact on the village.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Barry Fukes

Address: Tetney 22 Stoney Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Have known Phill for years and have regularly assisted with the welfare of livestock (highland cows and Sheep) and land (fencing etc.)

I realise there is a functional need for a dwelling on the farm, not only to provide greater time to look after the livestock and land but also provide security against increasing theft and vandalism which I have witnessed there, security / welfare of livestock is not very practical living miles away!

I very much support his application for a dwelling

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr STEVEN DALES

Address: 3 Crow Holt, Swinhope Swinhope Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having known Phil for over 30 years and assisted on many occasions to help secure and tender the livestock on this farm, I know the immense worry of theft of both livestock and machinery he has suffered. The ability to live on site would make a great difference to both Phil and the security of the area, helping to deter criminal activity for the farm and the village also. I fully support this application.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Jeff Gates

Address: Kingsley Brigsley Road Ashby Cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support this application having a small business myself I believe you should always support small local agricultural businesses.

By having a property on site it will help security to farm machinery. Also with having livestock it is important to be on hand all the time and by having a property on site will enhance welfare of the animals. By having a property on site will give a better life style for farmer and animals and security of the site. I think the property is in keeping with the village and will be a welcome asset to the village.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Taylor

Address: Willow Beck Brigsley. road Ashby cum Fenby North east lincs

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application at Whitsend farm . I have known Phil for a number of years and have found him to be of excellent character . I feel the property will enhance the village . There isn't many people houses nearby etc. I know Phil has had problems over the years with stealing , especially diesel livestock , so if he lived on his land I feel this would eradicate the thefts . My wife and I always take a walk past his land and to be honest it is quite large with sheep , cows , and horses given free range . Plenty of room for a detached dwelling and garage , would blend in perfectly with the other surrounding houses , tastefully done .

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Daniel Gates

Address: 3 Carnoustie Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I give my full support on the proposal to build a dwelling on the land.

Having a property on this site will enhance the life of his animals welfare in many aspects, such as during calving and lambing, being on site is imperative to the both health and wellbeing of both mum and the offspring, and it can be the difference between life and death, being closer to the animals means they can be checked on far more frequently. Also a hugely forgotten about element is the care of the animals throughout the rest of the year not just through calving/lambing it is paramount to be on hand for any problems that may arise as the animals health and safety is the main priority.

Another factor to consider is the security for the farm machinery, there have been several instances of theft in and around the local area, not also forgetting arson on bales, being able to live on site would reduce the risk significantly and would save on pressures and resources from local authority that are already under a lot of strain, and the tax payers money. This would also provide more peace of mind to the farmer who's livelihood this would affect and consequently this has a knock on effect going down the chain.

Being in young farmers myself, a huge message presented to us is the mental health of the farmer, which I feel has been far more appreciated and understood since covid/lockdown and others experiencing this; long hours, working in all weathers, working mainly independently sometimes carrying out a 12-24 hour shift without any social interaction, all of which is expected, living on site would mean basic needs are met far easier and the support of family being on site. Without the travelling element, such things as going home for a homemade hot cooked meal and sitting down at a table with family members or being able to shower and change into clean clothes, can be much more possible and achievable and in return can improve the mindset of the farmer

who would be far more productive in result of this.

Furthermore the proposed house is in keeping to the village and should be a welcomed addition to the village, we should all be backing our local farmers and their businesses in local area.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr David Griffin

Address: Freshney cottage post office lane Ashby cum fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We have lived in the village nearly 40 years. We feel this development is in keeping of those already in the village. It would benefit the farm and allow the owners to tend to their livestock in a timely manner. Hence improving quality of farming and quality of life for those running the farm. There have been a number of plant thefts in this area and having a property on site would improve the site security greatly.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Richard Griffin

Address: Lindores, post office lane Ashby cum Fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application, the dwelling is in keeping with the houses in the area. They have farmed at Whitsend Farm for many years showing great dedication, a dwelling on site would enhance the lives of the family and the livestock, been on hand especially when lambing etc.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Chris Carr

Address: 11 Mill View Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I'm a firm believer that the council should encourage and support small independent farmers in this area.

With the need to be near his livestock, especially during lambing season, this reason alone should be enough to approve this application.

Also, with the theft of plant and livestock on the increase it would make sense to be onsite in the evenings.

The design is in keeping with the adjacent properties and not offensive in any way.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Miss Kate Pettigrew

Address: Chestnut Farm Cottage, Brigsley Road Ashby-cum-Fenby GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: 100% behind this build! We should all be backing and supporting local farmers to try and keep them in the local area

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Miss Cleo-Jaye Willows

Address: 95 woodhall drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: 100% behind this build! We should all be backing and supporting local farmers to try and keep them in the local area. Without our support to stay they will follow suit of other local farmers and sell up to a property developer...

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Miss Joanne Yull

Address: 96 Grimsby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a local horse owner in the area, I fully support them being able to live on site to tend their livestock. Having personally seen the lady abandon her car roadside, run across the field in her pj's (no time to get her coat or unlock gates) at 4am helping her sheep to birth a stuck lamb, i believe proves that every second counts. They clearly require the house for NEED not greed...

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Alison & Paul Hansen

Address: Strands, 6, Mushroom Lane Brigsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We wholeheartedly support this development, the property will visually enhance the plot as the design is based on agricultural buildings and as a single building on a wide frontage will not be "crammed" in like several recent developments in the locality.

Having ourselves previously been engaged in small scale farming in Brigsley I fully understand how necessary it is for Phillip Wilson and his family to be living on site to protect his property and care for his stock.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Mike Robinson

Address: Ashmead Cottage Chapel Lane Ashby Cum Fenby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support this application on the proposed site.

It is essential to have a dwelling onsite due to the applicants livestock & farming interests.

Conditions should be placed with regards to delivery vehicles etc during school bus timetables and restrictions of work onsite outside of normal working week hours.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr david noton

Address: the oaks main rd .ashby-cum-fenby grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

i think the council should encourage and support small independent agricultural businesses to expand and thrive after all it is the people who live and work in the rural settings which have the countryside benefit at heart. The reason this application should be granted is for the welfare of the livestock during Lambing and calving its no good trying to look after livestock in the middle of the night if you do not

live on the site, because if that is the case you arrive early in the morning to find dead lambs ,sheep ,calves & cows and if that happens who is going to take responsibility for the dead animals.

i have no hesitation in supporting this application and think the council should grant this application to show that it also support

rural communities, and does not just support big new housing developments. Many Thanks ,a rural resident.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Mark Woods

Address: Alexander House Main Road Ashby cum Fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this build would make a pleasant addition to the village, however my support is on the condition that the FP89 issue is resolved prior to build commencement.

Comments for Planning Application DM/0679/22/FUL

Application Summary

Application Number: DM/0679/22/FUL

Address: Whitsend Farm Thoroughfare Ashby Cum Fenby North East Lincolnshire DN37 0QX

Proposal: Erect detached dwelling with garages and associated works

Case Officer: Richard Limmer

Customer Details

Name: Mr Ben Pocklington

Address: Gordons Cottage Ashby-cum-fenby Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe that the dwelling would improve whitsend farm immensely, as long as it is in keeping with the surrounding houses. It's nice to see that only one dwelling is being erected rather than cramming 2 into a small area such as the new dwellings on main road Ashby-cum-fenby.

Regarding the FP89 Issue. The problems lie with the conifer hedges and poplar/lime trees that have encroached on the foot path for a number of years.

Theft in the farming industry is at an all time high especially in Lincolnshire. A dwelling would increase security and response time to any livestock issues.

Philip and his family have been farming in Ashby for many years and should be treated as already a resident ashby-cum-fenby. He's not just a generic online business owner that wants to move out the country from town!!

Item 16 - 1B Humberston
Avenue Humberston -
DM/0662/22/FUL

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



Working in partnership

Tel: 01472 326289 Option 1

REQUEST FOR APPLICATIONS TO BE HEARD AT PLANNING COMMITTEE

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

Application Number	Reason for Referring to Planning Committee
<p>DM/0662/22/FUL 1B Humberston Avenue, Humberston DN36 4SL</p>	<p>The resident of the property contacted ward councillors with concerns, and following this the site was visited. The application is to build a replacement garage to the right front of the property, a recreation structure to the rear of the property and to construct a perimeter wall in brick.</p> <p>Pedestrians in Humberston Avenue will be unaware of these extensions as they will not be visible from the road.</p> <p>Following small changes made to the plan for roof's pitch and height, the application has the support of neighbours to either side and to the rear of the property, and the Village council has no objections.</p> <p>Concerns re the building line are in our view irrelevant as the building line is not within sight of Humberston Avenue, and neighbouring properties lines are not uniform.</p> <p>Should this application not be approved under delegated powers we ask that it be heard by the Planning Committee.</p>

Contact Details: -

Signature

Date 25th Jan 2023

Name ...Cllrs Stan Shreeve and Cllr Stephen Harness

Address: ...c/o NELC.....

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





Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

7th September 2022

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th September 2022 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0662/22/FUL

Proposal: Convert existing garage to store, erect single storey garden room at rear of garden to include gym room, hot tub room and store, erect detached four car garage to front, erect perimeter boundary wall, alterations to existing access with double gate and various associated external alterations

Location: 1B Humberston Avenue Humberston

The Village Council has no actual objections to this application but would question the siting of the proposals right on the boundary with adjoining properties. The Village Council would prefer to see access left around the boundary of the proposals for future maintenance etc.

Yours faithfully,

KJ Peers

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

M/R P HOSON
4 PEAKS LANE
NEW WALTHAM
GRIMSBY
DN36 4QW.

TEL 01472 814941

PLANNING APPLICATION CONSULTATION
DM/0662/22 FUL

13 HUMBERSTON AV HUMBERSTON. GY.

I STRONGLY OBJECT TO ANY BUILDING
BEING BUILT TO CLOSE TO THE
BOUNDARY OF MY GARAGE
WHICH MAY STOP ME FROM
MAINTAINING MY GARDEN FENCE
AND THE GUTTER WHICH RUNS THE
BACK OF THE GARAGE

YOUR



24-10-2022

MR DJ HOTSON
4 PEAKS LANE
NEW WALTHAM

PLANNING 1B HUMBERSION AV DN/0662/22/ FUL

TO MR J CADD

I STRONGLY OBJECT TO ANY BUILDING BEING BUILT TOO CLOSE TO THE BOUNDARY OF MY GARAGE WHICH MAY STOP ME FROM MAINTAINING MY GARDEN FENCE AND THE GUTTER WHICH RUNS THE BACK OF THE GARAGE. AND ALSO I HAVE ONLY A SHORT BACK GARDEN SO I DON'T WANT ANY BUILDING BEING CLOSE TO MY BOUNDARY FENCE WHICH WE MAY HAVE TO OVER LOOK.

