



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

Tel:- 07494 577661

Email:- clerk@humberstonvillagecouncil.com

Planning, North East Lincs Council

7th June 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th June 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Note that the Village Council is submitting comments on both of the following applications and although separate applications, the Village Council views the overall 'cumulative' nature of the separate applications for the expansion of Thorpe Park and the Show Bar/outdoor entertainment area. The Village Council would ask that all applications and future development expansion considerations for Thorpe Park are all put on hold until a meeting with NELC/EQUANS, Thorpe Park Management and further consultation with statutory local consultees such as the Village Council. There should also be input from enforcement at EQUANS as the Village Council is aware that some of these works have already been carried out and yet the applications are not described as retrospective.

Planning Application Reference: DM/0104/23/FUL

Proposal: Installation of 2 no. air handling units to the exterior of the Marina Show Bar, external ducting to roof, creation of a service yard, alterations to the existing cellar access and associated works (additional AHU Specifications)

Location: Thorpe Park Holiday Camp Anthony's Bank Road Humberston

Objections. The Village Council would reiterate its previous objections submitted in April 2023 -

Objections – the Village Council would object on the following grounds:-

- *Noise levels which cannot be mitigated simply by putting a wooden fence around the units*
- *The location of a service yard so close to homes on the Fitties which are within a few yards of this site and in a conservation area – the service yard should be relocated to another part of this particular site and integrated into a better design for access/egress for vehicles.*
- *Access and egress for vehicles along the proposed route is unacceptable and unnecessary when better design would ensure that the vehicles can access and egress safely and with minimal disruption and noise to homes within the conservation area which are a few yards away. There is no ability on the current design for vehicles to turn safely and an exit using the far part of the site could easily be provided if the design of this application was better thought out.*
- *Construction work should always be scheduled for off-season so as not to disturb nearby homes in the conservation area.*

Continued over....

It would seem to the Village Council that considerations for the close proximity of a Conservation Area are not being made and that this application is part of a drip-feed application for the outdoor sports bar which so far has been refused. The Village Council feels that there should no more planning granted on this site until enforcement issues have been addressed and satisfactorily concluded.

This proposal is badly designed and could be redesigned so as to positively reduce impact of any noise and construction nuisance to the nearby conservation area and this is what the Village Council would expect to occur.

The Village Council would wish to see this application refused.

Planning Application Reference: DM/0369/23/FUL

Proposal: Variation of Condition 2 (Approved plans) pursuant to DM/1038/21/FUL for revision to allow for alterations to footprint, external terraces and service yard, removal and relocation of roof lights, alterations to openings on south and west elevations, amendments to escape staircase to include replacement with escape ramp (omittance of canopies removed from description - no canopies on existing scheme to be removed. This was included in error)

Location: Thorpe Park Holiday Camp Anthonys Bank Road Humberston

Objections. The change in description noted but the Village Council objects to this application on the grounds of noise nuisance etc. and would reiterate all of its previous objections to this application in line with the objections submitted above. The detrimental impact of noise not only to the neighbouring Fitties but to other areas of Humberston is unacceptable and the overall application for the expansion of the entertainment facilities within Thorpe Park should be deferred pending a meeting with representatives of NELC/EQUANS, Thorpe Park Management and local consultees such as the Village Council.

The Village Council would wish to see this application refused.

Yours faithfully,

KJ Peers

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

ITEM 8 - DM/0987/22/FUL

From: W PS
Sent: 05 June 2023 09:35
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Fwd: hall farm planning support

Carrie and Philip Wilson
Whitsend farm
Thoroughfare
Ashby cum Fenby
Dn37 0qx

To whom it may concern in the planning department.

We are in support of the above proposed plans at Hall Farm. Ashby cum Fenby. DM/0987/22/FUL

As they are a long standing highly valued family business in the village we are in full support, as this would be a further asset to this local rural economy.

ITEM 8 - DM/0987/22/FUL

From: james Halliday
Sent: 05 June 2023 08:39
To: Planning - IGE (Equans)
Subject: dm/0987/22/ful

We fully back the idea of this application it can only do good for the village and surrounding areas

A&jhalliday ltd
Orchard garage
Ashby cum Fenby
Grimsby
Dn370qn

ITEM 8 - DM/0987/22/FUL

From: Katie Norburn
Sent: 05 June 2023 08:57
To: Planning - IGE (Equans)
Subject: Comments for Planning Application DM0987/22/FUL

Dear sir/Madam

I am writing in support of the above planning application for 6 holiday huts on land at Hall Farm Hotel in Ashby Cum Fenby.

I have lived in Ashby cum Fenby for over 20 years now (many of those as Chair of the parish council) and during that time, I have regarded Hall Farm as a wonderful venue and community hub making it a huge asset to our lovely village.

My family have regularly used this amenity and have often had larger family functions there, as well as village celebrations

This is a lovely family run business and should be encouraged, many local families have been employed over the years, particularly the teenagers and college students.

I wish them the very best for this positive addition to the already thriving business.

Katie Norburn
The Croft
post Office lane
Ashby cum Fenby
DN37 0QS

Carol Pedersen (EQUANS)

From: George French
Sent: 09 June 2023 10:37
To: Owen Toop (EQUANS)
Subject: RE: DM0301/23/FULA 7 Great Coates Road

Follow Up Flag: Follow up
Flag Status: Flagged

Morning Owen

My client has written the following statement in regard to movements of vehicles to his proposed application. I believe this statement should allay any fears that you may have on a large volume of traffic.

My business is a low key operation and I split my diary into AM and PM slots by appointment only. This, along with strict hours of business, allows me to control the amount of visitors and also vehicles to the site. My business is seasonal and footfall is significantly reduced between the October to March months.

During the peak summer months I may see four customers per day while in the winter months I may not have a visitor all week.

I specialise in classic motorcycle restoration and a project can take months to complete in which case I close my diary to other appointments. Most of my restoration work is carried out by a collection and delivery service I offer, again this reduces footfall and visitors to the site.

MOT testing is offered more of a convenience to existing customers. Many of my clients have more than one motorcycle and any machine more than 40 years old is MOT exempt. I started to carry out MOT testing so I did not have to turn loyal customers away or send them elsewhere. The testing does not form a significant part of the business.

The companies that I use for parts supply are mostly mail order who use delivery companies such as Royal mail and Amazon. Motorcycle parts are mostly small and light which means my deliveries come with my household orders. The disposal of business waste is usually done weekly using local companies. I prefer to take the waste to a licenced waste carrier, rather than have them come to me. This is to keep waste to a minimum due to waste collection services having a minimum collection threshold. I produce such low volumes, I do not meet the criteria. This helps on the unnecessary build-up of waste.

During the planning process and discussions with NELC, it was decided to use an existing entrance as dedicated access for the coach house. This allows vehicles to enter and exit the site without obstruction to the highway or pavement. The building is positioned to support unobstructed access and provide ample turning space for many vehicles.

Regards
George

Item 10 - DM/0384/23/FUL - Land Adjacent to Co-Op, Station Road, New Waltham

New Waltham Parish Council objection received 12th June 2023;

Please find below comments from New Waltham Parish Council:

DM/0384/23/FUL – Salon/Café Station Road, NW –

Council object to changes to original plans (with following reasons):

- Inadequate parking for clients and residential parking for property above
- Overbearing and invasive building for neighbouring property
- Invasion of privacy at back of property to neighbouring properties conservatory and garden.
- Not as originally planned, why has it been changed so much?