

Carol Pedersen (EQUANS)

From: Emily Davidson (EQUANS)
Sent: 07 July 2023 14:25
To: Carol Pedersen (EQUANS)
Subject: FW: DM/0104/23/FUL Thorpe Park
Attachments: 002-1 Haven Cleethorpes Final.pdf

Hi Carol,

Can you add the comments below and attached as sup for item 1 please 😊

Kind regards,

Emily Davidson
Town Planner
Planning
Places & Communities North – NEL
emily.davidson@nelincs.gov.uk
Tel. +44 (0) 1472 324242
Mob. +44 (0) 7919304574



equans.co.uk

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

From: clerk@humberstonvillagecouncil.com <clerk@humberstonvillagecouncil.com>
Sent: Wednesday, July 5, 2023 10:00 AM
To: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Cc: Martin Dixon (EQUANS) <Martin.Dixon@nelincs.gov.uk>; Liz Shawhulme <eshawhulme@humberstonvillagecouncil.com>
Subject: RE: DM/0104/23/FUL Thorpe Park

Hi Emily,

Further to your email below, I did put the matter before the Village Council at its meeting yesterday evening. The members noted the amended description and the acoustic walling but have asked that I pass on the comments that it makes no difference to the Village Council's objections on this application. The Village Council is disappointed in the retrospective nature of this application as the works have already been ongoing for some time with apparently no enforcement action being forthcoming. The Village Council finds it concerning that retrospective applications seem to be a regular occurrence in the face of what appears to be poor enforcement by the local planning authority. The lack of enforcement seems to be a green light for people to carry out works and then just apply afterwards, knowing enforcement action will be either non-existent or very weak.

The acoustic fence is also noted but again makes no difference to the objections the Village Council has to this application.

Many thanks,
Kathy

From: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Sent: Friday, June 23, 2023 8:51 AM

To: clerk@humberstonvillagecouncil.com
Cc: Martin Dixon (EQUANS) <Martin.Dixon@nelincs.gov.uk>
Subject: DM/0104/23/FUL Thorpe Park

Good morning, Cathy,

I am contacting you regarding the application at Thorpe Park for the air handling units. We have made a slight amendment to the description to better reflect the works which are being carried out. We have also received amended plans which include an amended fence height as recommended by the noise assessment. I have included the description below. The application will likely be heard at July's committee on the 12th. All existing comments still stand and do not need to be resubmitted, however, if you have any further comments to make, please do so before Friday 7th July.

If you have any questions, please do not hesitate to contact me.

Kind regards,

Emily Davidson
Town Planner
Planning
Places & Communities North – NEL
emily.davidson@nelincs.gov.uk
Tel. +44 (0) 1472 324242
Mob. +44 (0) 7919304574



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Carol Pedersen (EQUANS)

From: Emily Davidson (EQUANS)
Sent: 10 July 2023 13:59
To: Carol Pedersen (EQUANS)
Subject: FW: DM/0104/23/FUL | Retrospective installation. Comment.

Address for the commenter below 😊

Kind regards,

Emily Davidson
Town Planner
Planning
Places & Communities North – NEL
emily.davidson@nelincs.gov.uk
Tel. +44 (0) 1472 324242
Mob. +44 (0) 7919304574



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

From: Vicki Chapman [REDACTED]
Sent: Monday, July 10, 2023 1:49 PM
To: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: RE: DM/0104/23/FUL | Retrospective installation. Comment.

Hi Emily,
Thank you for confirming that my comment will be added. My address is 252 Humberston Fitties, DN36 4EY
Kind regards, Victoria

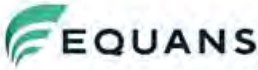
From: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Sent: 10 July 2023 13:28
To: Vicki Chapman [REDACTED]
Subject: RE: DM/0104/23/FUL | Retrospective installation. Comment.

Good afternoon, Victoria,

Could you please provide me with your address so we can log your comment on the system?

Kind regards,

Emily Davidson
Town Planner
Planning
Places & Communities North – NEL
emily.davidson@nelincs.gov.uk
Tel. +44 (0) 1472 324242
Mob. +44 (0) 7919304574



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

From: Vicki Chapman [REDACTED]
Sent: Monday, July 10, 2023 8:48 AM
To: Emily Davidson (EQUANS) <Emily.Davidson@Nelincs.gov.uk>
Subject: FW: DM/0104/23/FUL | Retrospective installation. Comment.

Hi Emily,
The closing date was shown as Friday, so presumably midnight, but we were unable to submit at 5pm. Unfortunately I typed in your email address incorrectly. Please can you confirm if the below can be submitted.
Many thanks, Victoria

From: Vicki Chapman
Sent: 07 July 2023 17:34
To: 'emily.davidson@nelincs.gov.' <emily.davidson@nelincs.gov>
Subject: DM/0104/23/FUL | Retrospective installation. Comment.

Hi Emily,

I would like to submit the following objection to the above Retrospective planning application who closing date for neighbours comments is today.

I strongly object to this application. The noise produced by the AHU's will further add to the noise disturbance which we are subjected to on a daily basis. The decibel noise generated by mechanical equipment and music has been questioned with multiple email requests to the Council noise dept for dialogue, answers as to what levels are deemed 'acceptable' and what has been recorded during 'random' test visits – we are still unaware as to what has been agreed. Nor has there been any consideration for the reverberation / low frequency impact caused. The Chalets on Antonys Bank that are in the firing line have been in this CONSERVATION area for over 50 years, long before Thorpe park came along to ruin the tranquility. They are single skin construction elevated from the ground and alas whilst all find them charming and unique, act as loud speaker boxes amplifying the thud thud bass blasted at them. As chalet owners in close proximity to the show bar we have stood outside and heard the music, then, when going inside we 'feel' the music thump to a much larger extent. Unlike houses with double skinned brick wall with insulation etc that are close to Pubs, we are subjected to this torrent of noise 7 days a week, not just weekends. NO CONSIDERATION has been given to this FACT.

The submitted noise assessment measures the noise at a 1m distance from the AHU's. No assessment has been undertaken to take into consideration the noise travel. From our layperson assessment we believe our row of chalets is subject to particular noise transfer due to being in a topographical dip between TP and the rest of the Fitties, along with the elevated and single skin construction of our chalets.

We ask that an assessment of our unique situation be undertaken in an aim to reach a solution AS A CONDITION of planning. At present we are reporting incidents of concern to TP by email, as agreed within their licence complaint procedure plan. We are not receiving replies or remedies to the issue. The complaint procedure was a condition of their planning and licence. Not responding or resolving is clearly a breach.

Although the AHU's are perceived as a relatively low noise generator, this is yet another 'slight' increase that once again further adds to the noise nuisance that continues to affect our quality of enjoyment of our chalet.

Kind regards,

Victoria Chapman

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Carol Pedersen (EQUANS)

From: Jonathan Cadd
Sent: 07 July 2023 09:16
To: Carol Pedersen (EQUANS)
Subject: Supplementary Agenda - Item 3
Attachments: Proposed response to questions raised by planning officer.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Item 3

Consultation response:

Police (Crime Reduction Officer): (In summary) having spoken with the Neighbourhood Policing Inspector there are no specific comments to raise. If delivered correctly, this will be a good opportunity to house vulnerable individuals who are without a permanent home. Any reported ASB will be monitored. Secured by design standards are recommended.

Further comments from application (attached)

Many thanks

Jonathan

Jonathan Cadd

Senior Town Planner
Development Management Services
Places & Communities – NEL
jonathan.cadd@nelincs.gov.uk
Tel. +44 (0) 147 2324292
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RESPONSES TO ENQUIRIES FROM PLANNING OFFICER

1. The tenants for the proposed new building are likely to be particularly vulnerable individuals who we feel will be better suited to longer term accommodation under the continued support of our team rather than in alternative accommodation.

2. The proposed new building would be a very separate operation from the Night Shelter. Our Night Shelter is the first step off the streets for clients and it is intended that each client should only be in the Night Shelter for a matter of weeks before securing their own accommodation (with our support and assistance). The proposed new accommodation is intended to be a potential medium to long term option for some of our more vulnerable clients to move on from the Night Shelter to a new home.

In terms of queues outside the Night Shelter before opening in the evening, this is because our limited resource has restricted opening hours of the Night Shelter to be from approx 8:30pm to 7am. We have secured additional funding and we are in the process of making changes to our staff and volunteer structure and to some internal layouts of the Hope Centre in order to enable clients to access the Night Shelter from early evening and until later the following morning. This will be a big improvement for our clients and should also deal with the issue of clients waiting outside the centre in the evening.

In relation to comments regarding frequent Police attendance at the Hope Centre, Harbour Place chair a fortnightly meeting of local Housing and Support Organisations which a number of Police Officers regularly attend. Furthermore, Police Officers also visit the Hope Centre to liaise with staff in a collaborative approach to dealing with rough sleeping around the town, often responding to concerns raised by local businesses, Elected Members and members of the public. None of these visits therefore reflect issues arising at the Hope Centre.

That said, given the traumatic and challenging histories of some of our clients we acknowledge that there have been occasional incidents when Police attendance was considered appropriate. However, our staff team have considerable experience and expertise in managing such incidents and our records indicate there has only been one such incident in 2023.

3. Since adaptations in 2020 (arising from Covid), our Night Shelter has run at a capacity of 10 people. Our long-term plan is that this capacity will remain around this level and be subject to an absolute capacity of 12. It should be noted again that the proposed new accommodation will be people's homes and will not form part of the Night Shelter operation. Tenants of the proposed new building will be free to come and go from their home as and when they please. However, it should also be noted that the property will be monitored by our staff and tenancies will be subject to strict rules about conduct.

4. Support will be provided by our experienced team and will include, skills coaching, tenancy support and ongoing partner agency working to support mental health or dependency issues if necessary. Our revised support team structure should be sufficient resource for this, but we will adapt further in the future if necessary.

HARBOUR PLACE GRIMSBY

RESPONSES TO ENQUIRIES FROM PLANNING OFFICER



5. The planned Unit is to provide long term accommodation for selected vulnerable individuals who require significant and ongoing support. It is anticipated that the minimum length of stay would be six months and in appropriate cases clients may stay for a number of years, mitigating the risk of a damaging and potentially dangerous return to the streets.

Each individual will have a bespoke personal support plan and, in addition to traditional housing related support, they will be encouraged to access a range of activity groups and training opportunities such as literacy, distance learning courses etc. This rehabilitative support would not be available to them at other move-on accommodation.

6. We are satisfied that the slight reduction to parking areas will be sufficient for all staff. The new working rotas will spread the staff team slightly and we will also be erecting notices about parking to deter people not visiting the Hope Centre from parking there (which has been an issue from time to time).

Condition changes to item 6 – DM/0326/22/FUL

Condition

The business shall only operate in strict accordance with the supporting statement received 23/05/2023 unless otherwise agreed in writing by the Local Planning Authority.

No activities at the premises must take place on Saturdays and Sundays or outside of the hours specified below.

Monday – Friday 10:00 to 17:00.

Reason

To protect the amenities of nearby residents and in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018).

Condition

The new vehicular access shall be constructed in strict accordance with the details shown on Plan SD-1100-11 within three months from the date of this permission and within three months of the date of this permission the existing vehicular access to the premises from Side Lane shall be closed off to vehicular traffic in accordance with details first submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure suitable access to serve the site for highway safety reasons in accordance with Policy 5 of the North East Lincolnshire Local Plan 2013-2032 (adopted 2018)

From: [Cllr Ronald Shepherd \(NELC\)](#)
To: [Sophie Pickerden \(NELC\)](#)
Subject: FW: DM/0326/22/FUL Drains
Date: 04 July 2023 16:45:42

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

From: [REDACTED]
Sent: Tuesday, April 11, 2023 6:29 PM
To: Cllr Ronald Shepherd (NELC) <Ron.Shepherd@nelincs.gov.uk>
Subject: DM/0326/22/FUL Drains

Ron,

301 drains were blocked on 05/04/23, even the drains round the side of the property, worst since living there. The drains were right up to the lid. They called out Homeserve who said you need Anglian water to put a camera down. Metro Rod on behalf of Anglian Water came on 06/04/23 and spent 2 and half hours cleaning the drains. They said the blockage was at 299. There was no blockage past 301 ie 303 up to 309. They were unable to get to the drain cover in 299 back garden. Anglian Water came back on 07/04/23 (turned down the lane) to 299

Regards

[REDACTED]
Sent from my iPhone



Parked on Path blocking Cycle Path



Blocking Cycle Lane at School Leaving Time



Parked At Lane Entrance





Side fence that attaches to boundary fence with Side Lane. This was at back of bungalow as plans show but moved to front of bungalow therefore parking and turning area greatly reduced . Plans are incorrect





Parked on Lane

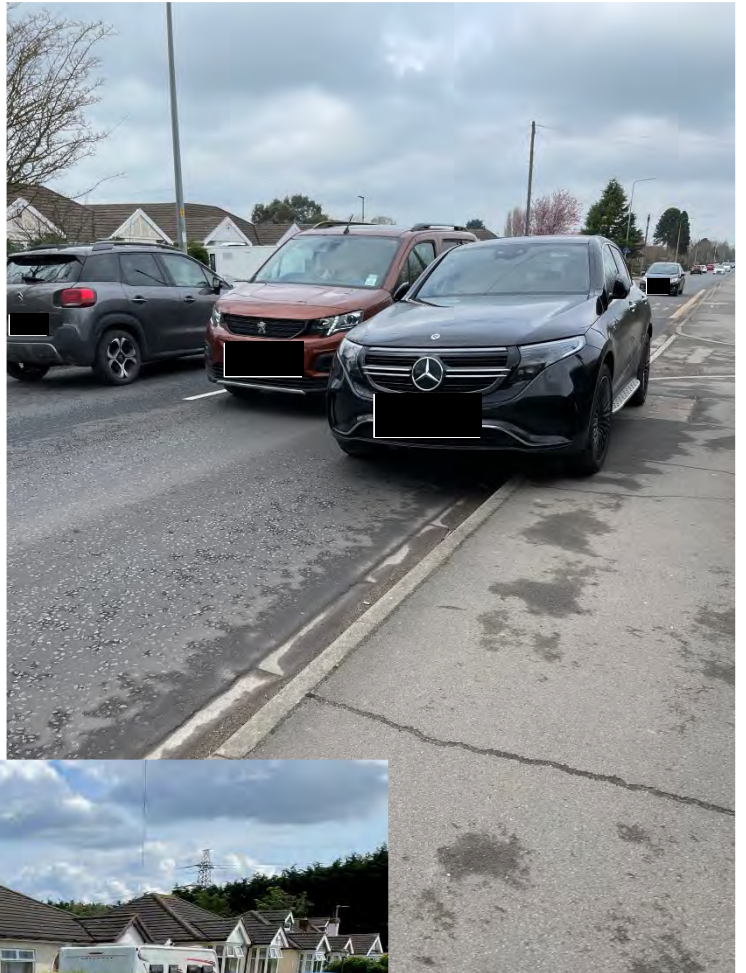


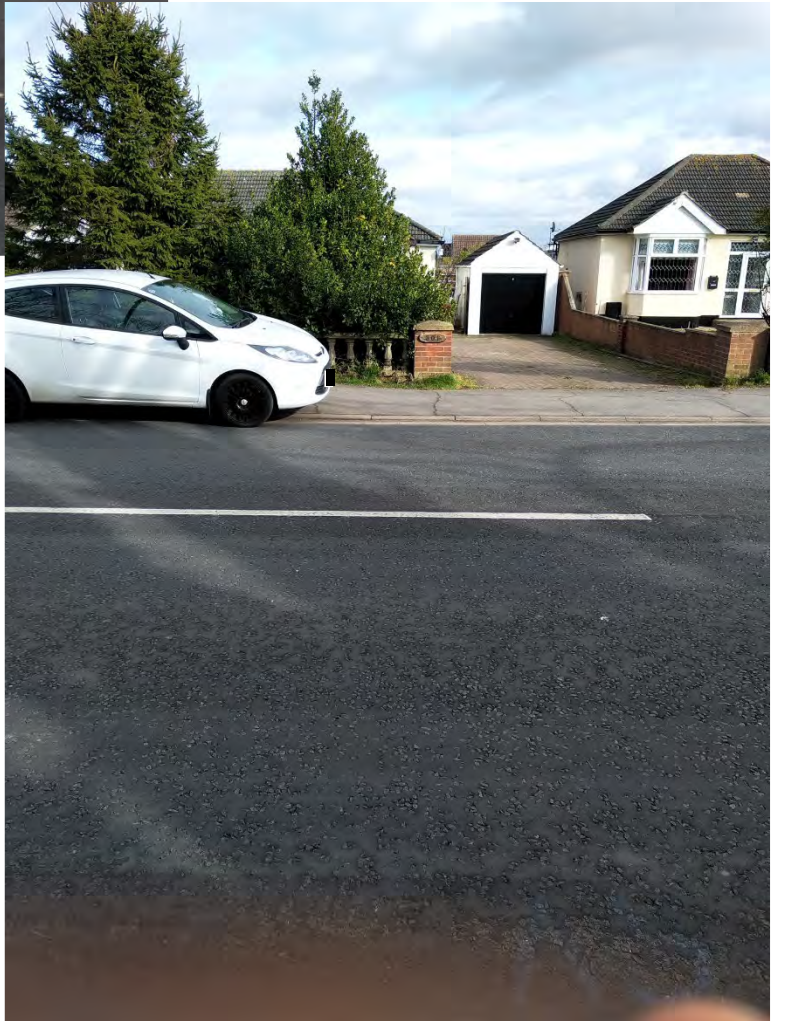
Two client cars parked on drive way and a car came down lane to drop another client off who is using the side gate in the boundary fence of 299 with Side Lane that is not in the plans





Parked on Pavement/Cycle Lane Louth Road





2 Cars Parked on Louth Road





Parking in the Lane



Parked on Pavement On Louth Road





Parked on Louth Road





Parked on Louth Road



Carol Pedersen (EQUANS)

From: Jonathan Cadd
Sent: 03 July 2023 17:37
To: Lincs Weddings
Cc: Carol Pedersen (EQUANS)
Subject: RE: DM/0086/23/FUL Retrospective erection of outbuilding for the use of commercial, chocolate making/ selling chocolates and deliver in-house educational and public chocolate workshops. The Limes Grimsby Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Templeman,

Many thanks for your response, and your full address, I shall ensure your comment is placed fully on planning record.

Jonathan

Jonathan Cadd
Senior Town Planner
Development Management Services
Places & Communities – NEL
jonathan.cadd@nelincs.gov.uk
Tel. +44 (0) 147 2324292
Mob. +44 (0) 7425637615



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

From: Lincs Weddings
Sent: Monday, July 3, 2023 6:45 AM
To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>
Subject: Re: DM/0086/23/FUL Retrospective erection of outbuilding for the use of commercial, chocolate making/ selling chocolates and deliver in-house educational and public chocolate workshops. The Limes Grimsby Rd

Hi Jonathan,

Thank you for your email.

My house number is 15.

I'd like to add that there are many businesses who are located off Laceby Bypass including Robinsons Furniture Shop, Bannister Developments, WTG Joinery, 1st Class Pet Food to mention just a few. As I am aware no traffic accidents

have been reported due to the location of these businesses. It is, in my opinion far more dangerous for the working farms located off Laceby Bypass to navigate joining the road at 50 miles per hour in low speed, heavy machinery than it would be for any of the other local businesses, including The Chocolat Story. I hope this is taken into consideration by the Planning Committee.

Kindest Regards,

Team Lincs Weddings



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On Fri, 30 Jun 2023 at 11:59, Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk> wrote:

Dear Mrs Templeman

Many thanks for your comments in relation to the above planning application which is likely to be determined by the Planning Committee on the 12th July 2023. I whilst I note your support for the scheme, it cannot be formally considered unless I have your full address. I note you are on Adelphi Drive in Scartho but the number of the property is needed.

If you could just let me know your house number that would be great.

Many thanks

Jonathan

Jonathan Cadd

Senior Town Planner

Development Management Services

Places & Communities – NEL

jonathan.cadd@nelincs.gov.uk

Tel. +44 (0) 147 2324292

Mob. +44 (0) 7425637615



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Grimsby, North East Lincolnshire, DN31 1HB

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--

Kindest Regards,

Team Lincs Weddings



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From: Paul Coulam
Subject: RE: School visit
Date: 22 June 2023 at 09:25
To: Trace Clay

At North Somercotes Primary school we welcomed Trace and the Chocolat Story into our school for an educational visit.

Trace's session accompanied and added value to our geography unit of learning which was based around Fairtrade chocolate. It was amazing to observe the way in which Trace made our in class learning come to light, which made our learning more insightful.

The children learned about the origins of chocolate; where it comes from, how it gets to our country, how it's made. This added a deeper sense of understanding for our children as we were able to trace the chocolate's journey from origin to shelf. This allowed the learning to be more relatable to the children and they could much easily envisage the journey.

Trace brought in samples of a variety of chocolate – which the children were able to taste. Through Trace's knowledge and expertise we learned how to taste the chocolate properly in order to establish the real essence of the tastes and smells.

Trace made special chocolate bars for the children, with our school logo printed on to. The children had the chance to decorate their own chocolate. This was beautiful, as the children had a cross-curriculum activity of art, design and creativity.

All in the all, the day and learning was a memorable and valuable experience for the children. One that I would highly recommend for any Primary school to take part in!

Thank you, Trace

Mr Coulam / Year 5 / North Somercotes primary school

Sent from [Mail](#) for Windows

Schools name can be request if required

From: [redacted]@school.co.uk
Subject: [redacted] LETTER OF SUPPORT
Date: 5 June 2023 at 20:20
To: Trace Clay trace

Pupils from our specialist school have accessed a 5-week enrichment program with the Chocolate story offering a quite safe environment. Taking into consideration special educational and sensory needs.

Our pupils are aged 5-11 years with varying needs as follows:

1. Moderate learning difficulties or disabilities
2. SEMH (Social, Emotional Mental Health), ASD (autism spectrum disorder), ADHD (attention deficit hyperactivity disorder)
3. SLCN (Speech, Language and Communication Needs) and CI (Communication and Interaction needs).

This opportunity has enabled our pupils to experience adapted curriculum specifically targeted at health eating, maths, DT and science. Explore new flavours, textures and creating their own chocolate bar mould and made their own chocolate from coca beans.

All our pupils agreed during the tasting sessions the vegan chocolate was their favourite, so they proceeded to making their very own vegan chocolate during this programme. I can only say how much all our pupils adored attending the chocolate story every week and what an amazing experience to make your very own vegan chocolate from scratch, VERY HEALTHY !

Our pupils voice regarding their experience: (which I will get tomorrow or unless you can recall any quotes they said when they was with you

- 1.....
- 2.....
- 3.....

The children that attend our school may not have had opportunity to

The children that attend our center may not have had opportunity to access activities like this before. We aim to offer additional sessions with the chocolate story for our pupils to have access to activities that promote healthy lifestyles.

This opportunity has not only added a positive experience to their lives it also helps to reduce social barriers for our pupils. The chocolate story provision has proven to improve engagement, communication, interaction, wellbeing, concentration levels and encourage independent exploration. All of which is vital to their development and progress and are identified in our pupils Education and Healthcare plans.

Kindest Regards Dawn

DN3 [REDACTED]
Office 01472 [REDACTED]

26th June 2023

To whom it may concern

We had the pleasure of welcoming Trace Clay from The Chocolat Story in February 2023 as one of our school Inspirational Business Leaders.

The children were enthralled as they listened to Trace tell her story of how her company was established and how it works.

They learnt about the history of the Cocoa Bean and how chocolate is made.

Our children were so enthusiastic seeing the personalised chocolate moulds designed just for our school. Each child had their own bespoke chocolate bar which they then painted individually with edible paints.

Trace continued to explain about the costings and marketing aspects of the business and the children eagerly asked many questions.

Trace was warm and approachable and the children thoroughly enjoyed working with her. They have talked about the experience since. Trace brings something different to our area unlike any other company locally and she has also successfully transitioned her business into the community. Adults and children alike delight in both creating and eating the chocolates made. The products and the company are always to an extremely high standard.

It was an absolute pleasure collaborating with The Chocolat Story and we definitely would like to work with Trace again in the future.

Kind regards

K Baker

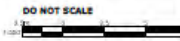
Edward Heneage Primary Academy.



Traffic Mirror



Enlarged View Scale 1:125



Notes

- Do not scale from this drawing, if in doubt - Ask.
- All dimensions are in metres (m) unless noted otherwise.

Legend

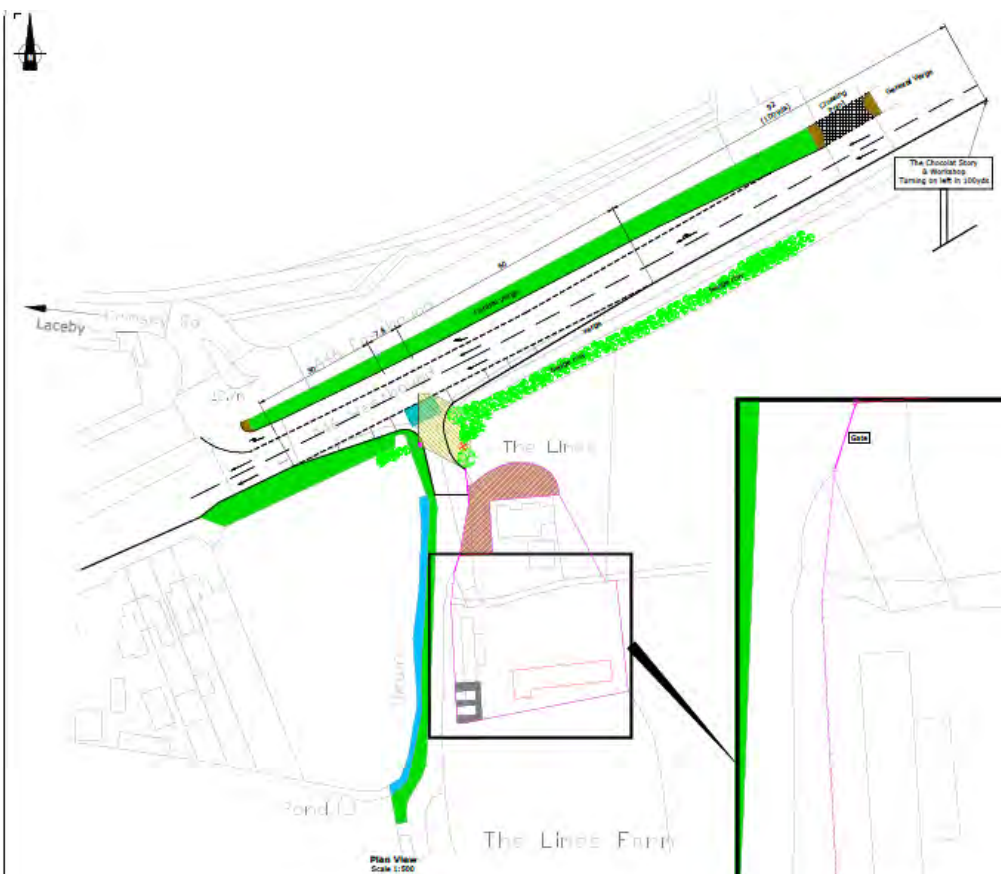
- 15m² area giving clear sight of A&G & all oncoming traffic.
- This area denotes visual capture zone of 15m plus in all required areas.
- c.250m² of additional parking up to 18m² cars (select style parking)

Sheet 1 of 2

DRAFT

Client	The Chocolat Story
Project	Road Traffic Scheme
Scale	1:125
Date	
Author	
Checker	
Appr	

Project No: RCS-01-010_SH1



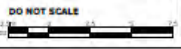
- Note:**
1. Do not scale from this drawing. If in doubt - ask.
 2. All dimensions are in metres (m) unless noted otherwise.
- Legend**
- 25m area giving clear sight of A&D to all oncoming traffic.
 - This area denotes visual capture zone of 25m plus in all required areas.
 - c.252m² of additional parking up to 180v cars (event style parking)

Sheet 2 of 2

DRAFT



The Chocolate Store & Workshop
The Chocolate Store
 Road Traffic Scheme



NO.	REVISION	DATE	BY	CHECKED

PROJECT: TC2-01-010_S12 DRAWING: A

Catherine Garrod	Tennyson Rd
Libby Turner	St Heliers Rd
Name	Address
Anne Turner	Sorrel Road Grimsby
GAIL SPEIGHT	3 THORNTON PLACE GIMMINGHAM DN40 1ND
ROSANNE HAWDIN	RUPERT ROAD GRIMSBY
VERONICA HUTCHINSON	HARDY'S ROAD
L. NICHOLSON	St Heliers Ave
Kirsty Turner	St Heliers Rd
Lynne DeMISS	ELM AVE CLEETHORPES
George Woolless	Olver street Cleethorpes
Jessica Honey	Iodysmeth Rd Grimsby

A Great time is had by all who support this business. Great memories made.
Great for everyone of all ages. Educational as well as amazing products
Address comments.
Unique
We should support small local businesses Educational + Fun for all.
we should support small local businesses, especially in the current climate + changing times
IN THESE BAD ECONOMIC TIMES EVERYONE SHOULD BE ABLE TO MAKE A LIVING. IT ALSO SOUND LIKE AN ACTIVITY FOR ALL
we need to support + encourage small businesses
ITS a fantastic business and need to support more businesses.
Fantastic product, Great fun small businesses, well thought off Good luck. Tracey.
Amazing, Local Product. We need to support local businesses!
Unique party opportunity for children - Enjoyed by all

Name	Address	Signature	Comments
Susan Orborough	6 Ormsby Close Cleethorpes		I totally support anyone who tries to do something different in business! she needs ^{all} the support!
Ann Reading	5 Sycamore Way Humberston		Support small independent Businesses
Mary Huesman	75, Manchester St Cleethorpes		It's so important to support small businesses
Isobel Moss	12 WINN Court Cleethorpes		Please keep the independent ^{going} business
Mary McLean	11, Fairfield Court Humberston.		I Support Small businesses.
Sadie Giles	3 Alevemal court Cleethorpes		Please keep the small businesses
C.L. Byrne	CROFTMEWS CLEETHORPES		
S.M. TURNER	CHICHESTER RD CLEETHORPES		
JALWA	Ormsby Rd Humberston		

Name	Address	Signature	Comments
Julie Spencer	BORMANS LANE		
Glacie Hudfield	7 blyth way laceby		It is very good for kids
Emma Greer	28 Caustic Road laceby		
STEVE CANTWELL	42 CLEE ROAD		
SHARON CANTWELL	42 CLEE ROAD		
Lyrasey Hanley	29 Oliver Street Cleethorpes DN35 7QQ		
EMMA HOLMES	62 Sherburn Street Clee, DN35 8TX		
J. Dix	Haulings DN41 7AL		
D. ARNOLD	ST. NICHOLAS DRIVE GRIMSBY		
S.J. BROWN	11, WYBERS WAY GRIMSBY		WE SHOULD ALL SUPPORT LOCAL BUSINESS VENTURES.

Name	Address	Signature	Comments
Daniel Cooke	22-24 market st cleethorpes		To Support Small Business and keep them going
Lynn Kothwell	18 The Drive, Waltham DN370FB		Need to support small businesses and encourage more.
Andrea Bealey	51 felstead Rd Grimsey		Some people are so jealous. Support people!
Rachel Hendell	45 lady Frances Court		Support Small businesses, too many are failing.
Josh Dale	45 lady Frances Crescent		Support local business & educating/activities for kids

PETITION Topic:

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
Lead petitioner:

Name: Trace Clay

Email address: Trace@

Telephone:

Address: The limes, Laceby, Grimsby Road, DN377EE

Name	Address	Signature	Comments
KEVIN HATFIELD	25 Brian Ave Cleethorpes		
Wendy Hatfield	25, Brian Ave. Cleethorpes		WE NEED TO SUPPORT OUR LOCAL BUSINESS!
COUISE HILLYAR	94 Fairmont Road		
PAULINE HENSBY	20 ALFRED STREET		NEIGHBOUR NEEDS TO GET A LIFE

Name	Address	Name	Address
Andrea Paxton	4 Lisburn Grove, Grimsby.		28 St Peters Grove Laceby DN37 7HD
Janette White	60 Albatross Drive Grimsby		1a Sheraton Drive Humberstone, DN36 4TW
SARAH WRILEY	WESTLANDS AVE TETNEY DN36 5LP		6 Albatross Drive Grimsby, DN37 9PE.
Donna Steel	9 WEST HARTH CLOVE MACADAM RD GRIMSBY DN31 2FF.		19 Gloria Way. Grimsby, DN37 9SW.
DAVID WHITE	60 ALBATROSS DRIVE GRIMSBY		1 Halls Lane Keelby DN48DE
MELISSA TOPLIN	34 St Peters Grove Laceby DN37 7HD		6 Guernsey Grove Immingham DN401RD
Shane Toplin	34 St Peters Grove Laceby DN37 7HD		75 Lansdowne AV Grimsby.
LIZ WRIGHT	28 KEUM CRESCENT Laceby.		377 BREBETON AVE, CUTHORPE. DN35 7UB
ZARA WILLIAMS	32 ST PETERS GROVE LACEBY DN37 7HD		
Carlyn CONT	26 St Peters Grove DN37 7HD		

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Name	Address	Signature	Comments
ELIZABETH SMITH	480 WEELSBY STREET GRIMSBY DN32 8DL		GREAT WORKSHOP, SOMETHING DIFFERENT & EDUCATIONAL FOR MY KIDS
Angela Dale	114 Bentley Street COPS DUBS 8DZ		workshop is unique to our area all the kids & adults love going there.
Jasmin Dale	173 Milton road GY DUBBION		Amazing choco shop. educational and fun.
Ryan RICE	173 MILTON RD. GY DUBBION.		

Name	Address	Address	Comments
Emily-Jayne Thornberry	27A Breerton Ave DN35 7QZ		Very unique shop, something fun and different.
Chelsey-Jade Nesbitt	230 Durban Rd. DN32 8AT		Amazing for kids and its very unique.
Lucia Wright	25 Portland Place		Educational, helps children learn. Amazing for children
Rob + Jim Greer	11 Atterby Cres CLX		Brilliant workshop good for children education, and good for hobby
Tracey Lilley	8 THE DRIVE WALTHAM DN31 0FB		Unique for this area & very educational
ANGELA STAINTON	19 FRANKLAND PL CLEE		FUN, UNIQUE PLACE
DAWN JONES	20 BOLLINGBROOK RD CHEE		UNIQUE FOR SCHOOLS
CAROL HAMES	11 BEESBY DRIVE. CLEE.		Very good for area.
MAGGIE ELLIS	38 TENNYSON RD. Cleehorps		We should encourage small businesses!!!!
Lauren Roberts	74 Gloucester Ave. Grinby		Encourage local businesses + bring tourists/business to that side of Grinby.

Name	Address	Name	Address
LOUISA METCALFE	247 LOUTH RD Grimsby		
Niccy North	Summerfields New Waltham DN36 4RY		

Name	Address		Address
R Johnson	68 SPALLINGBOROUGH RD NICHING, GY	FABULOUS!	7 CARBIS CLOSE, NEW WALTHAM DN36 4GR.
Gemma Sherer	41 Larmour Road, GY DN37 9HQ		
Becky Clark	213 Sanctuary Way DN37 9K7		
ANNETTE TUNER	10 DN35 9ER		
TREVOR THOMAS	17 CARSON AVE .. DN34 4QX		
MAEVE BENIN	7 CARBIS CLOSE. DN36 4GL		
STEPHEN SPALL	8 RUTLAND DRIVE GRIMSBY		
K GUTH	WILSON CROFTON GRIMSBY DN30 3PP		
Adrian Maddal	137 Brereton Avenue		
Julie Warr	DN34 4SE .		
Lynne Sart	DN36 4WQ.		

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Lead petitioner:

Name: Trace Clay

Email address: Trace@l

Telephone: l

Address: The limes, Laceby, Grimsby Road, DN377EE

Name	Address	Signature	Comments
Maree Readman	11 Westley, Gr		fab place will be back.
Lynn Jince	132 Humberston Aitties		
Julie Allenby	21 Southfield Rd Grimsby	7	
Gabriella Robinson	98 Westhill Rd Grimsby.	7	

Name	Address	Signature	Comments
Anais Bartlett	1 Rushington Close DN37 9FE		Support small businesses!!!!
STEPH- HALL	6 CAVER LANE DN32 8AJ		PLEASE DON'T HINDER SMALL BUSINESS
Isaac Taylor	12 Dones Close DN32 9AG		small family local businesses are important for our area
Gemma Chew	176 Barcroft DN35 7AX Street		Family business which is important to everyone
Pete Parker	11 Lestrangle Street Clee		Supporting Small business
CAROLE EAST	19, ABBOTSWAY ^{TRISENS} GRIMSBY.		Supporting small businesses, please don't close down a lovely unique business! we should be supporting them.
Lynne Paxton	33 Blundell Ave Cleethorpes		Support small family run. business.
emma elson	33 Edge Ave. Grimsby.		Small businesses require a lot of support.
HARRY Hindman	75 Manchester St. Cleps.		Support small business
D Merritt	?		

Name	Address	Signature	Comments
Ray Stephenson	103, Panshurst Rd Cleethorpes		Support independent business.
Roy Crampton	82 Crowhill Ave Cleethorpes		Keep local business going not closing them.
ELAINE MARSHALL	34 e yarra Road Cleethorpes		Support independent business
CHRISTINA RIDD	65 CAISTOR RD LACEBY		Always support local businesses.
Holly Gibbons	20 Albert Place G4		Support local Businesses.
Marie Fisher	49 Fenwick Rd Scartho top		Keep local business open
KIRSTY ELSEY	6 PARKER CLOSE LACEBY DN377FE		Support local.
Julia Fisher	7, Lynton Rise C100 DN35 9AW		Keep local business's open.
JEAN CUTLER	125 NORTH SEA LANE CLEETHORPES		Support local businesses
TRACEY GIBSON	27 EARL STREET GRIMSBY		Keep local & diverse businesses open.

Name	Address	Signature	Comments
N. Ward	THE BELTON DN4 18FH		
R. SWAN	5 ITTERBY CRESCENT CLEETHORPS DN35 9QT		Great little kids
K. SWAN	5 ITTERBY CRESCENT CLEETHORPS DN35 9QT		
A. STONES	64 Highthope Crescent Cleethorpes DN35 9PT		
K. GORROD	40 CLEETHORPS WAY		
D. TITCHER	72 JOYLAND CRES		
M. DEAN	Klee Rd Cps		
E. BLANCH	11 HALTON WAY		
C. JONES	12. ITTERBY CRESCENT CLEETHORPS DN35 9QL		
S. JONES	12. ITTERBY CRESCENT CLEETHORPS DN35 9QL		

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Name	Address	Signature	Comments
NORMA YARBOROUGH	83 MIGHTHOLPE GRIMSBY DN35 9PX		
Robert Thomas	36 Weelsby Ave Grimsby		
William Thomas	3 to weelsby Ave Grimsby		
George Thomas	36 weelsby ave grimsby		

Name	Address	Name	Address
VICKY BECKER	10 DN33 3GH.		
Jayne SMITH	12 Trinity Rd DN35 8UG		
Sue CRAWFORD	21 GREENWAY DN37 0HS		
Ann FRASER	LACEBY		
Sarah ELLIS	21 Windsor Road Cleethorpes		
Mollie FRASER	Laceby.		
Annette Copley	Cleethorpes		
Helen Garrett	Scartlwo		
Mona	Cleethorpes.		
Lesley Blakely	Berkley Rd Humberston		

Name	Address	Name Address	Address Comments.
Mary Robinson	44 Halton Place Bleethorpes DN35 9BU		Different & fun.
Shirley Swellwood	Strawberry Fields Nth Thoresby		great for school children and adults.
Julie HAMMING	26 Golf Course Lane Waltham DN37 0JN		Can't wait to try it
S Appleton	22 PINTON LANE SCARBOROUGH DN33 2JW		- Good for all!
G. Pearson	2 Sunningdale, Waltham DN37 0UB		- educational for children
Mandy Pearson	2 Sunningdale Waltham DN37 0UB		- Good For The Local Community & Mental Health Issues.
Lyne Loughran	157 Bentley St. Creechorpes DN35 8EG		- Good for the community all ages included.
Steve Loughran	" " "		great fun
Sarah Forster	Suggitts Lane		Very educational for both children & adults
Denise Patterson	Beacon Court		Good for the community.

Name	Address	Name	Address
NIKI TAYLOR	76 FAIRWAY WALTHAM BY DN37 0LW.		
Sarah Gwaspari	39 Picksley Cres, HOTTON-CLAY DN36 5DZ.		

Name	Address	Name	Address
Linda Dellow	1 The Ridgeway Crimby DN34 5PH		
Sally Leeman	420 Hereage Road DN32 9WG		
CHERYL PAEKEL	42 ALBATROSS DRIVE DN31 9PE		
L DOWNES	7 Pine walk DN41 7NR.		
K JAMES	125 LOUTH RD DN33 2JU.		
S NUNN	16 FAIRFIELD AVE DN33 3DS		
A Campbell	25 Trinity Rd cleps DN35 8UH		
L Vasey	5 STANFORD CL LACEBY		
S Suddly	3 stanford laceby		
Julie Dixon	laceby		

Responses

1. The lack of access to public transport and footpaths and the location being rural and doesn't lend itself to commercial use;

There are bus routes to and from Laceby so this is not an issue to be taken in to account for the rejection. With regards to footpaths, I agree that they're not footpaths or pedestrian crossing points along the stretch of the dualled section of the A46, however the commercial use of properties on our side has not been an issue for 3 commercially ran business up to this point, all of with have poorer access and egress on the A46 compared to The Chocolat Story. The three business I mention relate to Laceby Manor Farm that operates multiple business from its out-building buildings outside of its main use. New Road Farm, again rents its building out to building contractors and multiple other trades who access the site with all sizes of vehicles as well as heavy goods. And lastly the Mercedes Benz dealership.

All the above have no access to public footpaths but are all allowed to trade, and are not seen as a danger to public, and all set in a rural location the same as ours. And most recent the opening of the Landmark Café, very rural business, with no public transport or footpaths to access the site, also leading onto a 50mph road with vastly more visitors than our 12 a week a maximum. And how rural can you class our business as we are 133m door to door to BMW's new building on the corner of the Laceby junction, and only 245m away from the business park located next door.

2. The Highways inspector's comments in general

With regards to your colleagues' comments, again I feel I must challenge said comments as I don't think they are valid. The reasons for this are as follows:

- The lane only provides access for two domestic properties, The Limes (which is owed by ourselves) and Limes Farm (a domestic property not a farm as stated). The owner of the Limes Farm uses their property to store plant and other heavy machinery that used in their primary business H. Cope and Sons based on the Pyewipe est. They regular run lorries in and out collecting and dropping of items. The farmer who owns the fields rents them out to horse owners who arrive with horse boxes and trailers every weekend.
- With regards to our entrance out of the 4 entrance that lead on the dualled section of the A46, our entrance is the only one that has a 60m lead in taper and 28m exit taper, however the vegetation has been allowed to encroach over the asphalt, minimising its full use, by the local authorities over a number of years who have failed to cut and clear, which is a risk to resident first and foremost. There is over 5m of clear line of site and the crest of the entrance, which is more than some along this stretch. As stated during your visit, I was happy to have this cleared, resurfaced, erect informational signage and line mark the junction, if the planning was deemed to be acceptable, and we have spoken to the land owner with regards to cutting back the over grown vegetation that could hamper visibility. (See images below)
- Below are the examples of the other properties and entrances that all run commercial business if varying sizes from entrance that have poorer visibility, no lead in or exit tapers and not one of them has pre notification signage warning on coming drivers of the business

or exiting traffic, which I would deem to be much more of a concern than ours, after years of building roads, motorway's and helping design 278 works throughout the country.

- With regards to lack of parking availability with have enough parking for up to 14 cars on our property with out ever needing to park on our private lane regarding of parking on the verge of the A46 which I have never seen on our section in all the time we've lived here. And all our visitors are outside of peak times.
- With regards to their comments regarding exit the property onto the dual carriage way, having the need to accelerate quickly to reach the speed of 50mph, this is standard highway driving practice when joining any road in the country from either adjoining road or junction, and requiring to cross 3 lanes of traffic to turn back to Grimsby. As this manoeuvre is not illegal, it would however be deemed as bad practice, this is why on our invites to our customers we state that they should turn left when exiting and head to the roundabout located near Mercedes.

With regards on how we would like to proceed, we will be contacting the local councillor and MP to discuss the matter further, as I feel the comments made are somewhat unjustified based on existing business that operate along this section of the A46. If we are unsuccessful through additional information, design or appeal, then the building will be kept as a domestic outbuilding and used as gym or something of that fashion, as it meets the non planning requirements. We have been forced to find a temporary property in Cleethorpes High Street while we continue with the application as we can't allow this to affect our business any further.

Examples of commercial business Access and Egress on to A46



Mercedes Benz, vehicles park in their lead in taper as part of their displays, and have public come 7 days a week to visit or view cars, parking all over the site and entrance, permitted and deemed to be safe by highways and planning.



Little Laceby Farm rent out multiple building that are used as commercial offices, exits directly onto the Laceby village exit taper, not lead in or exit of its own, but still permitted and deemed to be safe by Highways and planning.

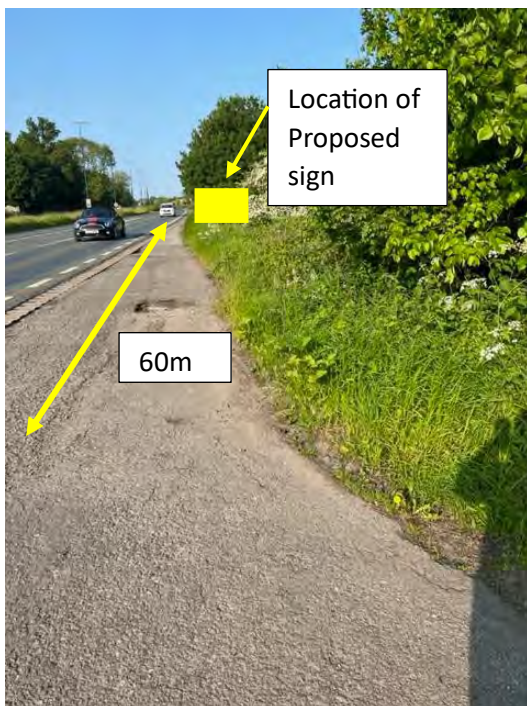


Laceby Manor Farm, no lead in or exit taper, permitted and deemed to be safe by Highways and Planning.



New Road Farm, runs multiple business and trades, this entrance has no lead in or exit again, this is permitted and approved by highways and planning.

The Limes Access and Egress





The Chocolat Story (Lab Cocoa)



The Chocolat story has been running 6 years since 2017, in this time the business has grown and developed from retail to predominantly now educational chocolate workshops

Our Chocolate workshops started in Waltham 2020 from our residential home, delivering limited / small numbers, educational chocolate experience teaching them the key elements* exploring where cocoa comes from, and its history and about fairtrade and the world of chocolate in the present time, learning the science and maths around chocolate and how it's made. This leads onto making their own chocolate creations through step-by-step instructions to make their own chocolate masterpiece, and lastly exploring and understanding the different types of chocolates.

Workshops continued in Waltham until Oct 2022, workshops then commenced at The Limes, offering a to a wider opportunity to the community from toddlers, Children and adults' workshops from **locals and surrounding areas of Lincolnshire.**

From March 2022 our workshops evolved to the wider community who we now support and that don't get the opportunity to participate due to health, disabilities, or volume of numbers, the wider community. **Mainstream and SEN Education schools, One to one/ Private Groups for children with Special Educational Needs (SEN) and Learning difficulties and disabilities, Adults with Learning difficulties and disabilities. Home Educated Children, Looked After Children LAC children, Community Lead Club/Programmes, Charity organisation, mindfulness / mental health group and Residential Homes.**

The Workshop is situated at the back of our estate, presently waiting for outside cladding to be added. This can only be seen once on lime Farm Lane, (see images A and B) once on the grounds the landscape is pleasing to the eye offering a wide variety of plants, beautiful landscape garden with wild life in the mass, this providing a tranquil environment to all workshop users. The estate is secured with fencing and lockable gates, this offering a safer and secure environment to all customers.

The Inside of the workshop is unique colourful, clean, open space, with easy access, visual stimulating, with an array of sensory things for people to explore. With a full air-conditioned building, disability accessible to the whole room, with easy access disability toilet, customer have access to wash facilities, this keeping them away from the kitchen. With a small selection of products on display if customers wish to purchase after the workshop. The workshop has narrow windows this letting in plenty of light but also providing a pleasant and calming view of our beautiful landscape garden, orchard, pond and open skies.

The room set out in two areas, our children's and family area has been designed for children and adults to have easy access on one large table with stools, they have visibility of the kitchen while we operate and for us to monitor their safety too.

The other area is for Adults this being the larger of the two, the lay out is designed different giving them more private space, but for us to monitor them from the kitchen

Kitchen area has also been designed for wheel chair and disability access, each area has been designed to keep customers safe, provide easy access and room for them to view the small chocolate machines which can be seen from the workshop too, this also allowing guardians/ teachers / parents visibility from the workshop.



Workshops: All workshop cover the key elements *

Toddlers group: 2- 3 years old (4 participates max) these chocolate workshops are 60 mins, the toddlers make a chocolate monster, enjoy a hot chocolate and make a chocolate lolly too ... the toddlers explore their imagination , colours, brush coordination's, flavours, communication , self-esteem and Friendships **Testimonials: See comments of support within the planning application : Jade Fisher and Tom Loughran**

Young people (YP) Imagination Workshops : 4 – 17 years young people (6/8 participates) 90 mins workshops – these sessions are educational and fun. YP learn how to create chocolate template using an array of different equipment, make a chocolate moulds from our specialist machine, they learn chocolate techniques, paint and create chocolate creation, explore and taste chocolate and learn how chocolate is made. From this whole workshop it encourages participation, group work, team building imagination,

creativity, science, maths, self-esteem, communication skills, concentration and increase independent exploration. **Testimonials: See comments of support within the planning application: Rebecca Libell**

Adults (8 participates) very similar format to the children's sessions however workshops are 3 hours long this is due to more challenging chocolate work, techniques, and more in-depth discussions around tasting and exploring of chocolate. From these workshops it encourages relaxation, mindfulness, mental health and wellbeing. **Testimonials: See comments of support within the planning application: Helen Johnson**

Chocolate Parties for Children (4 to max 12) same as the Imagination workshop (see above) and still educational and delivered in the same format, but duration is 2 hours, the room is allocated to the party. **Testimonials: See comments of support within the planning application: Abigail Crofts**

Family Workshop: These workshops are arranged on the ability of the family, discussion is taken place and workshop agenda is given, key elements are covered. Duration discussed before booking. **Testimonials: See comments of support within the planning application: Emma Hinkley**

One to one, SEN, Private Groups and Charity organisation:

Inhouse workshop are programmed to the ability of the Child or adult Workshops adapted to the requirements of the person/group. Sessions are planned with more structure and more support from the organisation, all key elements are covers and adapted to suit the cliental /groups. Personal information is shared about individuals or group disabilities or other issues, this make both parties aware and give the individual equal opportunities.

Testimonials: See comments of support within the planning application:

Dr Emily Johnston

Michelle Bates

Samantha Cook

Educational workshops: Educational workshops are adapted to the requirements of the school curriculum or from the national curriculum in England. These sessions are either delivered in one session or over a 6 weeks period of 1 hour per week. The six weeks enrichment programme is aimed SEN children, this giving them the time and space to learn key elements at the own pace. All workshop covers the key elements * but are adapted to suit the Age, ability and Disability, time and budget.

Educational plans or Safeguarding issues are discussed before workshop is planned and prepared. Extra support is provided from educational provider too.

Testimonials: See Emails and comments of support within the planning application:

North East Specialist SEN School

North Somercotes primary School

Edward Henage Primary school

Carrie Kershaw

Community Lead Club/Programmes (clubs/brownies)

Inhouse workshop are programmed to the age and outcomes required by the club or programme, Workshops cover all the key elements, group numbers are divided into smaller groups, giving them to opportunity to visualise the whole experience and see our equipment in motion and enjoy in a safe and secure environment.

Testimonials: See comments of support within the planning application : Fay Pook

Health and wellbeing groups and residential homes. group with Mediation Walks (Business - **All things good and Nice CIC**), providing stop off point for all participates, walk is along the public right away route in front of our premises and surrounding it.

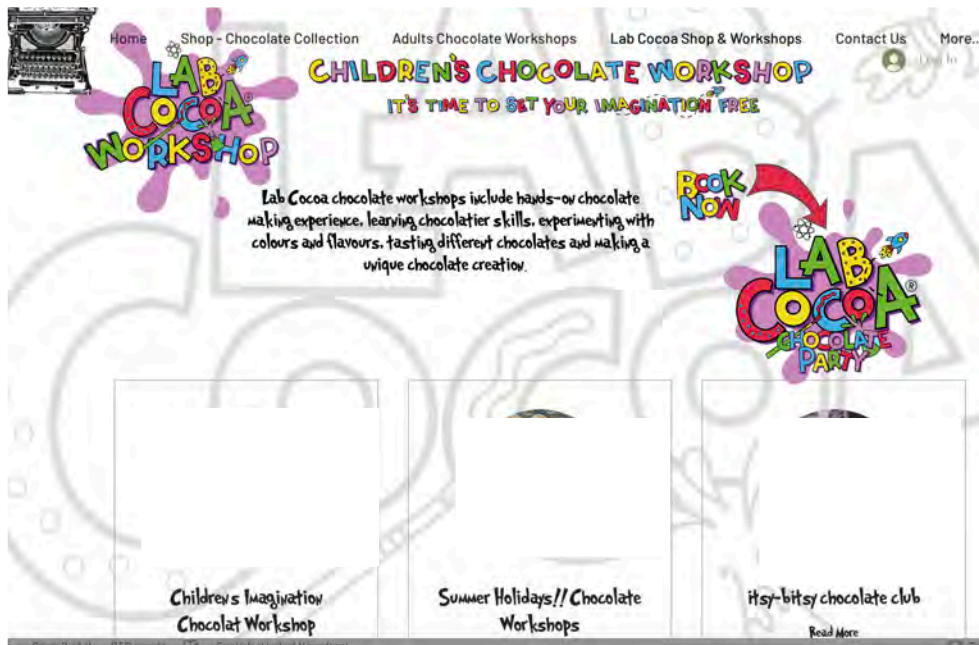
**Testimonials: See comments of support within the planning application : Samantha Henderson
James Elliott**

Photograph evidence is available on our social media sites

https://www.instagram.com/the_chocolat_story/?hl=en

https://www.instagram.com/lab_cocoa/?hl=en

Booking System.



How sessions and workshops booked Community workshops are booked via our website booking system. <https://www.thechocolatstory.com/lab-cocoa-workshop-book-online>

Once booked in customers are provided a confirmation email with directions and mobile number.

Party booking – invitations are given with an added Google direction QR code.

Educational, private group are booked privately via our email, the same information is booked and confirmation email sent



How to find us

Chocolat Story and Lab Cocoa are both on Google maps given precises location of workshop.

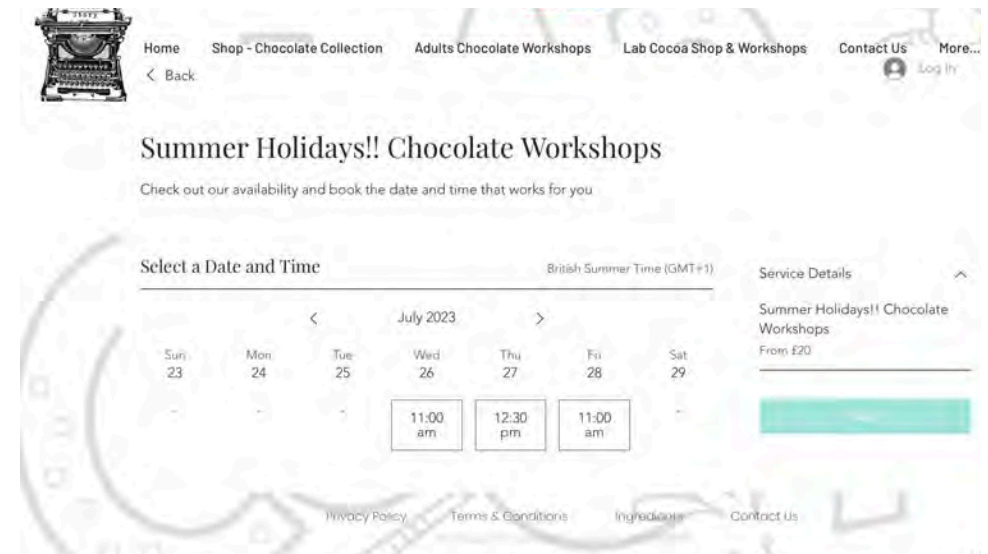


Image A



Image B



From: Burial Clerk <burialclerk@walthamparishcouncil.org.uk>
Sent: Thursday, July 6, 2023 12:19 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Waltham Parish Council - Planning Application decisions
Importance: High

Good afternoon,

Please see comments from Waltham Parish Council regarding Planning Applications as detailed below.

i) Planning Application Reference: DM/1222/21/FUL

Proposal: Variation of Condition 5 (Approved Plans), Condition 9 (Footpath 72 Surfacing Works) and Condition 11 (site levels) pursuant to DM/1167/16/FUL (appeal reference APP/B2002/W/18/3212774) to revise landscaping, amended layout to relocate footpath 72, various changes to dwelling designs across the site (see planning changes document dated 06.01.2022), (amended description and information dated May 2023)

Location: Land at Brigsley Road Waltham North East Lincolnshire

Waltham Parish Council recommends approval of this application given this route will provide greater accessibility for all, especially wheelchair users.

Regards

Amanda

Amanda Carr
Clerk to the Burial Board

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



<https://www.walthamparishcouncil.org.uk/>

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