

ITEM 5

Carol Pedersen (EQUANS)

From: Owen Toop (EQUANS)
Sent: 08 August 2023 11:32
To: Carol Pedersen (EQUANS)
Cc: Martin Dixon (EQUANS); Cheryl Jarvis (EQUANS)
Subject: FW: Objection Re: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.
Attachments: FB_IMG_1691142837456.jpg; FB_IMG_1691142843321.jpg; FB_IMG_1691142853270.jpg; FB_IMG_1691142521258.jpg; FB_IMG_1691142544066.jpg; Screenshot_20230804_105020_com.facebook.katana.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Carol,

This is the supp attached and below. The emails would need to be redacted.

Kind Regards,

Owen

From: Janey KayPhotography
Sent: Sunday, August 6, 2023 6:42 PM
To: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>; Arty Kathy Peers <clerk@humberstonparishcouncil.com>; Humberston Parish <service-support@parish.uk>; Parish Council <kathy.parishcouncils@ntlworld.com>; Cllr Hayden Dawkins (NELC) <Hayden.Dawkins@nelincs.gov.uk>; Cllr Stephen Harness (NELC) <Stephen.Harness@Nelincs.gov.uk>
Subject: Objection Re: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.

Hello Owen,

We are of course very disappointed that the council have supported this build and would like to make further comment and also request that conditions are applied to the proposed build.

We cannot attend as we are away but we have asked that the Parish Council speak for all those who objected as its us who are directly affected. It's a shame the decision was made without any other members of planning attending the area and for example standing as you did in our garden to see the huge impact.

The build will completely dominate our garden and while we appreciate the house that is currently there is taller than ours it only a tall thin house whereas the footprint of the proposal is three times it's size and we believe if anything there should be an amendment to the back elevation to state single storey.

Our reasons behind this are twofold. Firstly it allows for less impact and more skyline for those around it and secondly given our experience with planning and building control, and the soil in this area, it will be a difficult and problematic build due to the sheer depths that will need to be dug in foundations to support two storeys. Our experience in this comes from all the problems we had building a small one storey extension in 2017. Building inspectors were very concerned about the soil type and insisted on huge depths for just one storey and in fact we were also told we had to reduce our footprint as it would be less than 3 metres from next door at number 19s hedgerow. This was not a protected hedge or trees just a small hedge. We had to dig down over two metres merely to put in a single span garden wall along the back.

With this in mind we would want to see an engineers report or conditions placed on the build to provide these reports prior to digging the side elevation on our side next to our garden wall and privot hedge. Our hedge forms the boundary and while the council state this would be a civil matter if anything happened to the wall patio and outbuilding on our side including our hedge, it seems a little strange to pass the buck so to speak and await an accident or incident happening when it could of course be prevented.

We would want to understand in this case who would be liable the council for allowing it or the builders who dig then build it or the owners of number 21.

The existing house at the side is less than two meters from our hedge (less than what we were asked to ensure when we built next to number 19) and whilst number 21 already has this small part of their house on that foundation they are planning a large two story extension to fill in the gap and the foundations will need to be dug where our hedge and wall are.

The owners have already stated to us upon moving in that our hedge is a bit of a problem and therefore digging there will kill it and we would seek to claim from them if anything is damaged.

Thry have to date removed all the front hedgerows bar at the back which is ours so they are very aware.

The wall behind it is a single span and this houses to our side a decorative bbq built in reclaim brick. Digging at the hedge will cause this to collapse and equally machinery will not be able to access the area to dig foundations without destroying our boundary hedge and wall.

We would like the council to know that the conditions already in place have been disregarded straightaway by the new owners and where it was clearly stipulated in not only the architects drawings and point 7 of the latest planning doc that boundary hedges and shrubs should be kept, the majority of that hedging has already been unnecessarily ripped out losing pretty pink shrubs, lilacs and butterfly bushes. We enclose pictures from before it was removed. There was no regard for the aesthetic of this area and no requirement to remove this boundary hedgerow that has been growing there since the 1950s.

The drainage is mentioned also and we are very concerned about the driveway that has been laid already. It is part gravel part soil and was installed over two months (again pre planning permission) by a one man labourer without much experience of driveways at all (this by his own admission as we know him as he laboured on our one story small build digging the foundations) the levels are all over the place and we have zero confidence that drainage will be correct and flooding will take place heading towards our home and probably there's as its all downhill. You should also note church Lane regularly floods on the corner and outside the three white cottages as does the cloisters where one bungalow that backs onto number 21s garden is and who have also objected to the build as they are nearly a meter lower down than even our garden so any surface water coming in their direction could be devastating.

Given that the build has already begun and boundaries removed despite the plans and conditions we would like to ask what reassurances and trust we should have that any kind of future building will be done in accordance with guidance planning and regulations.

We moved into our little cottage many many years ago and we did so because our home was built sympathetically and in keeping with it's surroundings. We didn't want to live on a housing estate with new builds or large executive houses. Now we are faced with one in our back garden.

It seems so very wrong that we had so many problems as did the gentleman who built our home, to comply with regulations and planning, to keep our home looking in keeping with Church Lane and it's quaintness but now that doesn't seem to matter in 2023.

Our council helped us all on Church Lane fend off property developers trying to turn church Lane into a huge housing estate and together we all won, but this huge executive home is a total contradiction to our area and when it is stated it is adjacent to a conservation area it is literally next door. We could not have dorma windows or even a window in the peak of our porchway. Our neighbours across the road couldn't use their grass verges and wanted to maintain them themselves and were told they couldn't in case of lane widening in future when that's physically impossible given its width and layout, yet this huge house has been given what seems like very little thought on impact for those living around it.

In our absence we would like these matters to be discussed please and we hope we can at least get some support in reducing this footprint and certainly taking it down to one storey.

We would like to reiterate that any damages caused to our boundary hedge, wall, patio and outbuildings should be seriously addressed and in the very least engineering reports should be obtained to provide clarity especially around digging in that area.

Janey Kay Photography

----- Original message -----

From: "Owen Toop (EQUANS)" <Owen.Toop@nelincs.gov.uk>

Date: Thu, 3 Aug 2023, 17:23

To: artybomb <[a](mailto:artybomb@nelincs.gov.uk)>

Cc: Janey KayPhotography <janeykay@nelincs.gov.uk>

Subject: RE: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.

Good Afternoon,

Given your interest in the above application, I advise you that the planning application is to be heard at the planning committee on Wednesday 9th August 2023.

As always, the details of the application are available for viewing on the website. All current written representations received will be made known to the Planning Committee but should you wish to make any additional ones please ensure these are sent by Monday 7th August 2023 in preparation for this meeting.

Details of the planning committee procedure, including the process for speaking, are found within this website link <https://www.nelincs.gov.uk/planning-and-building-control/planning-committee/>.

If you wish to speak you must book to do so in advance of the meeting in accordance with the details shown on the website.

Additionally, should you have queries about the application, please feel free to contact me using the contact details below.

Kind Regards

Owen Toop MSc Urban Planning MRTPI

Senior Town Planner

☎ +44 (0)14 7232 5072

✉ EQUANS, New Oxford House, DN31 1HB, Grimsby

🌐 www.nelincs.gov.uk | owen.toop@nelincs.gov.uk



Working in partnership

From: artybomb <[a](#)>

Sent: Tuesday, May 2, 2023 1:40 PM

To: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>

Cc: Janey KayPhotography

Subject: RE: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.

You don't often get email from [redacted]

Hello Owen,

I can confirm that we will be here on Wednesday 10th May at 13:00hrs.

We look forward to meeting you.

Regards

Arthur

Sent from my Galaxy

----- Original message -----

From: "Owen Toop (EQUANS)" <Owen.Toop@nelincs.gov.uk>

Date: 02/05/2023 11:38 (GMT+00:00)

To: Arty

Cc: Janey KayPhotograph

Subject: RE: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.

Good Morning Arthur,


Many thanks for your email below and the comments. I am happy to make a site visit to your property and have availability on Wednesday 10th in the afternoon. Please can we say 1pm?


Kind Regards,

Owen

Owen Toop MSc Urban Planning MRTPI

Town Planner

 +44 (0)14 7232 5072

 EQUANS, New Oxford House, DN31 1HB, Grimsby

 www.nelincs.gov.uk | owen.toop@nelincs.gov.uk

From: Arty A <
Sent: 01 May 2023 12:15
To: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>
Cc: Janey KayPhotograph _____
Subject: 21 Church Lane Planning Permission. Comments for Planning Application DM/0324/23/FULA.

You don't often get email from _____

Hi Owen,

I believe my wife Jane contacted you with regard to the above subject re. 21 Church Lane Planning Permission and that you were willing to visit our property in order to gain a better understanding of the impact the proposed planning would have on our property and boundary.

I write to you in order that a visit can be arranged and have the following dates in mind; 2nd May after 1pm , 3rd and 4th Anytime, 5th May After 1pm, 9th, 10th and 11th May anytime. I hope some of these dates meet with your availability and in any case please feel free to contact me at anytime through my email or preferably my contact number [REDACTED]

I have submitted the following objection through the correct channel at, Comments for Planning Application DM/0324/23/FULA. The following is a copy of the comments for your information:

Comments: *Our property, 19a Church Lane is directly affected by the planning application. The hedgerows at the front, at the side and on the left of the property, as you look at the property from the front, have already been removed and work on the drive is already well underway, which although planning permission has not yet been granted, technically contradicts the planning permission though we understand the need to get started given their narrow drive. Our understanding is that the hedgerows to the front will be replaced and understand it will take many years to put back this habitat for the wildlife so we would want to be reassured this is the case.*

The tall privet hedgerow, which forms the boundary between our property (19a Church Lane) and the subject property must remain in place. This is our hedgerow, as seen on the architects plans and our old plans too. This hedgerow grows in front of our rear garden wall and was designed as such to create a walled garden on our property with a squared off hedge sitting to the top of the wall in addition to which affords additional and protective screening and privacy. Each year, this hedgerow is a common nesting place for hedge sparrows, finches and blue tits.

Reiteration; This subject hedgerow forms the boundary between the two properties and not our rear garden wall but the plans reflect this anyway.

We have concerns with regard to the left, as you look at the property from the front,

proposed two storey extension, that this will impose, greatly overlooking into our rear garden and the 'footings' of which may well underpin the hedgerow and our garden wall. We are however pleased to see the obscured window to the top but we would want to understand from planning and building regs whether building up 2 storeys will affect the integrity of our wall, outbuilding and our hedgerow as we wouldn't want them to crumble or the hedgerow damaged with regard to footings. We ask this as having done a one storey extension and been asked to dig down extremely deeply by planning and building inspector we need to ascertain just how deep these footings would be and therein the effect.

Our final concern is for the sheer size of what is proposed in that 2 storeys to the back will dominate not only our property but that of the cloisters property and the original house is already a fair size looking at it from our garden. We originally understood it to be a one storey extension proposal. We assume regardless of size that the last bits of greenery i.e. the large bushes on the property where the extension will go would need to be removed. While we understand there is no right as such to a view, the view we do have is of the greenery not only next door to us but the beautiful large trees in the background further away. It would be a shame to see that go as we are only a bungalow. We feel this large executive home planned could be tailored down a little to reflect the others in what is after all a conservation area and historical lane.

Jane and I look forward to meeting with you.

Best Regards

Arthur

Mr Arthur Akrill M.I.Exp.E.

19A Church Lane

Humberston

N.E. Lincolnshire

DN36 4HZ

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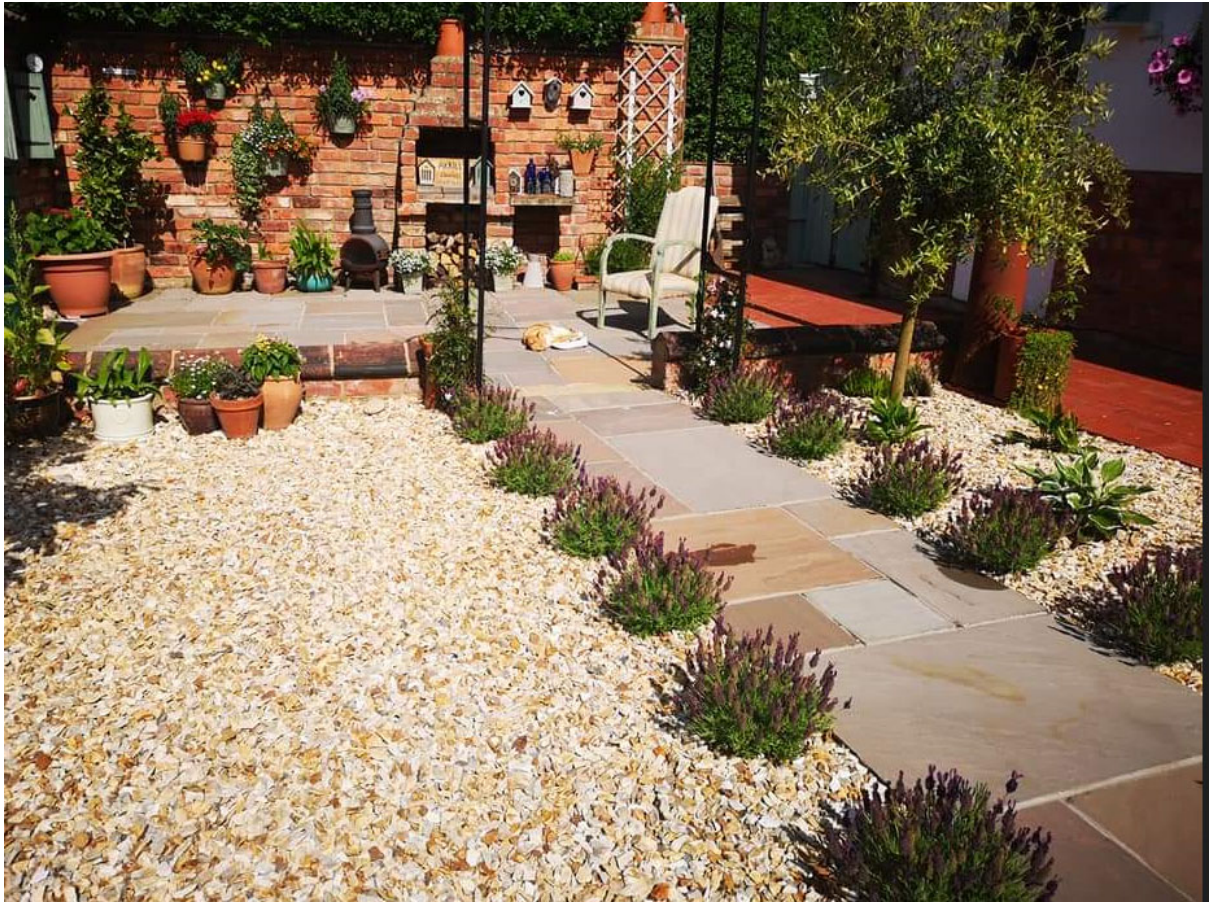
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Carol Pedersen (EQUANS)

From: Jonathan Cadd
Sent: 08 August 2023 10:58
To: Carol Pedersen (EQUANS)
Subject: FW: DM/0152/23/FUL Committee - Update item 6

Please add as additional information

From: Peter Waldren
Sent: Tuesday, August 1, 2023 2:15 PM
To: Jonathan Cadd <Jonathan.Cadd@nelincs.gov.uk>; Rahma Dwimunal
Subject: RE: DM/0152/23/FUL, - Update

Hi Jonathan,

I thought I would share some information with you, which I have recently accessed, in respect of the above applications.

The Department for Transport published "Taking charge: the electric vehicle infrastructure strategy" which notes (at the bottom of page 2 and elsewhere within the document) that:

"We expect around 300,000 public chargers as a minimum by 2030. Our goal is to ensure these chargepoints are installed ahead of demand, inspiring confidence in drivers who have not yet made the switch."

See: [Taking charge: the electric vehicle infrastructure strategy \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/118444/taking-charge-the-electric-vehicle-infrastructure-strategy.pdf)

The latest figures (as at midnight 1 July 2023) shows that there were 44,020 public electric vehicle charging devices installed in the UK, an increase of just 3,870 in the last quarter.

See: [Electric vehicle charging device statistics: July 2023 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/electric-vehicle-charging-device-statistics-july-2023)

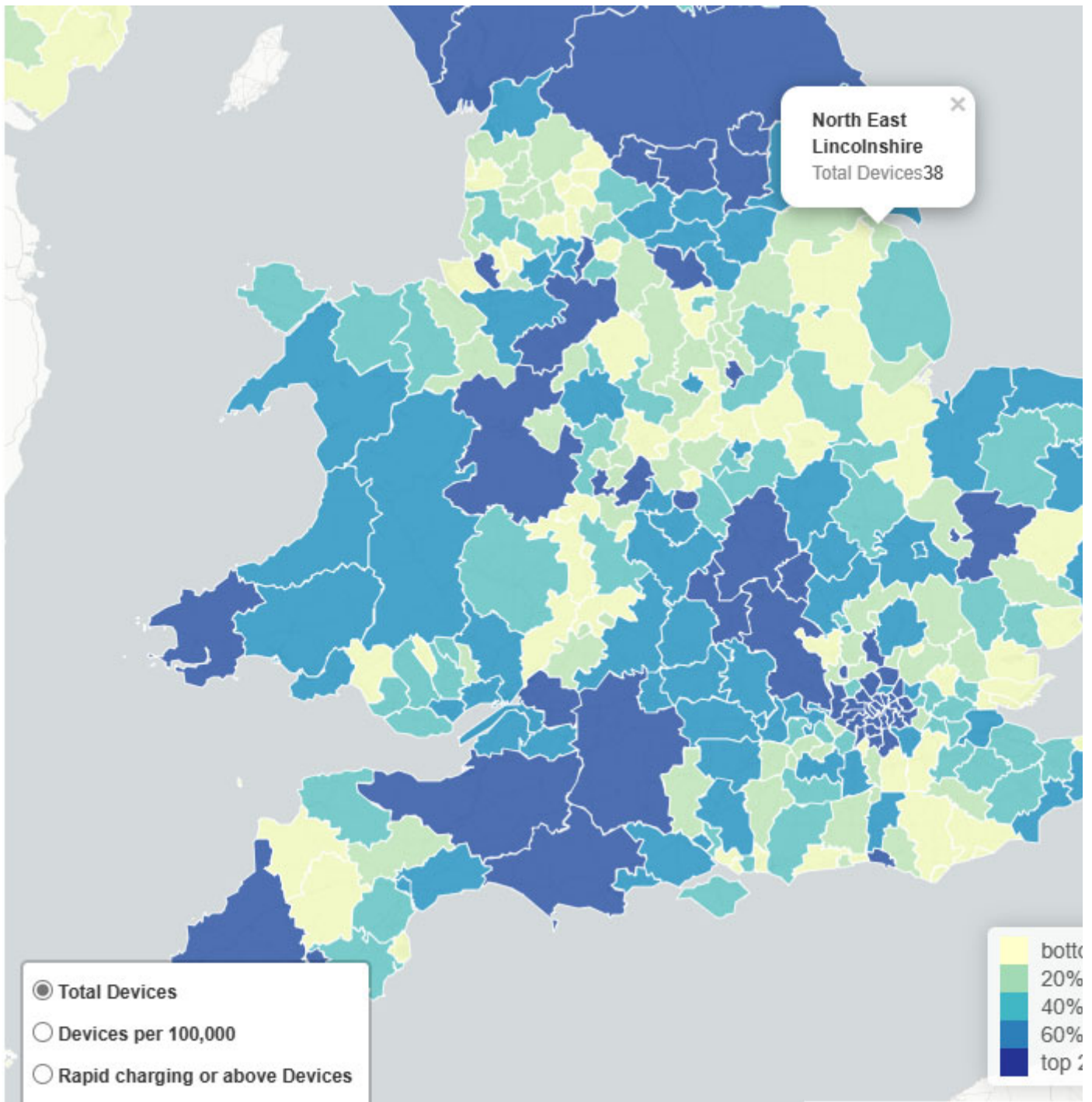
At the current pace, just 114,640 would be installed by 2030, with the target of 300,000 not being met until a full decade later. To meet the target in time, 9,845 chargers would need to be installed each quarter between now and 2030 – a 154% increase.

Furthermore, Northeast Lincolnshire is in the bottom 20-40% of the country for provision of these chargers – see image below.

[Markdown map LocalAuthority publication template.knit \(dft.gov.uk\)](#)

To be fair to you, I don't think that you ever doubted it, but it is clear that chargers are desperately needed, across the country and in Northeast Lincolnshire particularly.

I thought this may be of interest for forthcoming committee meetings.



Kind regards,

Pete

Peter Waldren
Director

Tel:

Email: peter.waldren

Address: Brunel House,

CARNEYSWEENEY

Birmingham Cardiff Exeter London

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