

Item 1 - Plot 176 Humberston
Fitties Humberston -
DM/0825/23/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

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Planning, North East Lincs Council

12th September 2023

Dear Sirs,

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 5th September 2023 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0825/23/FUL

Proposal: Erect holiday chalet with associated parking and boundary treatments

Location: 176 Humberston Fitties Humberston

Objections – the Village Council feels that this is too large for the plot and not in line with the policies in place for the Fitties area. Also, the heat pump is not suitable for this area, the close-boarded fence is not in keeping with the picket fences usually in place and the sewerage system for the Fitties site needs to be overhauled before any new chalets are allowed. There also needs to be an updated appraisal by Heritage England for this site before any further development changes are made to the Fitties site.

Yours faithfully,

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

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Sarah Hague

Address: 26 1st main road Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having viewed the plans in great depth, I fully support this application as it follows the guidelines provided by NELC and the heritage foundation, the building is in total keeping with other properties on the fitties, and I believe it will be well maintained encouraging wildlife and nature once completed.

As a new owner of a property on fitties I would much rather see a building such as this, rather than the caravan type chalet which can be put on there now, without any guidelines having to be followed.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Ms G Pla

Address: 38 Humber Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As Cleethorpes resident, I believe this would have a positive impact on the area and would improve the delapidated look of the Fitties.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Luke Taylor

Address: 9 Nelson Way Grimsby

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, It will be a wonderful addition to the Humberston Fitties

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Amelia Taylor-jones

Address: 88 Orion Way Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application. It will be a great addition to the Humberston Fitties

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Leslie Newman

Address: 26 St Andrews Close Bramley Rotherham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have been a visitor to the Fitties for a considerable number of years and can honestly say I am smitten with Humberston Fitties site.

I went up this last weekend and heard about certain objections to a new property on a vacant/open plot and see that it was this planning application.

I have looked at the plans and have taken the time to look around at other plots/properties on the Fitties and firmly believe that this project will only enhance the Fitties for the future and somewhere I would most certainly look to purchase.

Having been informed that "caravans" will be allowed on the plots is not how I see this area attracting new ownership's and keeping the historical significance of the Fitties.

I am therefore absolutely support this planning application.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Miss Claire Sargeant

Address: 3 Kenley Close Worksop

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I frequently visit the Fitties and regularly stay in chalets on the site. This vacant plot is currently an eyesore, and in no way contributes to the natural beauty of the area.

The plans which have been submitted are entirely in keeping with other chalets in the area, and this chalet will be a vast improvement to the area. The environmental considerations which form part of the plan contribute positively to the area, and this is exactly the type of application the Planning Committee should approve for the benefit of the Fitties.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Miss Stella Glover Stone

Address: 56 first main road Humberston fitties Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Firstly this is not a holiday park as Tingdene have changed it, never was and never will as these chalets are people's homes.

Don't mind anyone building another chalet but it's got to fit in with this unique setting .

Iv had an extention built and all done in wood as instructed by the council.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Ms Sylvia Webb Murray

Address: 10, Main Road The Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please don't allow anymore development of the open spaces on the Fitties. This new chalet will make less space for wildlife. The open space should remain, to maintain the greenery and positive effects it has on the area and the people who live here. The Fitties will become overcrowded with buildings. It is a beautiful place, in danger of over development. Please keep it special. I object strongly to this development.

Paul Bright

30 Humberston Fitties

DN36 4EU

Planning Application Reference: **DM/0825/23/FUL** - Erect holiday chalet with associated parking and boundary treatments - Plot 176 Humberston Fitties

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

Flood Risk

Humberston Fitties Chalet Park is in a level 3a, high risk, danger for most/danger for all flood zone. NELC's 2022 Strategic Flood Risk Assessment document in its introduction in paragraph 1.1 states its main purpose,

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

The document itself does not go into detail on an individual site-specific basis but provides the Local Planning Authorities with up to date strategic guidance on development and flood risk. In paragraph 2.2, Planning approach to development and flood risk, it clearly outlines the government guidance with the statement,

The National Planning Policy Framework sets strict tests to protect people and property from flooding which all local planning authorities are expected to follow. Where these tests are not met, national policy is clear that new development should not be allowed. The main steps to be followed are set out below which, in summary, are designed to ensure that if there are better sites in terms of flood risk, or a proposed development cannot be made safe, it should not be permitted.

In paragraph 2.4 Local Planning Policy, it then goes on to state,

It supports the risk based sequential approach to determine the suitability of land for development that uses the principles of locating development reflecting the NPPF and PPG requirement for Sequential Test, Exception Test, site specific Flood Risk Assessments and the use of Sustainable Drainage Systems where necessary and appropriate.

In the case officers planning committee report for planning application DM/0778/22/FUL (Plot 80), the following statement was made,

"The Sequential and Exception tests are considered as per the National Planning Policy Framework (NPPF), the National Planning Policy Guidance (NPPG) and Policy 33 in the NELLP 2018. Starting with the Sequential test, it is important to note that the NELLP 2018 allocates this area as part of the defined resort area and as stated above this supports resort type development. It is also clear that holiday development will take place close to the beach and sea to benefit from such a location and easy access. As a result of this and importantly the allocation in the NELLP, the Sequential test is considered to be passed".

This is at odds with the government guidance which states,

You need to do a sequential test if both of the following apply:

- *your development is in flood zone 2 or 3*
- *a sequential test hasn't already been done for a development of the type you plan to carry out on your proposed site - check with your local planning authority.*

This is also outlined in the National Planning Policy Framework in paragraph 166 which states,

*Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants **need not apply the sequential test again.***

The words, "*need not apply the sequential test again*" are underlined for emphasis. If a sequential test was done as part of the development of the NELLP then please provide the document. If this has not been done, it should be carried out following the guidelines in NELC Strategic Flood Risk Assessment and UK government guidance.

For the exception test, the DM/0778/22/FUL (Plot 80) planning committee report stated, *Turning to the Exceptions test the NPPF and NPPG note that some elements of the test (such as wider sustainability benefits under part A) **need not be repeated** for allocated sites unless elements of the development that were key to satisfying the exceptions test at the plan-making stage have changed or are not included in the proposal or the understanding of the current or future flood risk has changed significantly. It is considered that there has been no significant change or omission in relation to either of these points.*

The words, “*need not be repeated*” are underlined for emphasis. If an exception test was done as part of the development of the NELLP then please provide the document. If this has not been done, it should be carried out following the guidelines in NELC Strategic Flood Risk Assessment and UK government guidance.

In 2007 NELC appointed Weetwood consultants to undertake an analysis of flood risk as the council wished to consider the risk and consequence of flooding before renewing the Fitties leases. The flood risk assessment concluded the following in section 6.4:

IMPACT ON LEASES AND COUNCIL ACTIONS

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

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

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

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

The 2021 Evans flood risk assessment commissioned by Tingdene in support of this application and further building on the other ten plots suggests that a warning system and evacuation strategy can make the development safe for its lifetime.

In 2014 planning application DM/0025/14/FUL was submitted to remove the annual occupancy restrictions and replace them with flood evacuation procedures to mitigate the risk. This was rejected by NELC and was appealed to the Planning Inspectorate with a hearing on 18th November 2014. In the appeal decision, ref: APP/B2002/A/14/2221051, the use of evacuation procedures was rejected by the planning Inspector and the wording from the appeal decision is below.

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

21. I do not doubt the value of Flood Evacuation Plans. Although the availability of flood warnings and evacuation plans are one of the considerations to ensure that any new development is safe, these are dependent on human action and compliance. Failings and errors can and do occur including illness, accidents, delayed departure, unexpected and dramatic changes in the conditions and natural personal reluctance to move out rapidly. I am mindful that such events can occur at night, when most people are asleep, and this would make contact and response difficult. The Council also refers to the difficulty of enforcing a flood evacuation plan. Given the predicted force, speed and depth of future flooding, and the fact that chalets are single storey I consider that

this would also place residents in considerable danger. The risk that it could present to the emergency services were they obliged to attempt rescue cannot be overlooked. As such I do not consider that flood warnings and evacuation plans on their own, during the period when extreme tidal events are likely would manage flood risk so that the development would remain safe throughout its lifetime.

Also note the flood evacuation procedures that were rejected, are much more comprehensive than those proposed in the 2021 Evans flood risk assessment and were administered by the Neighbourhood Watch who had a permanent presence on the chalet park and were aware of all elderly and vulnerable residents and evacuation routes.

This should be given serious weight when considering this planning application. Allowing flood warning and evacuation measures to keep the development safe throughout its lifetime when the planning inspectorate has already rejected this could leave the council open to future legal proceedings.

In planning terms, the lifetime of this development would be 75 years. The consensus of expert opinion on climate change is that extreme weather events will increase, and it is unthinkable that this council would now reverse the decision to allow flood evacuation procedures to mitigate the risk to this development. If it were to do so, this would require a further review from the Planning Inspectorate. The Shoosmiths legal opinion that accompanies this planning application and refers to an extant planning permission and cites case law is somewhat irrelevant as the overriding factor is the flood risk today.

As there is no evidence of sequential or exception tests being completed when the NELLP was developed, then they must be done for this development.

Sequential and Exception Test Statement

In the supporting documentation for this planning application is a Sequential and Exception Test Statement which in paragraph 1.1 states,

NE Lincolnshire Council (NELC) as Local Planning Authority for Humberston Fitties, requested, at a pre-application meeting in August 2022, that a Sequential and Exception Test be undertaken in respect of the proposal to reinstate chalets on the 11 currently vacant plots on the Park.

This is a contradiction to what was stated in the planning committee report for planning application DM/0778/22/FUL (Plot 80), as outlined above. As this planning application is for development of a single plot and not a major development of 11 new dwellings, the sequential and exception tests must be passed for this development. The supplied Sequential and Exception Test Statement makes claims that both the sequential and exception tests have been passed.

Part a) of Exception test Section 4.2.7 states ,

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

Sections 4.2.3 to 4.2.6 of the statement make claims on what THPL has done and spent since taking over the lease. The things stated are all a normal part of being a landlord and to put it in to context, the amount claimed to have been spent is significantly less than a single year's ground rent collected from the Fitties chalet owners. Also, the maintenance of the roads and repairs to infrastructure are passed on to the Fitties chalet owners through the service charge. To try and claim the upkeep of a very profitable asset as a benefit to the wider community is quite frankly, nonsense. It is the landlord carrying out its normal duties for which it is very well compensated, however this is somewhat irrelevant, as the question in front of this local planning authority is; does this planning application pass part a) of the exception test.

Part b) of Exception test in Section 4.2.8 states evacuation procedures ensure there will be ample time to safely evacuate visitors from the site, in accordance with the Warning and Evacuation Strategy. The planning inspectorate has already dismissed this in 2014 as outlined above.

The Client (Tingdene Holiday Parks Ltd) only has a management presence on site for 7 to 8 hours two days per week and often this is reduced to 1 day per week. This will delay any daytime evacuation. As explained by the Environment Agency in their comment to this planning application, flood warnings are only issued in daylight hours, so night time evacuation cannot be guaranteed which is 15 to 16 hours during November/December.

The Environment Agency has also highlighted other issues with the FRA in their comments as outlined below.

Para 4.6.2 incorrectly characterises the 9 hour target to issue flood alerts and warnings, 9 hours is a target which is reduced when there is overtopping in advance of the high tide and there is no target for the issuing of severe flood warnings as these are mostly issued after flooding has begun.

Para 4.3.4 (after para 4.6.3) refers to multi-agency response teams managing the response to flooding. This seems to rely on the emergency shelters and transportation provided by the emergency services for the new chalet(s). Para 045 of the Flood risk and coastal change section of the Planning Practice Guidance, requires new developments to avoid additional burdens on emergency services. There is also reference to relying on emergency services in section 6.3. (NOTE: it is not for the EA to object on these grounds, so we are informing the LPA for them to consider).

Para 5.3.16 refers to alternative emergency access route to the south of the site on South Sea Lane. Google streetview shows this access is gated and possibly locked. We would therefore recommend that if this route is to be relied on in a Flood Warning and Evacuation Plan measures should be taken to ensure this access is available at all times and is not locked preventing emergency escape if needed.

In order to pass the exception test the development must meet two requirements,

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall*

This development fails both tests as it does not provide the required sustainability benefits and any pouring of concrete in the current flood plain will push that water elsewhere, increasing the flood risk elsewhere.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul Bright

Address: 30 Humberston Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Flood Risk Assessment for this planning application in appendix A has a letter from the Environment Agency dated 17/08/2021 which states:

We aim to review our information on a regular basis, so if you are using this data more than twelve months from the date of this letter, please contact us again to check it is still valid.

This should be done to ensure the data is still valid.

NELC also updated its Strategic Flood Risk Assessment in 2022 and the FRA supporting this planning application refers to the 2011 SFRA so should also be checked and updated against current advice.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Maggie Stocker

Address: Lingalonga 82main rd Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The green spaces are part of the ambiance of the Fitties and is home to the wildlife and flowers and by giving permission for more buildings on the green spaces will bring more traffic on the already busy roads around the Fitties.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Fitties Conservation 1996

A formal request for a moratorium on all works, new builds and major refurbishments

There is no base reference for this Plotland of national significance.

A full review and documentation of all dwellings that make up this Conservation site is needed urgently.

Tingdene have shown that they give scant regard for this legal status

Chalet 126 'demolished'

Chalet 274 rebuilt and all natural enclosure replaced with gravel and astroturf

There are many more examples of destroyed inheritance.

This has occurred under Tingdene's jurisdiction to protect, preserve and ensure due process..they have failed.

Opportunism is a feature of the Fitties.

The dozen or so brick buildings on site, of the late C20th, at variance with Plotland ethos, emerged when advantage within planning laws was spied.

ACV005 and Conservation 1996 were applied to protect the site from such commercial development and retain the unique open space setting.

Unless such status is given the respect and authority that is due, we are at risk from predatory development..whether by stealth or open flouting.

I would suggest all and any tactics are employed by the current Leaseholder to optimise their financial gain.

Thank you

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Miss Katherine Teakle

Address: 85 Main Road Humberston Fitties

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A REQUEST please.

Would it be possible for the Planning Committee Members to make a site visit ?

The plot space is tiny.....as are the ten others.

Our site is just more than 60 acres..over half of which is open space; shared community and public access for 100years..

It is this that is part of the CONSERVATION status and ACV005 and gives the site its integrity, Plotland authenticity, and unique intrinsic special ness. That is at grave risk of being destroyed by commercial development; the site is fragile, adjacent to SSSI, with ancient-barely -for-purpose water/sewerage infrastructure that has NOT been upgraded. THANK YOU

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Miss Laretta McKinnon

Address: 101 First Main Road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Humberston Fitties cannot cope with any more builds. The infrastructure which has evolved over 100 yrs is not capable of sustaining new developments, which will only exacerbate the ongoing problems of sewage overflowing into residents gardens. The place will become a SWAMP!!

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Sam Collett

Address: 103 Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe this will reduce the amenity for existing chalet owners who value it for the fact it is a conservation area, of historical interest and it has an important heritage status for the local area.

It adds little value for existing owners since it is new, so how would that improve the heritage status, even if it may look right? There are already many chalets for sale, so is there really any demand for new ones, or even caravans for that matter, given that there is an adjacent caravan park?

Given the more adverse effects of climate change, illustrated by the recent floods in various parts of the world, anything new will exacerbate the problem, since it reduces the natural defences that an empty plot of land offers since they can be runoffs for the excess water.

Surely it would make sense to plant more trees to enhance the natural environment, encouraging wildlife and mitigating the effects of heavy rainfall? Trees and shrubs are natural and cost effective means of preventing flooding and improving the amenity, not buildings. Otherwise this will deter wildlife and put even more strain on the infrastructure, with the tenants being the ones to shoulder the costs through increased charges

If this is approved it will set a precedence that developing on every bit of green space is OK.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jacqueline Nixon

Address: 148 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Humberston fitties is a unique chalet park which has insufficient drainage systems to cope with the chalets that are already on there, so any more would be an extra burden on the system. We have also been told that because of the flood risk no extra dwellings are allowed on here. A lot of the new builds are not in keeping with the area and are spoiling the uniqueness of the chalet park, it is also taking away the green spaces for all the wildlife that live in the Fitties.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Anthony Hackett

Address: 202 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Tingdene are a company solely out to maximise profit from Humberston Fitties.

Completely ignoring flood risk assessments of the past and destroying the ecology

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lorraine Bousfield

Address: 212 10th Avenue Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposed build for plot 176 and request that you refuse permission for this new building application and indeed for building on the other plots which have been sold recently.

I neighbour this property and the plot is very small. I have struggled to imagine how it will fit on and stay within the permitted 1/3 of available space limit. The proposed heat source pump would be sited close to my bedroom window and whatever claims are made about noise levels and sound reducing means, I will still experience a 100% increase in noise intrusion. I rarely find quoted decibel readings as low in the actual living environment.

I purchased the chalet to enjoy a quiet place close to nature and to be away from busy life. There is a lovely large tree on the plot that I fear would become damaged in the building process and this would be a very sad loss. What protections would be in place to prevent damage and would a substantial penalty be issued if the tree were to suffer damage or loss?

I feel that we are being bullied by Tingdene to accept a new build chalet or they will install a caravan, which would be totally out of character on the Fitties. There should be nothing going on to these empty spaces, they are part of the greenery of the place, not another revenue stream from which to extract every last penny. What does approving further development say about the role of nurturing and understanding Fitties history and why the conservation status was granted in the first instance?

Humberstone Fitties is cherished for its quirkiness, its quietness and its heritage. All of this will be destroyed by over developing this conservation area and riding roughshod over the restrictions which were put in place to preserve its story for future generations. The nearby SSSI is in place to protect the wildlife in the area. Flood risk has been mentioned frequently in comments and the

infrastructure on the Fitties has not had any investment and further development will only increase pressure on the system.

These empty plots have been refused permission to be sold or be built on over many decades as they are an asset of community value. With such a large number of properties currently for sale on The Fitties, why do more properties need to be built as no demand has been proven.

Please refuse permission to spoil a wonderful piece of history for the sake of the corporate pocket.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Christopher Manning

Address: 222 Humberston Fitties, Humberston, North East Lincolnshire DN36 4HE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Planning allows for matters of significant importance to be heard at full planning committee, rather than decisions being taken under delegated powers only. This planning application is a near identical image of the recent (March 2023) open space Plot 80 planning application and refusal decision, in its implications for the existing character and heritage listed status of the Fitties Conservation Area status and should be heard before the full Planning Committee. I make that request.

2. There are several inaccuracies within the application form.

a) Under the biodiversity and geological section, three questions have been declared as "No", when they should have been declared as "Yes". These questions relate, among other issues, to the Fitties Conservation Area listed status and the adjacent SSSI.

b) Under Existing Use, "vacant chalet plot" has been declared, when, in fact, its current listed status with NELC is an "Asset of Community Value" ACV 005.

3. I viewed my presently owned chalet for purchase in late summer 1992, and among other reasons, I chose it for the pleasant open view it provided from its grounds. No chalet was present upon open space 176 then and none has been since. Several applications/enquiries for new build have been made during the last 30 years, and all have been disallowed. This is an inordinately long time lapse, and the application should be considered as a new build, and not a "replacement" chalet. Clearly the 1994 published Ordnance Survey map is misleading or in error.

4. A precedent has been set in the refusal decision for the application for open space Plot 80. The reasons for refusal were "physical intensification" and "loss of open space" in the Fitties Conservation Area. There is no reason to believe that those reasons should not apply in the case of open space Plot 176. There is a necessity to give weight to consistency in decision making.

5. Given the size of the average Fitties chalet plot, this open space Plot 176 is extremely small, as are the other 10 open space plots. It is impossible to visualise the proposed chalet footprint being limited to one third of the area of the open space as required by the Chalet Design Guide.

6. It is clear that NELC's Planning , and the National Environment Agency's foremost concern re new builds is flood risk and its associated risk to life. An approval to this application would incur additional risk to life, and set a precedent for 10 more new builds.

7. On open space plot 176 is currently an "unauthorised development" enforcement notice No EN/0168/23 dated 6th March 23 listed as pending consideration. Would it not be logical and prudent to have this matter resolved before any consideration of this planning request?

Please refuse the application.

As Tingdene, the leaseholder/ landlord is facilitating this application, is the Planning Committee going to allow "the Gamekeeper to become the Poacher" ?

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Christopher Manning

Address: 222 Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Planning allows for matters of significant importance to be heard at full planning committee, rather than decisions being taken under delegated powers only. This planning application is a near identical image of the recent (March 2023) open space Plot 80 planning application and refusal decision, in its implications for the existing character and heritage listed status of the Fitties Conservation Area status and should be heard before the full Planning Committee. I make that request.

2. There are several inaccuracies within the application form.

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b) Under Existing Use, "vacant chalet plot" has been declared, when, in fact, its current listed status with NELC is an "Asset of Community Value" ACV 005.

3. I viewed my presently owned chalet for purchase in late summer 1992, and among other reasons, I chose it for the pleasant open view it provided from its grounds. No chalet was present upon open space 176 then and none has been since. Several applications/enquiries for new build have been made during the last 30 years, and all have been disallowed. This is an inordinately long time lapse, and the application should be considered as a new build, and not a "replacement" chalet. Clearly the 1994 published Ordnance Survey map is misleading or in error.

4. A precedent has been set in the refusal decision for the application for open space Plot 80. The reasons for refusal were "physical intensification" and "loss of open space" in the Fitties Conservation Area. There is no reason to believe that those reasons should not apply in the case of open space Plot 176. There is a necessity to give weight to consistency in decision making.

5. Given the size of the average Fitties chalet plot, this open space Plot 176 is extremely small, as are the other 10 open space plots. It is impossible to visualise the proposed chalet footprint being limited to one third of the area of the open space as required by the Chalet Design Guide.

6. It is clear that NELC's Planning , and the National Environment Agency's foremost concern re new builds is flood risk and its associated risk to life. An approval to this application would incur additional risk to life, and set a precedent for 10 more new builds.

7. On open space plot 176 is currently an "unauthorised development" enforcement notice No EN/0168/23 dated 6th March 23 listed as pending consideration. Would it not be logical and prudent to have this matter resolved before any consideration of this planning request?

Please refuse the application.

As Tingdene, the leaseholder/ landlord is facilitating this application, is the Planning Committee going to allow "the Gamekeeper to become the Poacher" ?

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Dave Chapman

Address: 252 antonys bank road Humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this application.

The Fitties is and should remain a conservation area where open aspects and green spaces are integral to the long established design.

I question the validity of Tingdene 'selling' plots of land for development when they do not own a single blade of grass on the Fitties and these small green oasis cannot contain any chalet within the permitted 1/3 of there size.

The utter lack of maintenance Tingdene undertake has meant the site barely copes, with corroded water and sewage pipes and pot hole strewn roads the norm anywhere off main street.

One new build has already been rejected and as a precedent, that should set out that all future applications from new builds should be rejected.

There are over 30 Chalets for sale. That speaks volumes for how badly Tingdene have been allowed to treat the owners, plenty of choice for prospective buyers without destroying our the Wildlife green spaces.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Victoria Chapman

Address: 252 humberston Fitties Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object as the infrastructure of the fitties is struggling to cope with the number of chalets. There has been no investment in the drains, sewers, roads...

As there are currently 30+ chalets for sale I can see no need to develop the empty plots which currently act as drainage soak aways and fire breaks.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Pauline Grant

Address: 259 Anthonys Bank Road Humberston Fitties Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Development of any plotland should be strictly prohibited. The green areas are essential for bio diversity, insects and wild creatures.

The Fitties is a conservation area, with a diverse community of holiday homes, many of which have been on the plotlands for many, many years and strive to maintain the unique heritage of the area.

The infrastructure on the Fitties is inadequate for the current number of properties, there are sewerage issues which pose potential health issues which requires upgrading.

The roads are in a very poor state of repair, pot holes, and areas where water collects after heavy rain. Simply not suitable for any large or heavy vehicles.

There are sufficient properties available for purchase, there is no need to develop precious green spaces.

Please stick to previous planning decisions ie no further development on the Humberston Fitties.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Susan Smith

Address: 266 Anthonys bank road Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the building of chalet on this small plot.

There is absolutely no reason to be building new ones when there are 50 + already for sale on the Fitties.

Not to mention taking away from our wildlife's habitat for peoples greed

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Paul England

Address: 303 main road Humberston fitties Ckeethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Myself always understood the council would not give permission for these plots to be built on. I have been a chalet owner on the fitties for just over 12 years. I enquired to the council when I was looking to purchase a chalet on the fitties. I was informed by the council they would never be used. So now the natural beauty of the place is going to be crammed with other buildings. The fitties needs the roads renewing and the underground infrastructure replacing before even thinking of looking at a planning application

or addressing another building application. Other chalet owners have had to apply for planning permission on small things and got turned down. It makes me think would it be easier if I knocked my chalet down then it looks like I would get it passed to rebuild. But then again I wouldn't be aloud to do it would.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lianne Middleton

Address: 310a Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application.

The infrastructure on Humberston Fitties cannot cope with more waste water and sewage.

The green spaces need preserving for the wild life.

They also act as fire breakers as well as helping water to soak away. To help prevent flooding of the Fitties.

There are over 50 properties for sale. Therefore ample choice for new owners without disruption to our beautiful delicate site.

This application is just a cash cow for the landlords as are the other empty plots. There is absolutely no demand for more chalets on our beloved heritage site.

The Fitties is unique to the whole of the country and should be preserved as is for future generations.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Lesley Parry

Address: 311A Humberston Fitties Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this build. The infrastructure on the Fitties at present simply cannot cope with any more chalets being added. The roads have numerous potholes, the sewerage system is totally inadequate for the current level of occupation and water leaks from antiquated pipes occur frequently

Whilst I concede that the empty plots now look an eyesore that is purely because they haven't been maintained in anyway since they were put up for 'sale'. The plots, which of course cannot actually be sold as the land belongs to NELC, should be restored to their former glory. The whole site, at present, looks neglected and any additional chalets and the associated building equipment is only going to add to this destruction of a peaceful, historic place. Where will it end? Will Tingdene cover every possible blade of grass with new builds until the Fitties as we know and love it, is no more? That appears to be the plan.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Suzan Clements

Address: 320 Humberston Fitties Humberston Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have owned a chalet here for 21 years and enjoy the tranquil serenity of the fitties . Please do not forget that this is not a holiday park ,despite our landlords insistence to call it so . There are plenty of properties for sale that would enable any buyers to adapt / modernise . We Need the green spaces to maintain our wildlife and act as natural space for the environment. Could our fragile infrastructure cope with the extra traffic the proposed building of a new chalet would bring to the site. Our roads ,water pipes and sewage struggle at times already .Therefore I ask that you do not grant the planning application

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Ms Linda Rowe

Address: 320a main rd Humberston fitties Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Keep the fitties as it should be

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr David Hallows

Address: 321A Fitties Humberston

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the aforementioned application on the following grounds, I do believe that people had their names on a waiting list for empty plots on the Humberston Fitties Site. Due to the council's flood analyst reports no more plots were to be sold or new buildings be allowed. A Report commissioned by NELC in 2007 by Weetwood Consultants called Humberston Fitties Analysis Risk clearly states in section 6.4 the impact on leases and councils actions Section 6.4

The potential consequences of a flood must not be increased by the actions of the Council. Initial soundings from the Environment Agency also suggest that the Agency would be uncomfortable about increasing the consequence of a potential flood. Accordingly, Weetwood advocates that: No extension should be made to the leases into the current closed season. This would introduce people onto the site at a time when the coastal flooding presents the greatest risk, and greatest uncertainty

No additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area.

Currently unoccupied plots should not be developed, but the council may consider offering them to neighbouring plots to extend as garden / recreational areas. This represents a pragmatic use of the land without significantly increasing the consequences should a flood occur through allowing additional people to remain on site overnight

A further Independent flood risk assessment in 2014 by Black and Veatch reconfirmed the flood risks. Expert opinions on climate change is that the risk of flooding is increasing year on year. The infrastructure on the Fitties site is in a poor state. Increasing the number of buildings will increase the traffic. Causing additional damage to roads. Some of the drains are already suffering from over usage as they back up on a regular basis. The addition of more properties will only increase this problem.

The Fitties site is a conservation area that would be losing the open green spaces that are an

asset to the community. An ecological report would be essential to do an assessment on the possibility of protected species

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Jay Harris

Address: Main Rd Humberston Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No, for all the 'updated lawful planning' reasons that every other has said

Additionally, everyone, in the past has referred to 'the plots?' as a wildlife nature corridor &/or a 'firebreak' including you.

Additionally, in the late 90's you categorically stated 'an owner could a dwarf wall if no heavy haulage digger/ delivery drivers were involved due to the ground being unstable but you said 'yes' possibly, if he barrowed his bricks in from 'Thorpe Pk entrance/ Pleasure Island' by hand ok. The ground hasn't changed.

Whether you grant 1 / 5 etc, imagine the damage..

The gas lorry alone makes my shower screen shake.

With those that live in nature's partnership & being protectors of the rarely awarded Triple SSSI Fitties coast line, its been short listed for World Heritage status for its Eastern Migratory route, thats here because we weren't but we few choose be respectful & support the wildlife.

Follow nature, its the only thing that doesn't lie & the only law to follow,

Please take heed from huts already for sale, more than ever before, more are not necessary.

Please Value your Lincs treasured natural asset as once,; its gone forever. Thankyou

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jackie Smith

Address: 46 Clee Crescent Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This unique area of green space and chalets has for so many of us been treasured and unspoiled. From my memory of a short holiday in 1952 at 'Lingalonger' (through the generosity of my father's employer) til just before covid lockdown when a friend came from Australia JUST to visit, and spend a couple of nights at The Fitties I cannot imagine how this beautiful place has survived so many threats of flooding as happened in 1953. Please don't rip up the beautiful shrubs and greenery. Please let it remain affordable to those faithful owners who have kept it looking as it always has been. It is no place to turn into a caravan site.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Julie Connell

Address: 77 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Firstly, the flood risk for Humberston Fitties is in a level 3a, high risk, danger for most/danger for all flood zone. NELC had always been firm in their stance that no more building would be allowed on the Fitties due to this flood risk. NELC stated that no additional development should be permitted within the Fitties which would increase the number of people in the flood-risk area. More hard landscaping impacts on the flood risk.

HOW HAS THIS CHANGED?

2. NELC also stated that currently unoccupied plots should NOT be developed, but that the council may consider offering them to neighbouring plots to extend as garden / recreational areas. HOW HAS THIS CHANGED?

3. The Fitties Chalet Design Guide states: There are a few identifiable plots vacant but very few opportunities for new plots to be developed, these are important elements in creating its character and appearance and therefore must be protected. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. HOW HAS THIS CHANGED?

4. The adjacent foreshore (Humber Estuary) is part of a Site of Special Scientific Interest (SSSI). The natural environment is key to the character of the site and is important for its natural habitat and wildlife. The open aspects around the chalets and other casual open areas within the Conservation area. Anything which happens on the Fitties will impact on this SSSI area. HOW HAS THIS CHANGED?

5. The importance of considering the impact of new development on the significance of designated assets is stated in section 16 of the National Planning Policy Framework (NPPF 2019). When considering the impact of a proposed development on the significance of a designated heritage asset, significant importance should be given to the assets conservation, for example any harm to, or loss to, the significance of a designated heritage asset (from its alteration or destruction, or from

development within its setting), should require clear and convincing justification.

HOW HAS THIS CHANGED?

6. The Fitties is designated an Asset of Community Value (ACV) by NELC (2019), "the Local Authority, in line with the spirit of the Localism Act, has considered the land known as the Humberston Fitties Chalet Park. As there has been no material changes in the site and therefore it continues to meet the definition of an asset of community value as set out in section 88 of the Act, it shall be listed for a further period of 5 years on the Register as well as the local land charges register.

The nomination therefore is in relation to the remaining land, i.e.: - Roads, verges, tracks and pathways;

- VACANT FORMER PLOTS;

- Open space, bank to the river;

- Humber Mouth Yacht Club and Community Centre; - Dykes and ditches"

HOW HAS THIS CHANGED?

7. Another important consideration is the poor water infrastructure; presently there are numerous leaks and blockages throughout the year due to the elderly nature of the pipes etc. The sewage system is archaic, any more stress forced upon it would be disastrous.

HOW HAS THIS CHANGED?

8. Wildlife has made the Fitties their home - deer, hedgehogs, badgers, bats etc are now the norm as they use the empty areas to live safely as they have done for many, many years. As humans looking after our planet for future generations, we are encouraged to nurture and encourage wildlife.

HOW HAS THIS CHANGED?

9. There are many mature trees and shrubs on the empty areas. We are all encouraged to plant trees and re-wild our greenspaces.

HOW HAS THIS CHANGED?

10. The plots which have been for sale - this in itself is a misuse of words as the plots themselves have not been up for sale (although wrongly advertised by the estate agents as such) but it is the LEASE which is for sale by the present landlords. I believe there has been a waiting list of interested parties if ever the council changed its mind...so why have the landlords brought in a third party to 'sell' them on its behalf. Suddenly all 11 plots had 'plot for sale' signs installed. This in itself is a cloak and dagger venture. NELC always stated that vacant plots would not be sold.

HOW HAS THIS CHANGED?

11. I notice that the outline plan for the plot seems to include part of the verge outside the perimeter of the plot. The landlords told us that no one has the right of access to their own property. As far as I am aware, no other chalets have part of the verge included in their property.

HOW HAS THIS CHANGED?

12. Empty areas have been considered fire breaks to stop the spread of fire

HOW HAS THIS CHANGED?

I respectfully urge you to look deeper into the Fitties taking into account all our concerns

Thank you

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Jenny Tucker

Address: 21 Elm road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Cleethorpes I object to the systematic destruction of the ethos and character of the "Fitties".

It seems that large business ownership are exploiting the cost of living crisis as an excuse to hike up costs ie rates/ground rent and in doing, squeezing chalet owners into a financially unsustainable position.

The area is know as a place of interest, relaxation and unique nostalgia for residents and visitors alike. It is a place where nature and humans thrive together. The green space in question, (176) represents the conservation of these characteristics which I believe are valued by many and enhance the quality of life for all who visit and will visit in the future.

Building on these spaces or even semi permanent buildings will create a denser population, putting strain on the infrastructure such as sewage works, (adding to flooding risk), roads and air quality. Also, as mentioned the greater threat is to wild life, the community ethos and diverse beauty of the chalets and natural setting.

Please STOP building and spoiling one of our greatest local assets

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Ms Sarah Palmer

Address: 33 Fairfax Road GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again NELC needs reminding that the Humberston Fitties is a designated Conservation Area. Any new chalets on the site dilute the percentage of material heritage on the site and undermines the 1996 status that protects the site.

The Humber bank is a designated SSSI, and the Fitties forms part of the SSSI buffer zone. There is a planning application in process for the redevelopment of Pleasure Island, as well as the constant expansion of Thorpe Park. We now have developments planned for the very important empty spaces on the Fitties. The cumulative effect of all of this adds up to a collective over-intensification of a SSSI buffer zone, not to mention an area that will in future years become at increased risk of flooding and rising sea levels. If there's a flood in this area and NELC is seen to have gone against official guidance re flooding then people's lives will have been put at risk in the name of business over-riding common sense.

The roads and lanes on the Fitties are not suitable for the builders vans and lorries that will be attendant on any development on the Fitties site. It's a tranquil area for wildlife and people who travel from all over the country to enjoy the peace of this special place. It is not a building site. I have a chalet on Anthonys Bank, which I've had for 8 years, twice there has been a sewage flood in my garden, and once, nearly in my chalet. My garden was left full of raw sewage. The area already has an over capacity sewerage system and will not take more and more development in this already up-to-capacity area of the coast.

There are currently 40-plus chalets up for sale on the Fitties, why then is there such a pressing need to add more chalets to a site that already has plenty to choose from if a buyer wants to own a chalet on the Fitties?

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Janet Carroll

Address: 1 Fannystone Road, Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As long as the bungalow is in keeping with the rest of the Fitties. I have no objection. Should, however, it be either a mobile home or of way out design (as has happened) then I do object.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Gill Chambers

Address: Cherry Tree Cottage 52 humber street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly urge you to stop and consider the residents of the Fitties who through new sight ownership have had to battle, protest and set up action groups to challenge the changes to date. I am sure they must feel ram-raided with forced change with more to come.

Given the number of properties for sale it is clear that some residents cannot accept what is happening and this will only help the site owners financial gains with new lease agreements. Having spent many hours at this beautiful place, and stayed in our friends wonderful original unspoilt chalet, I am completely horrified at what is happening to our little tranquil piece of unique history. I strongly object to the green spaces being used for anything other than what was promised. Change is not always for the better, let our grandchildren and great grandchildren enjoy this wonderful for years to come, the peace and beauty of this heavenly place can never be replaced and will never be seen again.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Lynda Tappin

Address: 49 Robert Pearson Mews GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building on this green space on Humberston Fitties. These have been left empty for over 30 years and we were told that they would never be built on. There is no need for building there are 41 chalets already up for sale and it would have made sense for people to put their own stamp on these. Why were these green spaces allowed to even be considered for selling? It states in the chalet guide that open spaces are important in creating character. This was also part of the ACV005 which forms all of the Fitties not just the green spaces. This is a community asset one which is for ALL.

On reading the plans I saw immediately it said it was following the Chalet Design Guide apart from... if it's apart from then it's not following the plans.

It also states that several chalets of significant/special interest then numbers them none of which are near the application site. I would disagree and say that each chalet is of significant and special interest in its own unique way. Our chalet is directly behind this green space and can be seen clearly from the Main road, (213) people often wander down to speak and ask the history of the Fitties. When Robson Green was filming his programme about the Coast he came over to speak. Our chalet has also featured in the Home magazine with a piece about the Fitties. I know others on here have their own stories.

The environmental agency stated that no new buildings were permitted due to flooding so why has this changed with the obvious worsening of climate change which is evident for all to see. The environment agency was right when the Council had the Fitties, just because it has new owners and people want to build doesn't change the facts.

The drains and the sewerage systems are not able to cope with the chalets that are already on here so to add more to this would exacerbate the problem. This is a fact as my neighbour has had raw sewerage backing up as did others around him.

Humberston Fitties is a conservation area and needs to be treated as such, looking at the plans it states that because it's a new build it needs more than just a gas bottle and electric for heating. So

they are planning to put a Heat pump in which will be detrimental to the environment a constant noise that could affect all sorts of creatures and ourselves. Goodness knows what it sounds like when the plans say that it shouldn't need to be up to 61DB as this would only be needed in the winter when the park is closed. Well as far as I'm aware it is cold in September, October, November December, January, February and March and during the other months the chalet can be used in the day. This is definitely unacceptable if you want a new build heating system then buy property that is not on a heritage conservation site with SSSI. The Fitties is also SCNI registered which forms part of the habitat for protected wildlife.

A Councillor spoke about the Fitties evolving which it has over many years. This may have been finding a window that fitted or a sink that someone was giving away, none of this took away from the charm and the authenticity. It was a make do and mend and the people were there to enjoy the peace and beauty of nature. Now it is about development which is already affecting nature, wildlife and the environment. Chalet 178 that has just been completed has not one piece of green anywhere on it not even a tuft of grass. The people of the Fitties and the general public need to conserve the Heritage of this unique and magical place before it is no longer recognisable.

I strongly object to this application and I believe that it is very similar to the planning application to Green space 80.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mrs Carole Loughran

Address: 23 Robson Road Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed chalet is not in keeping with the other chalets. I feel strongly against the spare green spaces being used. These are left for the benefit of wildlife and the aesthetics of the plotland.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Stephen Genney

Address: Wellgarth Main rd Beelsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please take into consideration this is a long standing community not a holiday park as Tingdene would wish. It is cherished by locals and visitors for what it is. No one but Tingdene want to degrade it to the level of yet another holiday park with bland off the shelf park homes/ caravans. Councillors have done a lot to keep this in check. Please continue to protect this unique asset for all.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Derick Evans

Address: 2 low road Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's very simple really. This beautiful area is within the Conservation area put in place in 1996 to conserve and preserve and protect this wonderful Heritage Plotland, its original dwellings and the protect the diverse wildlife that live on the adjoining grassland plots.

Such an area as this is a rarity for wildlife and very special in our world of constant change, having survived mostly untouched for decade's, but also we'll maintained and cared for by the residents for so many years.

T and associated wild areas are unique and has so far survived for a century. Please don't allow the open areas of Fitties to be built on and destroyed. Thank you

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Derick Evans

Address: 2 low road Scrooby Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's very simple really. This beautiful little original chalet is within the Conservation put in place in 1996 to conserve and preserve and protect this wonderful Heritage Plotland and its dwellings.

Of which this chalet is a rarity and very special in our world of constant change, having survived untouched, but well maintained for so many years in this unique playland that has so far survived for a century. Until greed showed its head since being managed by a private company. Please don't allow the Fitties to be destroyed. Thank you

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Sean Griffin

Address: 8 Wivelsfield Road Brighton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This development will crowd the area which currently enjoys the amenity of grassed open spaces which are part of the unique character of the Fitties. Allowing further builds on the Fitties is causing extra strain on the infrastructure and is resulting in many more car journeys in this part of the town.

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr STEVE SHAW

Address: Hope ave Goldthorpe

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are off again with pure greed from Tingdene My question is how have these 11 plots all of a sudden became available and mysteriously sold over night My question to NELC and Matthew Patrick is how can you go back on when asked in 2015 if these were for sale and was told POINT BLANKLY NO. so what's changed because when you ask any councillor they cannot answer the question

We totally object to this

Comments for Planning Application DM/0825/23/FUL

Application Summary

Application Number: DM/0825/23/FUL

Address: Plot 176 Humberston Fitties Humberston North East Lincolnshire

Proposal: Erect holiday chalet with associated parking and boundary treatments

Case Officer: Emily Davidson

Customer Details

Name: Mr Tinker

Address: 48 kingsmead park Swinhope

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Leave the green spaces. There are enough places for sale already. That plot has been vacant for years. Why the rush to fill it now. Leave our green spaces alone.

Item 2 - Ash Holt Waithe
Lane Brigsley - DM/0447/23/
FUL

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Alison Hansen - acting clerk to Brigsley Parish Council

Address: C/o Brigsley Village Hall, ST Helen's Crescent. Brigsley Grimsby

Comment Details

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We wish to object to this development on the following points,

The very large development would be encroaching into open farmland / countryside,

It would be an over intensification of the site.

There are many concerns about construction traffic using a narrow country lane or going through the village center.

The development has raised many possible issues with drainage and the destruction of local trees.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Jackson

Address: 7 Kingsfield Farm Barnoldby le Beck Grimsby

Comment Details

Commenter Type: Ward Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is overdevelopment in the rural village location. The access road to this site is very narrow and winding with blind bends and is unsuitable for large vehicles, including the horseboxes and lorries delivering supplies associated with the current and enhanced activities proposed on site. The planning application also mentions "instructors" and "sporting teams" visiting the site, generating yet more traffic through the village on these unsuitable roads. I am amazed that highways officers consider the development acceptable; I think this is a case of local residents and a local ward councillor having a fuller appreciation of the everyday highways issues.

The proposed development is on agricultural land outside the village development boundary and there is considerable local concern that is over intensive development that will damage the rural nature of the area and adversely affect wildlife.

As ward councillor, I have been approached by a number of local residents who are very concerned about this proposed development.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mrs Andrew Furman

Address: Ktima Brigsley Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: People live in Brigsley and Ashby-cum-fenby for peace and quiet and rural life ! This is a business in the wrong area, what has been done all ready is enough ! The roads are ONLY 9feet wide and a quaint , quiet area, the traffic and large HGVs will cause havoc and danger to people who live there, there is no room to reverse and will damage the trees hedges and peoples attempt to get out there own drives ! Build the other side of the land they have , away from everyone's peace and quiet and stop trying to ruin peoples lovely quiet calm lifes , pure greed , if i'm walking down Waithe lane with my dog, i certainly will not be moving out the way for large vehicles , the road is narrow enough as it isThink about people and neighbours who have lived down there all their lives , stop trying to take over!

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr John Sutcliffe

Address: Maple Grove Waithe Lane Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to this application.

Waithe lane is approximately 3 metres wide with few passing points. Several narrow blind bends at both ends of the lane particularly within the village.

Many cyclists, runners, walkers, dog walkers and horse riders use this lane daily. This is all part of the village life.

This is a very large commercial development in a residential countryside village with no pavements in the area.

It would involve employing more staff extra to those already employed..

Previous planning was for owners own use but riding lessons are already taking place.

Will outdoor gymkhanas and other equestrian events be taking place on this site.

Cafe or restaurant on site more than likely would need daily delivery vehicles to supply food and drink.

Will this development increase in size again as we were assured that previous development was for the owners personal use only and within a very short time it has grown and grown into a large commercial development totally inappropriate to the area with people probably coming from all over the country.

We hope that this application is unsuccessful.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Ian Perry

Address: 2c Queen Elizabeth Road Humberston Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: May we formally object to the proposed development at Ash Holt, Waithe Lane, Brigsley North East Lincolnshire, DN37 0RJ, DM/0447/23/FUL, for the following reasons:-

Firstly, as for car drivers using Waithe Lane Brigsley, the access road in either direction is very narrow and difficult for passing, as grass verges or property splays have to be used to allow oncoming larger vehicles to pass. My wife had to take this action when travelling in a medium sized car to visit friends who live in Waithe Lane. This necessary action caused £600 worth of damage to the bottom of her car. Therefore, when encountering lorries or horse boxes the problem is exasperated further resulting in vehicles having to "back up" considerable distances with dykes and ditches at the sides of the lane. This problem would not only occur during construction with materials being delivered but an on-going source of danger and frustration with the added number of horse box movements, feed suppliers and visitors to the proposed site.

We note that the planning application includes the wording 'riding school'. This implies that more than one person will be using this facility, resulting in an increase in traffic using Waithe Lane and the approaching narrow lanes.

Also I think that this is an over development of the site (which is in essence the grounds to a private house) there has already been constructed two large stable block / barns and a large gymnasium. With the construction of this new proposal I would suggest that the site would impose on the area an industrial outlook, NOT a discrete structure in a very quiet picturesque and rural village.

We are aware that the applicant's family already have a similar facility within easy travelling distance of Waithe Lane.

Mr & Mrs R B Sparnon
Hunters Gate,
Waithe Lane,
Brigsley,
N E Lincs,
DN37 0RJ.



18th June 2023.

Planning Application Reference DM/0447/23//FUL

To receive a planning application for a facility relating to the accommodation of horses is not uncommon in the village of Brigsley. However to accommodate a facility of this magnitude is completely unique during my residency of some 52 years in Waithe Lane. The only issue is whether a facility of this size can be accommodated without imposing unacceptable penalties on the residents of the village.

The application refers specifically to the establishment of an indoor riding school in a new building of some 60 metres by 20 metres approx dimension. The wording of the application states that this facility is for the personal and private use of the applicant only. Should the application be approved this fact should be pivotal and explicit thus preventing the riding school ever developing as a facility available to the general public which would change the dimension of this project entirely.

The remaining considerations relate to the existing infrastructure that services the village and whether the proposed new facility can be accommodated without penalty. Two major points emerge

A – Whether any effluent be created within this new development which will create any additional burden on the

existing drainage facilities. This question was asked at a public meeting held under the auspices of the Brigsley parish council on Tuesday 20th June and answered by Lara Edwards who stated that there was no connection whatsoever between the wastage facilities already in place for existing Brigsley residents and any wastage/effluent which would be created within the new riding school facility. A separate drainage and disposal system is to be installed for this purpose. This fact should be clearly stated in the planning application. Furthermore paying due regard to effluent disposal is an important environmental factor in any new development of this kind and demands separate and detailed explanation in the planning application. Explanation of the specific standards to be met are clearly set out in existing legislation.

B- Whether road access to the facility is judged to be adequate to cope with the heavy duty vehicles which would undoubtedly be involved .It is abundantly clear to anybody living on Waithe lane or Church lane that there is no point at which a car and heavy duty vehicle meet and proceed to pass one another without the car reversing into a space provided by an entrance to the driveway of a private property or to mount the grass verge .If two heavy duty vehicles meet head on it requires a major reversing manoeuvre of one of the vehicles concerned before either can proceed. An additional and simple point must be made in the interest of walkers who regularly use Waithe lane for recreational purposes. This includes children in pushchairs and elderly people in wheelchairs. In the absence of any footpath the only escape is to find a private driveway or again to try and mount the grass verge.

This is the real situation we have to cope with each day. Against this background a statement extracted from a document produced by the Highways Department which

relates to this development states that the existing roads are considered adequate to service this new riding school development is completely incomprehensible. A more realistic appraisal of the highway situation would be to accept that Waithe lane was never intended to cope with the level and type of vehicles now in use. However, options available to you to solve the problems I outline are limited. The residents of Waithe Lane consider this as a better way to approach the problem. Discussions then should begin as to how the situation might be improved?

Later on in this same document is a statement from which I quote "No works related to this development shall begin until a Construction Traffic Management Plan (CTMP) has been submitted and approved in writing by the local planning authority. The (CTMP) should include but not limited to a list of requirements" This list is detailed in the Highways document. This document as I understand it will not be produced until the project is approved. It is accepted however that the volume of heavy transport will occur during the construction phase of the project May I suggest that a resident of Waithe lane be part of these discussions.

All the points I make in this submission should be included in the application.

Yours sincerely,

R.B.Sparnon & J M Sparnon

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Amended Plan received 13th July 2023 to revise landscaping details and Proposed Drainage Layout provided)

Case Officer: Bethany Loring

Customer Details

Name: Mr DENNIS FLETCHER

Address: 10 TOWN RD TETNEY LINCOLNSHIRE

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I personally believe that those responsible should adhere to Natural England who state that it is their statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations. Therefore the authority should ensure that all points in their Annex A are adhered to in full.

Due to the complexity of Waithe Lane any additional vehicle activity is going to cause concern due to its single carriageway, soft verges, dykes, blind bends, weight restricted bridge etc. Problems are already encountered by pedestrians, dog walkers, cyclists, horse riders and non 4 wheel drive vehicles when meeting lorries or large vehicles, they having difficulty finding a safe haven or available passing point.

We have recently seen the mutilation of the once beautiful roadside trees to allow the access of high sided delivery vehicles this prior to the development. The trees in question are now one sided and unbalanced making them vulnerable in high winds and look totally ridiculous.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Dennis Fletcher

Address: 10 town rd tetney

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the feedback from the various parties involved I can only say that I am amazed that a developments in Waithe Lane Brigsley have raised so little concerns from those responsible for our environment.

Having lived in Brigsley previously for over 27 years, prior to that as a child in Waltham, now retired in Tetney. Brigsley as been a big part of my life. I spend many hours still in and around Brigsley and are fully aware of the wildlife close to the proposed development.

I have recently watched Kingfishers, Otters, Water Voles along Waithe Beck along with numerous species of birds to include Owls and finches. In recent years a young Osprey could be seen for several days before continuing on its migration route.

Whilst a teenager I was employed by the then farm tenant Ross Mumby from Ashby cum Fenby and cultivated the fields in question prior to them being sold to Mr Cottingham.

Deer are a common sight along with Foxes and Hares, there is also a Badger sett directly behind Ash Holt.

Another very serious aspect is Waithe Lane itself, a very narrow country Lane with dykes and blind bends to contend with. Many local residents use the lane for a wide range of leisure activities almost like a Park for dog walking, jogging, cycling, horse riding to name a few, even non residents like myself spend many hours in this beautiful English country lane.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Edward Tippett

Address: 5 Nunnerley Place Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Although I do not live in Brigsley, I recently lived for 30 years in Ashby cum Fenby. Waith Lane was on our regular cycling/ walking route. This lane, particularly at the Brigsley end is very tight----a single track highway at best. Any further developments along this lane, in my opinion, is going to restrict the free flow of traffic and create a potential hazard to the sort of traffic that uses this lane.

I note the applicant is applying for a change of use from agriculture to equestrian use.....as far as I am aware it has been used for equestrian use for some considerable time! Is this a case of shutting the barn door after the horse has bolted.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Erik Forster

Address: Walnut House, Waithe Lane Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to voice an opinion on this application.

Although I am not ordinarily resident in Brigsley, I do have direct personal connections with Waithe Lane, having lived and grown up there until I was 18 years of age. My immediate family still live in the same property in the lane, which I, together with other family members, visit frequently and we intend to continue to do so for many years to come. Like many others, I highly value the peace, tranquility and undisturbed access to nature that the lane affords and use it regularly for both cycling and walking whilst visiting Brigsley.

A project of this nature and size, along with its associated ongoing servicing requirements are entirely inappropriate for this small village location. Many excellent arguments, particularly with respect to access, the inevitable increase in traffic volume and the disruption to the tranquility of Waithe Lane have already been well voiced by others objecting to this project, so I do not need to address these further.

Furthermore, I do not buy into the applicant's and her architect's claims that this will be solely for personal use. Given the sheer size of the undertaking, together with the scale of the equestrian buildings as they already stand, it would be woefully naïve to conclude that this would not involve some form of commercial activity, regardless of how much spin is put on it by its advocates. It would be relatively simple to disguise indoor commercial activity in a building of the size proposed. Even if the site is, in fact, used solely for "personal use" as the applicant claims, that personal use is Olympic in scale, bringing with it a dynamic of a completely different magnitude (visitors/veterinary personnel/media coverage/extra staff, etc) than what can reasonably be

deemed "personal use" in the residential sense. This leads me to suspect that the term is being used as a Trojan horse (pun intended) for the ushering in of commercial interests behind the scenes. What actual guarantees do objecting villagers have in this regard and what actual legal recourse do they have if these guarantees are broken or not enforced? Such arguments have not yet been adequately addressed.

I note that the applicant's immediate family has completed the construction of an enormous property just off the Barton Street in recent years, only a short distance from Waithe Lane. This was also intended to be the seat of Olympic activities. It has instead become a huge white elephant, with any Olympic ambitions seemingly not being pursued here. Whatever the applicant's reasons for not making/being able to make better use of these facilities, it is not right that Brigsley residents should have to bear the consequences of the fallout from this failed project by putting up with the detrimental impact the undertaking of a new one will have, ostensibly for exactly the same purposes.

Ash Holt was once a secluded quiet residential property at the end of Waithe Lane. The application as proposed is a gross overdevelopment in a quiet rural location.

The planning application should be rejected.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Rod Forster

Address: Walnut House Waithe Lane, Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 21st June 2023

F.A.O. Ms Bethany Loring

Senior Town Planner

North East Lincolnshire Planning

New Oxford House

2 George Street

GRIMSBY

DN31 1HB

Dear Ms Loring

Re: Planning Application Reference DM/0447/23/FUL

Change of use at Ash Holt, Waithe Lane, Brigsley, N.E.Lincs DN37 0RJ

We wish to comment on the above planning application consultation.

Having lived in Brigsley for 71 years (my wife 27 years), we are obviously well acquainted with the village and village way of life.

Our comments are as follows:

1) The change of use application from agricultural to equestrian constitutes the construction of a

62.45 metres long steel portal frame structure. The column span centres of each portal frame are 22.5 metres, with a maximum height of the steel frames 6.92 metres from ground level to apex. This huge structure is typical of a plain uninspiring commercial building found in many modern Industrial estates. It would be completely incongruous and an environmental eyesore if erected in Waithe Lane, particularly when approaching from the A16 end. A further addition to this structure is a proposed food preparation and toilet area at one end measuring 11.8 metres x 5.3 metres, increasing the structural footprint further, and decreasing the values of our properties in Waithe Lane.

2) It is claimed by the applicant that this building is for personal use only. We find this claim extraordinary when, on the architects' drawing, it is described as an 'indoor school.' This clearly is an admission that the usage is potentially far greater than that required for one person. We suspect that the real usage is for a much greater numbers of horses and riders, including large horseboxes for transportation entering & leaving the premises. The sheer scale of a project such as this will inevitably bring with it its own dynamic that no amount of sugar-coating and claims on the part of the applicant's architects will be able to disguise.

3) Waithe Lane has always been an unclassified road, very narrow, with numerous 90-degree blind bends. Even 2 small vehicles have to drive onto the verges to pass each other. Historically, Waithe Lane has been subject to the regulation of weight restrictions. However, for unknown reasons the restriction signage has at some point been removed. It is high time that these restrictions were reintroduced, not just as a countermeasure for this incongruous undertaking, but also to limit access to any heavy vehicles that exceed the ability of the road to bear such loads. Damage to verges as a result of large vehicles has been commonplace in recent years, as other villagers will testify to. HGVs, prompted by their satnav systems, regularly use the lane as a rat run between the A16 at Waithe and the B1203. A stop needs to be put to this. The consequences of permitting horseboxes to use Waithe Lane from either direction will exacerbate this situation.

4). In addition, we would point out that a considerable number of permanent employees working for the applicant will be needed to service an enterprise of this magnitude.

5) The quality of life afforded by the present local rural environment is very much appreciated by the runners, cyclists, walkers and horse riders who frequent the rare haven of tranquility found in Waithe Lane and the local byways in the Brigsley / Ashby cum Fenby area. We all enjoy the quality of life as a result and would not want it to be degraded by the erection of this large and out-of-character building. We trust and expect that you will take our objections seriously and wholly reject this application without hesitation.

Yours sincerely

M.R.FORSTER

Walnut House
Waithe Lane
Brigsley
GRIMSBY
DN37 0RJ

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Flora Forster

Address: WALNUT HOUSE WAITHE LANE, BRIGSLEY Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am a resident of Brigsley, living fairly close to Ash Holt. I have lived here for 25 years. Brigsley is a small village, with properties situated mostly on the B1203 from Waltham to Ashby Hill Top, and on Waithe Lane. Waithe Lane is a narrow country lane - it is particularly narrow at the village end of it where Ash Holt is situated - and it has a number of sharp, right angled bends as it proceeds away from the village towards the A16. It is so narrow that there is nowhere on it that two cars can pass without having to pull on to the verges. It is a quiet lane, much loved by walkers, cyclists and horse riders, many of whom come from Grimsby and the surrounding villages to enjoy the peace and tranquility. It goes through trees on either side as it leaves the village for about half a mile, and then into open farm land.

it is into this scenario that the applicant wishes to erect a commercial/industrial sized building over 60 metres long and 20 metres wide, completely out of keeping with a small village and in full view of Waithe Lane. Ms Edwards states that this is required for an "Indoor Riding School" for her to be able to train her dressage horses to a standard where she might be able to obtain a place in the British Olympic Dressage Team. I have no issue with this aim, but Waithe Lane is not the right place for such a large building of this nature. Where it is to be built, it will have a significant detrimental impact on its surroundings even if a hedge is planted on the open side, as well as the issues of the traffic on the lane. It should be noted that there are a number of equine facilities in the Brigsley area but you would not know that any of them are there because they are all built on land with private access lanes off a main road. This includes one that has previously been built for Ms Edwards use. The large buildings, stables and barns are hidden from sight, being away from any roads. In addition there is no issue with large horse boxes and all the other support vehicles that such enterprises require, causing an obstruction and a safety issue to other road users as

already happens on Waithe Lane. Given this knowledge it is clear that Waithe Lane is not the right place for the size of the enterprise that Ms Edwards has been gradually building, without anyone knowing how big she would like it to become.

This is my fundamental objection to this application. Other issues have been dealt with by other objections. I would just add that Ms Edwards has already had the trees on Waithe Lane "trimmed" so that they don't interfere with the large vehicles that will be using the lane. Unfortunately little care was taken to ensure that the trees were trimmed sympathetically, and what were beautiful trees are now very misshapen. And also there are a number of supporting comments from Ms Edwards friends who live away from our local area. Whilst this is very commendable on their part, they give no consideration to the impact of this building on its surroundings, which is the reason for the planning process.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Pat Smith

Address: 4 Eastwood Avenue Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am not in favour of the above proposal. Brigsley is a quiet scenic village with lovely views of the surrounding countryside, used by walkers and cyclists who are able to travel safely on the quiet roads.

My husband and I, and some of our friends and family regularly walk and cycle here for peace and quiet and to watch the birds and wildlife. The roads are very narrow, with some sharp bends in places, and no room for cars to pass each other without travelling on to the grass verges or field entrances. It would be very difficult for delivery vans and horse boxes to pass. There are also potholes on some areas of the road. The building of such a large arena/riding school will mean more staff on site, more deliveries, vet visits etc. causing more heavy traffic making the potholes worse and making the road more dangerous to pedestrians, cyclists and some horses.

The noise and activity will also be detrimental to wildlife.

It is too big to be built in such a small village and quiet area of the countryside.

The plan says the riding school is for sole use of the owner but as it is so large will it be accommodating more visitors in the future?

I am surprised to see so many comments in favour of the proposal from people who don't live in this area.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs K Best

Address: Dene View Gosforth Newcastle upon Tyne

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A construction of this type and size, along with the associated ongoing servicing requirements of it are wholly inappropriate for this small village location.

Access (a very narrow lane which has previously had weight restrictions applied) is unsuitable to service the vehicular requirements associated with the construction of this size of build. In addition, the ongoing access requirements post build to service this proposal is unsuitable for the narrow lane and small village environment.

It is extremely doubtful that a construction built to olympic standards and size will remain for 'private use' in the longer term with the impact being detrimental to both the immediate neighbours and the wider village community. The term 'riding school' suggests that this is not intended for private use.

This planning application should not be approved.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs K Best

Address: 35 Dene View Gosforth Newcastle upon Tyne

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: A construction of this type and size, along with the associated ongoing servicing requirements of it are wholly inappropriate for this small village location.

Access (a very narrow lane which has previously had weight restrictions applied) is unsuitable to service the vehicular requirements associated with the construction of this size of build. In addition, the ongoing access requirements post build to service this proposal is unsuitable for the narrow lane and small village environment.

It is extremely doubtful that a construction built to olympic standards and size will remain for 'private use' in the longer term with the impact being detrimental to both the immediate neighbours and the wider village community. The term 'riding school' suggests that this is not intended for private use.

I have very close personal connections with Waithe Lane having lived there as a youngster and my immediate family still living in the same property, which myself and my family frequently visit.

This planning application should not be approved.

Comments for Planning Application DM/0447/23/FUL

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It is extremely doubtful that a construction built to olympic standards and size will remain for 'private use' in the longer term with the impact being detrimental to both the immediate neighbours and the wider village community. The term 'riding school' suggests that this is not intended for private use.

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Case Officer: Bethany Loring

Customer Details

Name: Mr Philip Houlden

Address: 86 Cheapside Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Thank you for the opportunity to comment on this application.

I do not live in this village but, like lots of other people, my wife and I do use it for recreational purposes e.g. running, cycling and walking.

All of the lanes which form the access routes to and around this village are narrow, bendy and only useable with significant care. Only today whilst cycling through the village it was necessary for a car to pull off the main lane to allow my wife and I to pass and equally it was necessary for us to stop and pull over to allow a horse and its rider to pass. This type of routine is common practice due to the nature of the road infrastructure in this locality. It is a small village in a rural setting with limited access consistent with that status.

I notice that the application is to develop the site for "sole personal use" rather than "commercial use" and consequently it is asserted that no increase in vehicular activity is likely to occur. I respectfully question whether that is an accurate statement of intention. The deposited plans show the substantial extra development of a site which is already huge. It seems to be an affront to common-sense to say that such a major development is going to be for "sole personal use". With apologies for being sceptical by nature, I just query whether that stated intention isn't something of a smokescreen presented to try to steer the application through only then for the stance to be changed subsequently. I cannot see anywhere that the applicant has stated how many horses are currently on site and how many additional ones it is intended to stable - isn't this relevant in terms of assessing the reasonableness/veracity of the application? Should the application in its current form be viewed favourably are there any planning process restrictions which can be applied to

adequately safeguard against the applicant's potential change of stance in the future?

If permission is given for the site to be developed in the substantial way proposed and subsequently, contrary to current stated intention, the premises are used in a way which attracts visitors/customers the traffic thereby generated will have the potential to utterly blight this village with traffic problems. That aside, should the application be granted one imagines that the volume and size of construction traffic required to undertake a development of the type and nature proposed will detrimentally impact the village because of the difficult vehicular access which exists. I'm a little surprised that the council's own highways officer hasn't touched upon this aspect of the application in his report and perhaps an extra piece of work needs undertaking to consider this potential consideration.

I hope that these comments are of some value in the planning process. If it is felt I can assist further please advise me.

Philip Houlden

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mr David Mitchell

Address: Wheatlands Waithe Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to comment on the Planning Application for a 'Riding School' to be located next door but one to where I live on Waithe Lane.

I have read all the submissions relating to this planning application to date, some with great hilarity where members of the general public with addresses as far away as Gloucestershire, have chosen to comment on village life in Waithe Lane, Brigsley. Clearly a throbbing equestrian social network has clicked into gear here!

I do not know Lara myself, but as somebody who has spent a lifetime teaching, coaching and managing in sport, as well as pursuing my own competitive sporting interests to national standard in both individual and team sports, I obviously wish her well in her attempts to gain a place in the British team at the next Olympics.

Indeed the facilities she currently has access to at Ash Holt, I assume will provide great support for her aspirations, and when weather is inclement, having access to a recently built, family owned, reportedly World/Olympic standard indoor venue within 2 miles of home, must further support these ambitions.

I purchased my property in Waithe Lane nine years ago. The appeal for me was to move to a quiet, quaint village with a very rural setting. Anything which has the possibility to detract from this, either aesthetically, or quality of life, therefore does not have my support.

In the comments I wish to make, it is not only the current intentions of the occupant that I consider. The application states that the facility is for personal and private use only. However, life brings many unforeseen changes that can totally alter a person's intentions. Changes to our economic, health and/or social situations are amongst those to which I refer. Even without the intentions of

duplicity claimed in several comments submitted, the possibility of this one day becoming a commercial concern is in my view very real. Indeed, if the property was to be sold, I judge it would only appeal to somebody with commercial intentions, such is the set up.

I note that there are approximately 10 large paddocks already in place on this site, with scope, and what seems to be preparation, for more.

The site has already been developed to include several large buildings and other areas, plus the building of a large gymnasium is in progress. The building of an additional industrial sized structure will in my opinion constitute an over-development of the site and damage the appearance of our picturesque and rural village. The development of this site is becoming of industrial proportions. Once the facilities are in place, the genie is out of the bottle, and cannot be returned. It will be open for its use to change and this is the worst case scenario for residents.

I am unable to view the highways document at present as the website states it is 'Unavailable' (no reason given), but Mr and Mrs Sparnon had previously gained access to it and pointed out it stated '...that the existing roads are considered adequate to service this new 'riding school' development.' That is a conclusion I find astonishing. Waithe Lane is a single track, unclassified road, with numerous sharp, blind bends, especially after spring and summer growth, and can only be safely navigated by vehicles/cycles literally at walking pace. Residents are already frequently placed in the position of having to pull on to verges or reverse into driveways in order to pass when meeting a car travelling in the opposite direction. Any development which increases the traffic flow using the lane, will clearly have an impact on the quality of life of residents on a daily basis. Where that traffic includes lorries carrying large building materials, or vehicles pulling horse trailer/horseboxes, the potential impact is significantly greater. Another important point to consider here is the constant flow of people who use the lane for walking/cycling/horse riding recreational purposes. Indeed, cycling along Waithe Lane is something recommended by NELC (Miller's Loop) in their publication 'Discover North East Lincolnshire'. Waithe Lane has no pavements, so residents and the trail of walkers (sometimes whole families with young children) who are attracted by the quaint village, open countryside, wildlife and quiet roads, will be placed in increased danger by any increase in traffic flow.

I also share Mr and Mrs Sparnon's concerns regarding the Construction Traffic Management Plan (CTMP) and the inclusion of a detailed explanation of how effluent disposal will be managed.

In summary, this rural setting is treasure to behold. It is my heartfelt view that the granting of this application will inevitably have detrimental consequences to the quality of life of residents and others who use Waithe Lane for recreational and health purposes, so I trust that the application will be rejected.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Cindy THORNLEY

Address: 1 Stallingborough road Healing Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having viewed the proposal I conclude that the building will not affect neighbours site line and it is on the outskirts of the village where there are other existing barn type buildings on surrounding farm land. The building is for personal use so should not adversely affect noise levels in the village.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Rebecca Melbourne

Address: 114 Middlethorpe Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the proposed planning. A fantastic chance for Lara to train year round with her competition horses. A wonderful young lady who keeps her gardens and home immaculate. The use of the indoor arena is to be used by herself and her young children for private use so she can develop her skills and continue to represent Great Britain!

I for one am proud to say that we have a local British dressage rider in the community. One who wants to give the horses a 5* place to train and keep in tip top condition.

I understand there's a lot of concern about traffic etc in the village, however seeing as the arena is for personal use I do not understand how this will cause more traffic.

I very much hope that planning is granted and look forward to continue supporting Lara when she and her horses represent GB!

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Alex Parsons

Address: 138 apedale Road Stoke On Trent

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support Lara's plans to allow herself and her children to be able to ride in a safe, enclosed space all year round no matter what the weather conditions are. It is for private use so no extra traffic and the other buildings in place do not have a negative impact on the area and I am sure the design of the indoor will not either.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Aimee-Jayne Opie

Address: 2 Carnforth crescent Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Lara and her daughters love to ride their horses/ponies. Having a private indoor arena would allow them to continue to enjoy their chosen sport in a safe environment in all weather conditions. The structures already built are elegant and do not negatively impact their surroundings. I am sure the design for the new arena would only complement this.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jodi Wilkinson

Address: 30 Far Ings Road Barton Upon Humber

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have known Lara for many years. This build is for Lara's private use for her and her family to use only. Lara is a top level professional athlete and needs an indoor arena to be able to continue her training in all weathers. She has the highest of standards and keeps her home and surroundings in immaculately clean and tidy condition. I fully support Lara in her application to build an indoor arena at her family home.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Dr Muhammed Siddiq Patel

Address: 3A Caistor Road Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have been Lara's Veterinarian for the past 3 years. Our practice also services clients all over the surrounding area including the rest of Brigsley and Ashby cum Fenby. On my visits around the area to various clients I have not noted any extra traffic whatsoever and if anything have looked forward to going down Waithe Lane and finding it very peaceful to drive through. Furthermore, the majority of my clients in the area are very much supportive of Lara both as a huge part of the community and the sport. As Lara's vet it would be extremely useful to have an indoor area in which horses may be examined - it would make diagnostics and big welfare/health decisions 100 x more clear. This will be of absolute benefit to the yard. I am completely failing to see how erecting what is essentially a covered area of sand - solely for Lara's own use - should have any impact whatsoever on the footfall in the area.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Roxana Nuttall

Address: 48 Horncastle Road Woodhall Spa

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Lara is wanting to build an indoor arena which will allow her to continue her riding career, alongside her children's progression.

She has enhanced the area by the building work she has done so far and this will only further do so, causing no issues or obstacles to neighbours and the surrounding homes.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Claire Hubbard

Address: Brambles Reading Road Padworth Common

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have known Lara for many years, her commitment and dedication to her horses and their welfare is of the highest level possible. In order to compete at the elite levels she needs to be able to train 365 days a year, with our changing climate an indoor school is really the only option to allow this to happen.

We all like our great country to shine on the world stage, dressage is no different, we have an amazing track record. To continue with our world leadership we have to support each rider to be the best that they can be to continue our great tradition.

Human beings don't like change as a rule, we like the status quo and it would seem that equestrian buildings seem to challenge this. Knowing Lara and her love for her family and surroundings this building work will be of the highest calibre, it will be tastefully done for her own private use so that she and her girls can train whatever the weather is doing outside.

From what I can see there will be no impact on village life or the native flora and fauna. Having had a similar circumstance, our building work was passed and when we had completed we invited our objectors to a visit, they all concurred that the work had enhanced the area and that their objections on the full light of day were without merit.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Sarah Dawe

Address: Higher Eworthy Farm Eworthy Germansweek

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Very much support for this application and family who have done so much for so many people. This will not affect the neighbourhood and us for Laras use only. So no more cars traffic

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mr Ryan Kemp

Address: Ivy cottage, main rd, Burgh on bain Market rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I've known Lara for many years and fully support the proposed change of use for the land at Brigsley. The proposal is only for private use, therefore not raise traffic in the local area. Everything she has done at the property is immaculate, well thought out and sympathetic to the village's picturesque appearance. I hope that permission is granted so her and the girls can ride all year round without having to risk riding on the roads at times of the year where the weather and light levels are poor.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Maggie Hull

Address: Maidenwell farm Southfield road North Kelsey

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this would be such a shame and a pointless result if Lara Edwards doesn't get planning for her indoor school, it is purely for her own private use for herself and her family (children) not to build an Olympic stadium, there is absolutely nothing to gain at all from declining her permission, I support Lara in her application

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Jodie Reay

Address: The grange Louth

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 as it will only be an improvement on the current immaculate facilities that Lara uses to train her horses and for her children to enjoy with their ponies.

The weather we have now makes it difficult to exercise horses year round with increasingly wet winters and arena surfaces freezing in cold periods which is unsafe for horses.

Lara doesn't wish to cause disruption to the village this is only an addition to have all weather riding facilities. I believe having an international rider in the village is something to be proud of and should be supported.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs lynnda stainton

Address: The stables Halton Fen Spilsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support Lara's proposal. It's purely for her own use and her lovely girls. It won't cause any traffic or other problems to the village. Being a close friend and visiting Lara on many occasions it's clear to see that she has done a wonderful job landscaping and keeping her property in immaculate condition and I'm sure the indoor school wouldn't cause any problems whatsoever

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Jasmin Reynolds

Address: 5 Dugard Road Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the indoor arena Lara wishes to build, due to living in the UK and our weather being unpredictable it gives her and her girls the opportunity to carry on riding whatever the weather. We often have passed Lara's yard and always comment on how immaculate and tidy the yard is kept and how beautiful it is

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Helen Wray

Address: Danelaw Townside East Halton

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I can see no reason why this application should not be approved.

Lara has made a significant contribution to the village since acquiring the property. The proposed areana will not be in view of any neighbouring properties and is for personal use for herself and daughters.

The proposal has been carefully planned to fit in with the surroundings and will benefit the family.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Lucinda Elliott

Address: Stanbrook farm Staunton Gloucestershire

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is for Lara's PRIVATE use with her children to be able to continue doing what she does. To compete at the top level and with the ever worsening weather this is necessary to continue to do what she does.

Her home and yard is kept beautiful and tidy.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Leia Leahy

Address: 1 The Birches Waltham Abbey

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is for Lara's PRIVATE use only with her children to be able to continue doing what she does best. To compete at the top level and with the ever worsening UK weather this is necessary to continue to do what she does. What Lara has already done has enhanced the area not made it worse. Everywhere is kept immaculate. Having Lara in the community is a real credit and you all should be proud.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mr Roger Webster

Address: The hollies Main road Brigsley

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I see no reason why this Application should not be granted the whole site is always tidy and very well run

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Packer

Address: Church Farm Church Lane Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application if approved will provide the essential icing on the cake for this excellent equestrian development which has already benefitted Brigsley residents by providing employment and hopefully will continue to do so. Mrs Edwards and her daughters should be allowed to pursue their riding in the safety and comfort of an indoor riding school throughout the year. I give this application my full support. Marie Packer.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Packer

Address: Church Farm Church Lane Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think this indoor riding school is essential to complete this excellent equestrian development. Mrs Edwards and family need the protection of such a building to enable riding throughout the year, which is essential if Mrs Edwards is to reach the Olympics. This development is good for Brigsley and has already provided significant employment for Brigsley and Grimsby residents. Hopefully Mrs Edwards daughters with the use of this school will safely follow their mothers aspirations. It should be approved

From: Paul Packer
Sent: Thursday, June 22, 2023 10:23 AM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Application DM/0447/23/FUL

Comment from Dr Paul F Packer Resident in Church Lane Brigsley

I fully support this application which I consider is essential to enable Brigsleys aspiring Olympian {Lara Edwards} to achieve her dream . This excellent equestrian development needs such a building to make it complete. I have heard negative comments from a minute percentage of Brigsleys residents ,with fears about water and sewerage ,flooding noise, environment ,and access by works traffic through Brigsley .Having read the relevant documents on the Portal relating to these fears it seems they are not supported by the relevant authorities .Site management must ensure that works traffic does not access the site via the village . I hope this application is approved . Paul Packer

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Amended Plan received 13th July 2023 to revise landscaping details and Proposed Drainage Layout provided)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Packer

Address: Church Farm Church Lane Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the plans whole heartedly .

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

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Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Amended Plan received 13th July 2023 to revise landscaping details and Proposed Drainage Layout provided)

Case Officer: Bethany Loring

Customer Details

Name: Dr Paul Packer

Address: Church Farm Church Lane Brigley

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I see no reason to object to the plans as previously stated, and give them my full support.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Cynthia Manson-Siddle

Address: Orchard House Church Lane Brigsley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Like many in this part of Brigsley I had concerns about what was going to be developed on the land adjacent to Ash Holt. The outcome so far is aesthetically pleasing and with hedge and tree planting the proposed phase two should be in keeping. Far better the land that was for sale adjacent to Ash Holt was bought for equestrian use and not housing.

I have sympathy for nearby residents on Waithe Lane who were impacted by the development works but this is a responsibility of the contractors involved to ensure that this is kept to a minimum. Perhaps a penalty in the contracts that fine delivery drivers that do not adhere to the traffic management plan may help.

It was stressed at the Parish Council meeting by Lara and the planners that there would be caveats in any permission granted that would prevent any further commercial developments such as events, competitions etc that has also been a concern to some villagers. Including such caveats as a condition of any permissions granted would allay such fears.

Finally, introducing a 20 mph speed limit on Waithe Lane, in the village boundary, and on Church Lane as per Ashby Cum Fenby would be a long overdue benefit to the village.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss C Clark

Address: High Melwood farm Epworth

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application, I'm sure as with the last will be done with the upmost respect and detail to the surrounding environment and existing landscape.

The construction already undertaken was done swiftly and with as little disruption as possible.

With this also being a quick private development it will not increase the traffic to Waithe Lane but allow Lara to continue training and her successful career as a Dressage trainer in such uncertain changing weather conditions.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Katherine Buncombe

Address: Red Lion, Church Road Stickford Boston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am very much in support of the application in question. Lara and her family are an inspiration to many people. The way she trains and rides encourages many people to follow in her footsteps and do better by their horses. The addition of an indoor arena would allow Lara to carry on this important work. It would also allow herself and her 2 young daughters to ride in safety away from the extremes of the weather we seem to be experiencing across the seasons. Keeping these equine athletes fit throughout the winter months is much harder than most people realise and it has been deemed to have an adverse effect on their mental and physical well being to reduce the training throughout winter.

Indoor schools are quiet and will actually soften any of the noises associated with riding, as well as removing the issue of dust from the outdoor and allow year round riding.

Thank you

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Sarah Chamley

Address: Hillside Farm Cheapside, Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am a fellow neighbour and equestrian, the rear entrance to my home is on waithe lane, brigsley, I fully support the building of the indoor riding school for Lara and her children's use proving essential given the worsening of the British weather to enable her to train her competition horses indoors.

I myself understand how important this is.

The transformation of Lara's home and stables is fantastic, fits in perfectly with the rural landscape and has been sympathetically designed keeping the area in mind.

Her site is clean and tidy and is a lovely addition to the village.

I haven't noticed any extra traffic or any disturbance on waithe lane which I use daily to ride my own horses.

I see absolutely no reason why this proposal for an indoor school for her and her children's use would be rejected.

I have no doubt Lara will keep any building traffic and disruption to a minimum as she has proved to have done in past building projects.

I wish her luck with her lovely site transformation.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works

Case Officer: Bethany Loring

Customer Details

Name: Mr Michael Howden

Address: 5 Barnoldby Road Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:Lara is passionate about horses and has been riding for 37 years.

She is very much a local girl and is proud to have represented Great Britain at numerous international dressage competitions, both at home in the UK and in Europe.

Lara, as many of you know, loves and cares about village life and living in Brigsley and in no way wants to upset fellow villagers and definitely has no plans to turn it into Hickstead!

This proposed indoor arena will be built for her personal use only, in order to train and school her own horses and improve her skills all-year round, enabling her to continue to compete at the highest level, both at home and abroad.

In NO WAY will it be used as an 'event' venue - that is absolutely not her plan or intention, either in the short-term or in the future.

I do hope that this planning application gets your support so that Lara, a very hard working mother, of two young girls, can train even harder, all year round, in order to go on to represent Brigsley and the UK at the highest level.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Antonia Brown

Address: 1 Kitchen Garden Cottage Fermyn Wood Nr Kettering

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To whom it may concern:

I support Lara Edwards application to build an Indoor Riding Arena to enable her , and her children to ride and exercise their horses and ponies Indoors and to use it for their Private purposes.

Yours Sincerely Antonia Brown

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Emily-Jayne Stevenson

Address: 10 Green Lane Humberston

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support the indoor arena for Lara Edwards and her children's private use, to continue what she is doing already.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jayne Wood

Address: 13 Violet Close Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is for Lara to build an area for her to enjoy with the children and her Mum. It will not interfere or be seen by neighbours.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Lili Brooksby-Dalby

Address: 19 Quorn Park Paudy Lane Barrow Upon Soar

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think perhaps question why someone would want to stop a talented rider who's always been so dedicated, riding multiple horses - progressing?

Or why this same rider who's bringing up two young girls, should have to justify a super safe environment for them to ride in the winter?

Horses can be unpredictable, especially in the winter with the weather. An indoor arena will give the three riders a safe space to ride as well as enjoy the horses that they have all worked so very hard for.

Whether it's for pleasure or competition preparation, it's a vital part of their routine.

I fully support an indoor arena for Lara and her daughters - I wish her every success with the horses and hope sense is seen in this issue.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Stephanie Chathley

Address: 26 Park Drive Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I support Lara's proposal.

It is for private use so should have no impact on others close by- no extra traffic, etc.

All previous works have been done impeccably whilst being sympathetic to the surrounding area- I have no doubt that this proposed plan would be any different.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Fiona Steel

Address: 27 Albertross Drive Humberston Grimsby

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 it is for the personal use of Lara Edwards and her children only, for her to continue doing what she already does.

This will not impact on what is already in place, no more cars, no more staff it is purely an indoor exercise area for Lara to school her own horses. Nothing more. It is four walls and some sand and it is used to exercise horses in the winter months.

What she has already done fits in so well with the village and I don't see that this will be anything different and will have no impact on other people in the village or surrounding area.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jane Wright

Address: 31 School Lane Appleby Scunthorpe

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support Lara and her proposal for her new indoor arena.

This arena will be for solely private use and allow Lara to have the facilities she needs to be able to train and compete year round. Being chosen to represent Great Britain is no mean feat. Lara needs this indoor arena to allow herself to train 12 months of the year, in all weathers. It will also allow for Lara's 2 girls to be able to enjoy riding their ponies.

Private use, no extra traffic and allowing the opportunity for Lara to become even more successful.....there's no reason why this application should be turned down.

I wish Lara every success.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Jessica Smith

Address: 39 Miller Ave Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Lovely chance for a family to be able to enjoy their home and their horses at the same time. There would be no conflict for other members of the public as there is no increase of traffic nor more members of staff recruited

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mr James Boulton

Address: 4 Belmont Holton le clay

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will have no impact on local residence, will not be seen from the road and is purely for personal use for owner and family. Traffic to and from the home will not be effected and will cause no issues. As a local dog Walker along the lane and around the village I can only welcome the proposal and can see no reason to not allow

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Beverly Midwood

Address: 8 Mallard Close Lincoln

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Miss Frances Scott

Address: Church farm Strubby road Maltby le marsh

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This indoor school is for Lara's private use for riding her horses and for her children to use. It's allowing her to continue doing what she does already and isn't going to cause more people or traffic in the area once built.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Phyllis Oconnell

Address: Ebley, Townside East Halton , Immingham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I feel Briggsley should be honoured to have a GB rider in their village with prospects of being selected for the Olympics.

Lara is a hard working mother of two bringing employment to NE Lincs and has embraced living in Briggsley. This development cannot even be seen and is for private use and will be no detriment to the village whatsoever.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Isla Baker-Browne

Address: Gorse Farm Fulletby Horncastle

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I walk my dogs in the area and know of the Edwards family. I fully support the proposed indoor arena for Lara and her children to ride in. I believe, as she is right on the far end of the village, that none of the proposed plans can actually be seen from the village itself, she is just trying to create an environment which will help her and her children to ride all year round.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Craig Hofert

Address: Lodge Farmhouse Colton Tadcaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Fully support Lara's plan to build indoor school for use with her family / children - I think it's a great idea and have no objections at all

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Hayley Drakes

Address: Teal Cottage Belton Doncaster

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Since Lara Edwards moved to Ash Holt, she has made many improvements to enhance the area around her property, which is kept in immaculate condition. I fully support this application as it is for private use to give an all weather option, especially given the UK's very changeable weather. This means that Lara Edwards can continue to compete at top level which requires the horses be kept fit and strong year round. This is essential for top level competition horses. Also, the indoor arena gives a safe space for her young family to pursue their hobby too.

Comments for Planning Application DM/0447/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Ms Anna Ross

Address: West Newton Crediton

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 private application for Laura to enjoy her indoor school with her children

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Christine Fleming

Address: Laurel House Waithe Lane Brigsley

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think that all buildings to Ash Holt are very pleasing, and I know that the proposed building is for personal use only and will not impact any additional traffic to the lane therefore I fully support the planning for this scheme.

Comments for Planning Application DM/0447/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Miss Katie Wray

Address: Manor House Main Street Graizelound

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 for Lara to continue at the level in the sport that requires her to train daily and not unable to ride when her present arena freezer, floods or is covered in snow.

This application is for private use so is not going to generate more traffic or require more staff as her neighbours are going around saying. And most certainly no place nor intention I believe for a cafe as has been alleged. Lara is a private person and enjoys to keep the yard and surrounding areas immaculate so I cannot see how this is going to de value houses in the area as a neighbour has mentioned.

The indoor arena planned has more planting around the outside of it adding to the ecology of the area and is glass sided so will actually enhance what is already there. Plus the attenuation pond is a betterment to wildlife so again this is a positive. I think as a supporter of this I would be proud to have someone competing at the top of their sport in my village.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Michaela Collins

Address: Brook cottage Brigsley road Ashby cum fenby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Being a Brigsley resident for over 20 years now and an equestrian enthusiast in the area even longer, I see no reason whatsoever that this proposal should be viewed as anything other than a positive improvement. The work carried out so far has been a pleasure to see take shape. It's been done very tastefully and in keeping with the character of the village. It looks both professional and impressive and I'm excited to see what further improvement are made going forward. The place is kept immaculately, the proprietors are both polite and respectful and very approachable too. I fully support this request and look forward to seeing it all come together, I wish them every success in their ultimate aim of making it to the Olympics in the future.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Diana Cook

Address: Litchfield Waithe Lane Brigsley

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I have no objections to the indoor school being built, it will have no affect to myself or my property.

Times are changing and we need to move with the times.

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mr P Berry

Address: Danesbury Cottage Waithe Lane Brigsley

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: We welcomed the opportunity to attend both the public meeting and to communicate with Lara directly, which was very useful.

Our main concerns are the volume and weight of traffic from any construction vehicles that will travel along the very narrow roads, particularly Waithe Lane, to Ash Holt.

The initial building of the yard, stables etc., which we did not object to, saw huge lorries, low loaders, cement mixers etc., travelling very slowly, either way, sometimes knocking down large branches as they ploughed along Waithe Lane to Ash Holt.

What a lot of people who are unfamiliar with Waithe Lane, Brigsley won't have experienced and ergo will not appreciate or be aware of, particularly during the aforementioned building work a few years ago, is that because our post codes in Waithe Lane are the same as Ash Holt's, we had a great number of drivers stopping outside our house / houses, thinking that they had arrived at their destination. This resulted in blocking our exits and holding up the normal daily traffic. A lot of these drivers were knocking on our door asking where we wanted their loads putting and or asking for further directions to site. Whilst we helped every time, this does become somewhat tiring after a while, not least as I care for my chronically ill wife and work every day at home and have done for 8 years.

At the meeting we have been informed that: -

- a) the trees in the lane have since been pruned to an appropriate height and
- b) should planning permission be granted, then a CTMP (Construction Traffic Management Plan) will be drawn up.

Both are positive news and hopefully the CTMP, works in practice as well as theory. If planning permission is approved, we would appreciate the chance of working together to ascertain that all parties concerned are catered for.

Mr and Mrs P Berry

Comments for Planning Application DM/0447/23/FUL

Application Summary

Application Number: DM/0447/23/FUL

Address: Ash Holt Waithe Lane Brigsley North East Lincolnshire DN37 0RJ

Proposal: Change of use of land from agricultural to equestrian use, erect detached indoor riding school to include attenuation pond, tree screening and associated works (Additional Block Plan received 20th June 2023 to show extent of proposal and approved details)

Case Officer: Bethany Loring

Customer Details

Name: Mr Duncan Smith

Address: Main Road Ashby Cum Fenby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I do not object or support the planning application although feel I need to comment on the application Mrs Edwards has submitted.

There is already an outdoor menage on site, enclosing this menage with a building would give the applicant an indoor arena thus no need for another building onsite.

The applicants family already have a substantial equestrian property less than 2 miles away from the proposed site which features World/Olympic class facilities.

The distance between the 2 properties is within normal hacking distance.

Item 3 - 22 Victoria Street
Grimsby - DM/0517/23/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
DM/0517/23/FUL	<p>The town centre needs businesses to be successful, Insurance costs are sky rocketing. To keep costs down an overall view of how the town centre should look, needs to come from the planning committee.</p> <p>Anti-social behaviour which is a known problem, ie smashing of plate windows to shop fronts has never been ironed out. Having broken and cracked windows for months, or indeed boarding up, is not conducive to a thriving top town.</p> <p>These pressures on businesses and the overall view for the centre of town should be considered by the committee.</p>

Contact Details: -

Signature **Date24/8/23.....**

NameCouncillor Karl Wilson.....

Address:

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



EQUANS Services Limited
 Registered Office Q3 Quorum Business Park, Benton Road, Newcastle Upon Tyne, NE12 8EX.
 Registered in England No 598379

Comments for Planning Application DM/0517/23/FUL

Application Summary

Application Number: DM/0517/23/FUL

Address: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works (additional information received 7th July 2023).

Case Officer: Owen Toop

Customer Details

Name: H my number

Address: 1 Northway Louth

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 the proposal is necessary for the business and will have little effect on the day time street scene. The shutters out of hours during evenings when closed will have minimal impact. All business's on this street and area generally require shutters particularly jewellers.

Comments for Planning Application DM/0517/23/FUL

Application Summary

Application Number: DM/0517/23/FUL

Address: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works (additional information received 7th July 2023).

Case Officer: Owen Toop

Customer Details

Name: Mrs Penny Messenger

Address: 2Coastguard Cottages Tetney Lock Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I shop at this relatively new store and it is very sadly one of a very few stores remaining in this section of Victoria Street. There are so many empty and vandalised properties in the area the council should support businesses willing to invest here. For security the shutters should definitely stay. I totally support this application.

Comments for Planning Application DM/0517/23/FUL

Application Summary

Application Number: DM/0517/23/FUL

Address: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Jonathan Hewitt

Address: 10 Victoria Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: We are supporting the retrospective application for 22 Victoria Street, Grimsby, to retain their external shutters. We have traded for 152 years in Victoria Street and as a 5th Generation family business we understand the importance of security. When I started work here 48 years ago, it was only jewellery shops that had shutters. Daniella Draper's refurbished shop is a welcome addition to the run down Town Centre. Internal shutters would not stop the windows being vandalised at night. Smashed windows in Victoria Street is a weekly event. A visit to Victoria Street would show un-shuttered premises clad in chipboard having had windows smashed at night, in spite of the Top Town CCTV.

Comments for Planning Application DM/0517/23/FUL

Application Summary

Application Number: DM/0517/23/FUL

Address: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works (additional information received 7th July 2023).

Case Officer: Owen Toop

Customer Details

Name: Mr Aman Nijjar

Address: 20 Victoria Street Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application especially as it is notable there are a number of shops with smashed windows within this vicinity. The cost of replacing glass and any further damages can be the difference between this store trading or being forced to close.

I commend the redevelopment of this property and has been a welcome addition to Victoria Street. I can not stress enough how another closed unit will have a negative impact on neighbouring businesses.

Comments for Planning Application DM/0517/23/FUL

Application Summary

Application Number: DM/0517/23/FUL

Address: 22 Victoria Street Grimsby North East Lincolnshire DN31 1DG

Proposal: Retrospective application to retain three security shutters with associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Franklin

Address: 77 Queens Parade Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This business has invested a substantial amount of money to re-develop this property enhancing the area and creating jobs. Retaining the existing shutters is a must for the security of the shop during non-trading hours. The council needs to support businesses who invest in the area if they are ever to achieve their re-generation aim for top town. I support this application.

Item 4 - 130 Mill Road
Cleethorpes - DM/0542/23/
FUL

	<p>Development Management Services</p> <p>New Oxford House, George Street Grimsby, N E Lincolnshire, DN31 1HB Telephone (01472) 313131 Fax (01472) 324216 Email: Planning@nelincs.gov.uk</p>
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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/0542/23/ful	I believe this application would benefit from scrutiny and discussion by the planning committee .

Contact Details: -

Signature Cllr Bill Parkinson..... Date 1 Sept 2023

Name:Bill Parkinson

Address:



Bethany Loring (EQUANS)

From: Kevin Till
Sent: 26 June 2023 14:34
To: Bethany Loring (EQUANS)
Subject: Re: Comments for Planning Application DM/0542/23/FUL

dear miss loring

has application been refused under article 4?
if so why the resubmission .

if this application was approved it would reduce at least 3 valuable
parking spaces for nearby residents who have no garage or driveway

to their property. The on street parking is already at a premium and congested
i do not think it should be reduced further particularly for the cottages with no drives. i personally know of one
resident, currently in patient hospital, who would
seriously effect him but he cannot speak out as not aware of application.

From our point this would change the whole aesthetics of the conservation
area of mill road, covered by Article 4.

Comments for Planning Application DM/0542/23/FUL

Application Summary

Application Number: DM/0542/23/FUL

Address: 130 Mill Road Cleethorpes North East Lincolnshire DN35 8JD

Proposal: Alterations to front boundary wall and installation of dropped kerb to accommodate new vehicle crossover

Case Officer: Bethany Loring

Customer Details

Name: Mr Kevin Till

Address: 137 Mill Road The Trees Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Application DM/0542/23/FUL. Objection in first inst until I have full details of application. I have had opportunity to go on line but it would appear that it is not possible to view the application due to download stating 'archived'. Please send the detailed application by email. I would like clarification as The Planning Application

Consultation received states 'alterations to front boundary wall and installation of dropped kerb' is this a retrospective application? Or are there plans to make further alterations? Additionally, is this not covered by Article 4 direction Mill Road conservation area ?

Item 5 - Manor House Cherry
Cobb Lane Barnoldby Le
Beck - DM/0623/23/LBC

From: Fiona Chapman <fchapman.barnoldbypc@gmail.com>

Sent: Wednesday, August 30, 2023 9:03 PM

To: Planning - IGE (Equans) <planning@nelincs.gov.uk>; mhood.barnoldbypc@gmail.com

Subject: Barnoldby le Beck Parish Council - Planning Application Feedback

Dear Planning Team,

In the absence of our clerk due to illness, please see below updates following the meeting on 10th July at Barnoldby le Beck Parish Council meeting.

The next Barnoldby le Beck Parish Council meeting is taking place on 11th September and the agenda is being finalised on Monday 4th Sept, we kindly ask that you please share any applications with us by the 4th to ensure these can be added to the agenda.

Many thanks for your help,
Fiona

07:07/23 Planning

Planning decisions:

- i) Planning Application Reference: **DM/0623/23/23/LBC** Proposal: Listed Building consent to demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works Location: Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire [DM/0623/23/LBC | Listed Building consent to demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works | Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire DN37 0AX \(nelincs.gov.uk\)](#)

Barnoldby le Beck Parish Council agrees with new layout, with it being over 20 years old and in keeping of the existing look and feel. The Barnoldby le Beck Parosh Council recommends approval of this application.

Item 6 - Manor House Cherry
Cobb Lane Barnoldby Le
Beck - DM/0622/23/FUL

From: Fiona Chapman <fchapman.barnoldbypc@gmail.com>

Sent: Wednesday, August 30, 2023 9:03 PM

To: Planning - IGE (Equans) <planning@nelincs.gov.uk>; mhood.barnoldbypc@gmail.com

Subject: Barnoldby le Beck Parish Council - Planning Application Feedback

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Many thanks for your help,
Fiona

07:07/23 Planning

Planning decisions:

- i) Planning Application Reference: **DM/0622/23/FUL** Proposal: Demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works Location: Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire [DM/0622/23/FUL | Demolish existing conservatory, erect new conservatory with slate roof and timber windows and associated works | Manor House Cherry Cobb Lane Barnoldby Le Beck North East Lincolnshire DN37 0AX \(nelincs.gov.uk\)](#)

Barnoldby le Beck Parish Council recommends approval of this application