

Item 1 - Former Western
School Site Cambridge
Road Grimsby -
DM/1241/23/FUL

From: Venney, Amie

Sent: Monday, February 5, 2024 1:50 PM

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

Cc: Elaine Paterson (NELC)

Christine Scott (NELC)

carly.plaskitt

Subject: Planning application Reference : DM/1241/23/FUL

Hi

I am emailing in response to the planning application consultation letter received in relation to the Former Western School Site on Cambridge Road, Grimsby.

We have a few comments to make in relation to the planning permission as outlined below, we would appreciate your response and confirmation whether the points we raise will be shared with the developers:

Safeguarding

We have viewed the plans and note that the properties are situated right along our boundary fence line - can you assure us that safeguarding will be considered so that our school playgrounds and playing fields will not be directly overlooked by residents?

How does the developer plan to screen the site off during the initial building phase and what type of fencing will be erected to outline the property boundaries and how high will the fencing be?

Proposed Play Area

We feel the close proximity of the play area to the school will have a detrimental affect to the security of our school and may attract antisocial behaviour - what measures will be put in place to help this? Our school has suffered greatly in the past with antisocial behaviour and vandalism which has cost the school thousands of pounds so I hope you can appreciate our concerns. We have invested heavily in outdoor games facilities for our school, recently installing a MUGA, and as yet, we have been lucky that this has not attracted any antisocial behaviour.

Drainage

For the last 12-18 months we have experienced flooding caused by water soaking away from the Former Western School Site. We have complained many times to Jacqui Wells, Head of Housing Strategy for NELC regarding the issue. In March 2023 a contractor was appointed (following my persistence that the flooding was as a result of the lack of drainage on the Western School School) to complete levelling out of soil piles so that a barrier could be recreated which was present before we started to get flooded. Since this work was carried out whenever there is substantial rainfall our pathways flood and the water is clear to see running off from the Western School Site. We noted on the plans that there were no comments made by drainage professionals during the consultation period - however we want reassurance that the developers are aware of this issue and we seek to put appropriate drainage in.

Please acknowledge receipt of this email and our concerns. We would really like to work with yourselves and the developers to ensure the project runs smoothly.

Thank you and kind regards

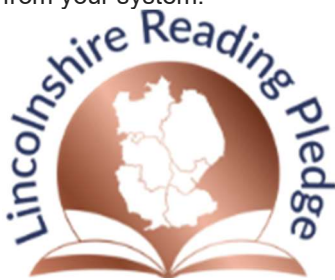
Amie

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Amie Venney
School Business Manager
Grange Primary School
Tel: (01472) 232030



Grange Primary School
Cambridge Road, Grimsby, N E Lincs DN34 5TA
Tel: 01472 232030/33 Fax: 01472 232034

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Comments for Planning Application DM/1241/23/FUL

Application Summary

Application Number: DM/1241/23/FUL

Address: Former Western School Site Cambridge Road Grimsby North East Lincolnshire

Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs Eva Palmer

Address: 157 Sherwood Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I believe there are bats roosting somewhere along the strip of waste ground that has just been purchased. I am also concerned that the road that leads to the waste ground from Sherwood Road will be used as an access road to the new estate. I think it would put too much pressure on the traffic on Sherwood Road, making it a safety risk for surrounding families that live here.

Comments for Planning Application DM/1241/23/FUL

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Address: Former Western School Site Cambridge Road Grimsby North East Lincolnshire

Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr nigel bishop

Address: 39 Sherwood Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:looking at the plans it appears it is the intention to remove established trees and hedgerow to the rear of my property which i feel is environmentally unsound a for wildlife and drainage of the surrounding area. I also have recently received planning for a single storey extension with conservatory where one of the conditions is to have water butts to collect water thus minimizing the risk of flooding due to rain off on saturated land. Due to the size of this development I am concerned that the density could lead to flooding as there appears no provision to minimize this. I presume these properties will also require water butts to collect rainfall. I feel passionate that the established boundary fencing and trees and shrubbery remain in place as it is an established sanctuary for wildlife. In addition provision needs to be put in place to prevent Sherwood Road becoming a rat run for increase in vehicles.

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Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Phil Smalley

Address: 31 Sherwood Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is not clear what you intend to do with our back hedge. Under the section Tree Protection it looks as if you intend removing all the hedge. What do you intend to do? We have lived over 30 years and now own the house. The hedge is vital for bird and animal habitat. We have maintained this hedge and have added to it over the years.

From: Garry Crossland
Sent: Wednesday, February 14, 2024 4:05 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Former Western School Site Planning Application Consultation

DM/1241/23/FUL

35 Sherwood Road
Grimsby
DN34 5TG

Regards
Garry Crossland

Former Western School Site

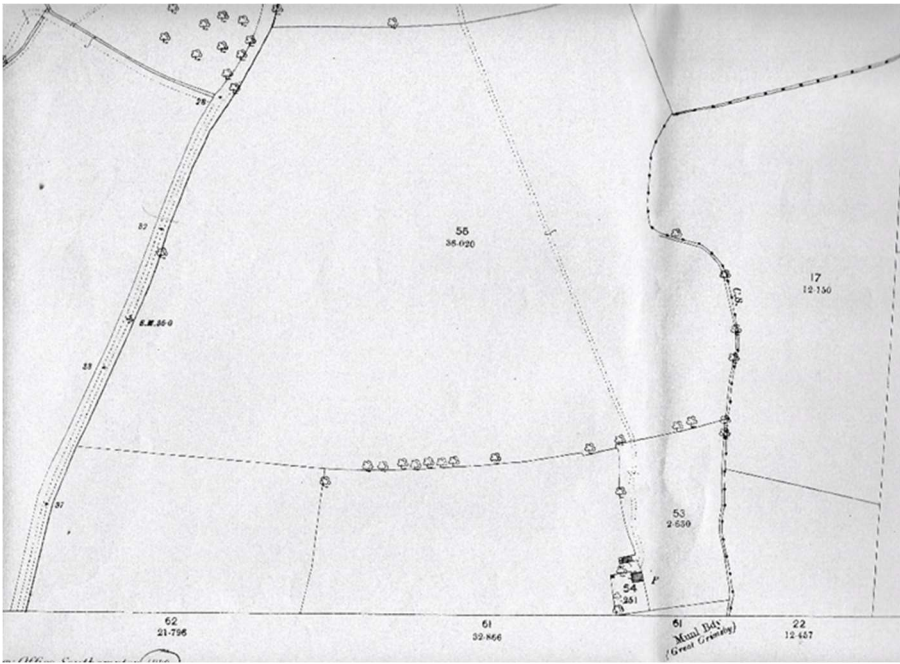
Planning Application Consultation

History of the Site

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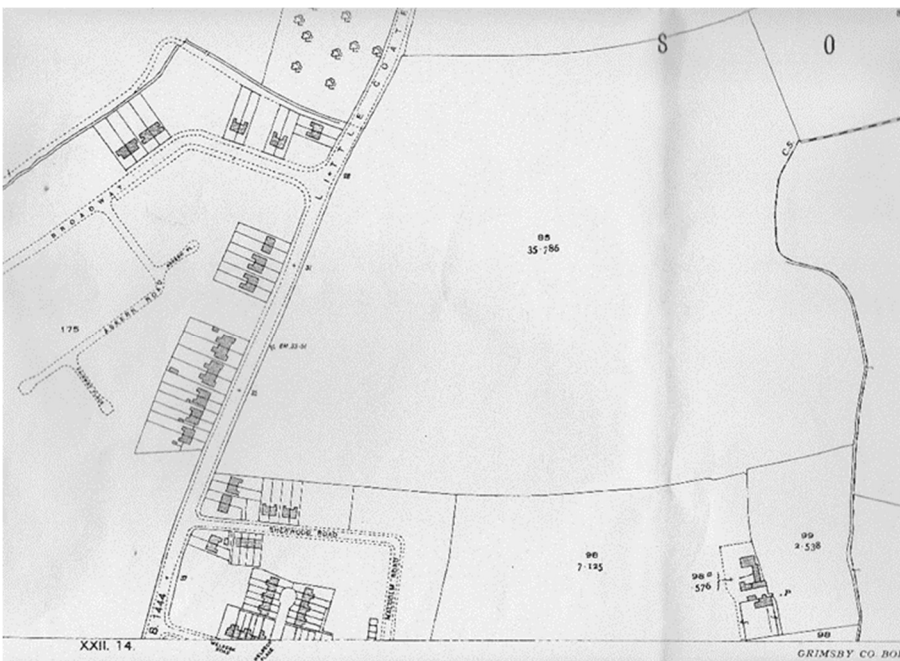
Prior to the development of Western Secondary Modern School for Girls which was in existence in 1958 and the Secondary Modern School for Boys, which opened in September 1960[1], the land, presently bounded by Cambridge Road to the north, Sherwood Road to the south and Littlecoates Road to the west, was used as farmland. At the commencement of the Second World War soldiers were billeted on the site with a view to establishing an anti-aircraft battery. However, after a torrential downpour the ground flooded and, as a result, they had to be moved to higher ground at Broadway.

The following plan, dated 1888, shows the route Littlecoates Road travelling in a North-easterly direction with the field boundary hedge following the eastern side of the carriageway. The dotted line crossing in an Easterly direction from Littlecoates Road denotes the present hedgerow at the rear of the premises on Sherwood Road. The second Ordinance Survey map of 1939 shows a little more detail including the first dwellings to be built in Sherwood Road as well as the alignment of the roadway upto and including Malcolm Road. Again the hedgerow crossing the site is clearly visible on the plan.



Extract from the Ordinance Survey map dated 1888 showing the field boundary hedge now to the rear of the properties in Sherwood Road.

The road to the left of the map is Littlecoates Road.



Extract from the Ordinance Survey map dated 1939 showing the boundary hedge and the first properties to be built in Sherwood Road.

The earliest school on the site was constructed at the end of the 1950s and was divided into sections accommodating boys and girls separately. During its existence it was known as Western School[2] and Western Comprehensive School[3] before eventually becoming Western Technology School following a rebranding exercise that in the mid 2000s[4],

The documents accompanying the details distributed by Scotts Properties LLP to market the site were dated January 2014[5] which clearly indicated that it was available for purchase. However the buildings were not completely demolished until the middle of 2015 when the Western Youth Club was finally removed.

Objection to the Planning Application Based on the Following Points of Concern.

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Topography of the Site

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Despite the findings detailing the topography of the area published as part of the consultation in 2015 and the current Planning Application, little attention appears to have been given to the fact that the field acts as a natural soakaway for the water which falls on the gardens in Sherwood Road. During periods of heavy rain it is not unusual for the soil to be unable to cope with the volume of water and therefore remains on the surface. Eventually it will dissipate by following the general contour that descends from Laceby Road down towards the field of the former Western School where it forms a 'pond'.

This has occurred at least during the past 80 years, but has been particularly evident since the 1960s between Littlecoates Road and Welland Avenue and has been accepted as a normal phenomenon. Consequently, as it is intended that the proposed development will involve the construction of roadways, pathways and driveways, not to mention the concrete bases for the housing, it raises the question as to where the excess water from Sherwood Road will flow in the future. In addition, could it result in a potential long-term problem of flooding on the site as well as the inability for the water that occurs in the gardens along Sherwood Road to naturally drain away? If such a situation should occur, undoubtedly any ramifications would rest with those who have either approved the development, provided professional advice relating to the development, undertaken the development or possibly all three depending upon any judicial findings that may be given.

Obviously, flooding of the land has been acknowledged it that a retention pond has been proposed for the North-West corner of the site. This being the case, has adequate thought been given to the possibility of a fatality occurring should anyone, but particularly a child fall into the water? The children from the neighbouring housing estate are renowned for their adventurous tendencies and therefore it would be most unfortunate if something should happen. It is understood that Woodlands School also required a retention pond to alleviate flooding, but in that event, it was covered so as to prevent the children entering the water.

Ancient Hedgerows

The boundary hedges along the southern and western extremities of the site are clearly marked on the Ordinance Survey maps of 1888, which would suggest that they have been in existence for over 130 years. According to the following extract of Policy 42 section D of the North East Lincolnshire Local Plan 2013 to 2032 (Adopted 2018), the Council promotes the retention of hedgerows as part of a proposed development:-

‘retain and protect trees and hedgerows which offer value of amenity, biodiversity and landscape;’

Section 14.203 of the same document states that:

‘The natural environment is extremely important in ensuring high quality of life for all who live, work and play in North East Lincolnshire. The natural habitats and ecosystems help to sustain our lives and our standard of living’

In view of the fact the North East Lincolnshire is promoting that natural habitats and ecosystems as well as upholding the intention to retain hedgerows, why has the removal of the natural field boundary been included in this application? Surely the hedgerows along Littlecoates Road and Sherwood Road should be maintained to enforce the policies of the Local Plan. If the developer wishes to place a fence along the rear of the properties on Sherwood Road it could be placed on the North side of the existing hedge. This, would maintain the natural habitats established by local wildlife while at the same time blocking the hedge from the residents of the new build.

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Traffic Management

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It is noted that 318 residential units are proposed for the site and therefore it is not unreasonable to presume that this would generate at least an additional 318 vehicles entering and leaving the site either using the roundabout or the roadway onto Littlecoates Road. At certain addresses there may be more than one vehicle while others may not have any, but overall it is likely that the figure of 318 i.e. one per household, is a conservative figure.

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While the construction of the roundabout at the junction of Littlecoates Road and Cambridge Road has assisted in the flow of traffic in the area, slow moving traffic still occurs. Consequently, the location of a forth roadway onto Littlecoates Road between Bradley Crossroads and Cambridge Road does not appear to have been given adequate thought. It is already difficult to join the flow of traffic when turning right out of Brocklesby Road, Welbeck Road and Sherwood Road owing to the increasing number of vehicles using this arterial route. During peak times there is a constant stream of cars and lorries primarily heading north towards the Great Coates Interchange in order to access the A180. Should further vehicles be added to this number from

the proposed former Western School site would undoubtedly result in tailbacks along Littlecoates Road. Consequently those drivers of an impatient disposition would inevitably use Sherwood Road as a 'Rat Run' in the same way as when traffic management controls have been put in place on Littlecoates Road in the past. The situation will unavoidably deteriorate as the development of Scartho Top reaches Bradley Road and a greater number of vehicles emanating from the housing developments at Toll Bar roundabout, The Hyde and Aspen Park use Bradley Road and Littlecoates Road as a preferred route to Europe Park Industrial Estate, Immingham, Scunthorpe and Doncaster.

Overview

It is felt that these concerns need to be taken into consideration prior to planning permission being granted. Perhaps the Councillors should call a public meeting where these points could be fully discussed. While consultations have been held over the years, the residents have not had the opportunity to openly discuss the future of the site with either Councillors or Planners.

[1] Warman, C. H. *The first and Last. Western Secondary Modern Boys School September 1961 to December 1972* p.3

[2] Grimsby Evening Telegraph (24th July 1978) Article: 'A 'voice' from caring pupils.'

[3] Grimsby Evening Telegraph (4th March 1992) Article: 'School find benefit forging new link'

[4] Grimsby Telegraph (29th September 2004) Article: 'Hands up if you new school sport'

[5] Scotts Property LLP (January 2014) Attachment: 'Western School Tendering Planning Brief'

Comments for Planning Application DM/1241/23/FUL

Application Summary

Application Number: DM/1241/23/FUL

Address: Former Western School Site Cambridge Road Grimsby North East Lincolnshire

Proposal: Hybrid application seeking full planning permission for the erection of 318 residential units and outline planning permission for an extra care facility with access to be considered -

Amended plans relating to boundary treatments and hedge, drainage and highways

Case Officer: Cheryl Jarvis

Customer Details

Name: Mr Nikki Whale

Address: 61 Sherwood Road Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I live midway along the south boundary, and I am concerned about the hedgeway being taken away. Both neighbours to me, numbers 59, and 63, had to have very tall evergreen trees removed as they were unsafe, and has made some wildlife depend more on the hedgeway. I also object to the mid-sized tree behind our property being removed as this would afford us some privacy from the proposed close vicinity homes to be built behind us.

Comments for Planning Application DM/1241/23/FUL

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Amended plans relating to boundary treatments and hedge, drainage and highways

Case Officer: Cheryl Jarvis

Customer Details

Name: Mrs leeann whale

Address: 61 Sherwood Road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The amount of extra traffic build up this will cause the area is unwanted. Also the noise levels behind the houses will be ridiculous, that many houses squeezed onto that field, the field itself already struggles with drainage issues i can only imagine putting houses onto that site will make that worse. I for one wouldnt be happy with extra noise pollution on an already struggling estate/area.

Item 2 - 30 Cambridge
Street Cleethorpes -
DM/1022/23/FUL

Development Management Services

New Oxford House, George Street
 Grimsby, N E Lincolnshire, DN31 1HB
 Telephone (01472) 313131
 Fax (01472) 324216
 Email: Planning@nelincs.gov.uk

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/1022/23/FUL	<p>I have reviewed the planning applications and would like the following planning request DM/1022/23/FUL to be scrutinised by the planning committee, my reasons are as follows,</p> <p>If you go to the 'supporting statement'</p> <p>1) Introduction 2.3 This application to vary the Planning conditions seeks to achieve the following: 2.3.1 An amendment to the approved 'courtyard' plan/layout referred to in condition 1. 2.3.2 Variation of condition 3 to amend the hours of use of the rear courtyard. 2.4. The applicant is seeking to alter the LICENCE in tandem with this planning application to assure that the planning permission and licence closely align. There is no mention of the DJ booth! (which I am still to see a planning application to have a DJ booth, which has been installed for quite some time now?)</p> <p>3.0) Proposed condition variations: 3.1. The applicant is aware that the licencing and planning aspects are SEPARATE considerations and as such seeks to bring these more in line with one another and resolve the current practical difficulties with operating under the current planning condition and licensing restrictions.</p> <p>4.0) Reason for variation. 4.1' This is not a workable situation' - It has been workable for this 'existing successful business' (6.3) 4.2. 'Taking drinks out onto the front which requires additional intervention by staff' - this scenario applies to all licensed premises in the area as the street is a pubic area, itself is a 'NO drinking zone '</p>

	<p>5.0) Justification:</p> <p>5.2. Petit Delight was a bona-fide restaurant with no audible music, and definitely no DJ booth. The Queens closed 13 years ago.</p> <p>5.3 'It is understood that a restaurant and bar is due to take over the premises in the very near future'</p> <p>I have been informed that one side of Petit Delight, Corks, is to be an Italian restaurant and the other side a Turkish style cafe..</p> <p>The current plans as far as I can recall show the restaurant as having 40 covers? I stand to be corrected if I am mistaken, the plans for the alterations show a maximum of 25 covers??</p> <p>7.0)Appendices</p> <p>As far as I am aware, none of the representatives of the businesses supporting the application live locally and the 3 residents supporting it have not given their full addresses, I understand that there have been several objections made on the portal however due to names and address being omitted these will not be counted? Does this not count in a similar vein for the three supporting residents?</p> <p>I feel that this application requires further scrutiny and review as we have had previous noise complaints and outside drinking issues in regard to these premises?</p>
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Contact Details: -

Signature **'Date 07/12/2023**

Name: Cllr Graham Reynolds (NELC)

Address: c/o NELC

From: Cllr Graham Reynolds (NELC) <Graham.Reynolds1@nelincs.gov.uk>
Sent: Wednesday, January 17, 2024 8:41 PM
To: Martin Ambler (EQUANS) <Martin.Ambler@nelincs.gov.uk>; Adrian Moody (NELC) <Adrian.Moody@Nelincs.gov.uk>; ENV - Environmental Health <EnvironmentalHealth@nelincs.gov.uk>; Planning - IGE (Equans) <planning@nelincs.gov.uk>
Cc: Paul Thorpe (EQUANS) <Paul.Thorpe1@nelincs.gov.uk>
Subject: folk planning application DM/1022/23/FUL

Good evening,

I have just come back from a visit to some residents on Knoll Street who are very concerned with the new planning application for 'Folk' DM/1022/23/FUL, currently the residents state that it is horrendously noisy living behind and near to the rear courtyard of 'FOLK' I understand they are already using the courtyard as a sitting and drinking area, with tables chairs and heating elements in place, several complaints have been made in the past and currently due to noise etc. also, that the main income would be from food with alcohol being supplied for meals and not the main income for the business (the owner's words).

Some of the residents have only three to four feet between their properties and the courtyard, they cannot use their gardens due to noise, swearing and the loud music, in the past environmental services were involved and restriction on the use of the courtyard were put in place, automatic door closers and time limits on usage of the area.

I understand that the management wrote a letter stating that the building would be used as a restaurant with background music only, to reduce the impact of noise for neighbours, when the DJ booth is being utilised, the noise from the premises is so loud it is more like being in a night club, with deep base beats reverberating through their properties. (their words).

I have grave concerns with the courtyard area being used, due to it being totally enclosed with no fire exit escape route if a fire starts in the main building, the events being currently run in Folk are more disco and dancing events, parties, and football events, these create a lot of noise for residents sometimes well past the terms of their A3 licence?

IF I am miss understanding their licencing terms, please correct me. I really feel that Environmental services and the Fire Service should review the premises one because of the noise complaints and the other for Fire Safety which was as I understand it was a major concern which stopped the courtyard/rear of Folk being used on their previous applications.

Neighbours are really concerned that if this application goes through their lives will be massively impacted by the proposed business increase outside.

Regards

Cllr Graham Reynolds (NELC)

From: Cllr Graham Reynolds (NELC) <Graham.Reynolds1@nelincs.gov.uk>

Sent: Saturday, March 9, 2024 8:03 AM

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

Subject: : DM/1022/23/FUL

Good morning,

The amendments to the application, although a reduction to the request is promising, it will or would not address the noise issues to local residents on Cambridge Street or Knoll street, the residents are constantly having noise related problems from the premises 'Folk', noise issues which were confirmed previously via noise monitoring equipment. I still feel that the application should be rejected.

Regards

Cllr Graham Reynolds (NELC)

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Mr Ronald Nutting

Address: 27 Cambridge Street CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The applicant has produced a 'Proposed Floor Plan' which shows a DJ Booth. This fixture has been in place for more than 12 months, without permission. If planning permission is being sought for this fixture it should be classified as a retrospective application.

Also on the Proposed Floor Plan, 25 covers are shown, which include a number which are situated at the shelf on the right hand side of the premises. In a previous email from Neil Clark he stated that "For clarity the 24 covers does not include the small shelf" With the number of covers being reduced it results in the non compliance of the condition that a minimum of 24 covers must be available at all times.

Also on the Proposed Floor Plan, regarding the courtyard itself, when entering the area through the double doors, to the right is a bar and not seating which is shown on the drawing.

All unauthorised alterations/fixtures shown on the Proposed Floor Plan are already in situ resulting in that this part of the application should be applied for retrospectively.

With reference to the continuing noise issues concerning this business, although my property is 70 meters from the premises, I am unable to open my windows in the summer months because of the music/singing/shouting coming from the establishment. Even recently, on Boxing day night and Friday 29th December, the music could still be heard in my house with all the windows closed. Some videos showing the problem have previously sent to the Local Authority and others are available, if required. The noise nuisance that residents/families that live nearer to the establishment have to endure must be completely unbearable.

The actual layout in the courtyard does not relate to a 'restaurant' in any way, shape or form.

There are no tables for dining at resulting in the area being solely an area for drinking.(As mentioned earlier there is an unauthorised bar in the outside area)

With the courtyard area containing such a copious amount of combustible material, perhaps, at least, a fire risk assessment should be completed and, with the area being 'landlocked' perhaps even a report from a Fire Safety Officer would be appropriate.

The provision of space for storage of refuse/recycling bins has been removed on the Proposed Plan. Where are the bins going to be stored?

Regarding the status of the premises being classified as a 'restaurant', there doesn't appear to be any facilities/area for cooking, no food preparation area and no provision/area for the storage of food.

It would seem that this business has no consideration for the local residents and, for the courtyard to be open to the public 'at all' has, and still is affecting the local residents/families in a very detrimental way.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours (Amended Details to reduce opening hours to 10pm for rear courtyard and Additional Statement provided 5th March 2024)

Case Officer: Bethany Loring

Customer Details

Name: Mr Ronald Nutting

Address: 27 Cambridge Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I refer to the comments presented by the Environmental Team, specifically the Licensing and Environmental Protection Section. The opening statement starts with the wording "I have considered" - unfortunately, the name of the officer is not available. Does this raise the question of consideration of these comments with no name being applied.

Regarding the actual comments, it would appear that rather than the noise from patrons being in a large area, (the street) it should be restricted to a small area which is within a few feet of residential properties. Again, it would appear that the Environmental Team are admitting there is noise from the premises (a DELI!)

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Case Officer: Bethany Loring

Customer Details

Name: Mr Ronald Nutting

Address: 27 CAMBRIDGE STREET CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With reference to the 'amended details to reduce opening hours to 10pm for the rear courtyard and Additional Statement provided 5th March 2024' the applicant lists 6 headings in the contents table. Included in these are Licensing Legals and Food Hygiene which are perhaps irrelevant to this application (there is a Licensing Sub Committee to consider matters of Licensing)

Under heading Covers 9pm & 10pm

New planning application (The applicant states):-

The courtyard being closed for public use at 9pm and the back doors open until 10pm do not work to prevent what was put in place to prevent noise issues from the building and customers - the speakers inside the building will travel outwards until 10pm as the doors are allowed to be open until then.

The applicant appears to admit that noise from the speakers inside the building travels outwards into the courtyard, which adds to the noise from the clientele using the outdoor area. Also, why is there a need for such large and loud speakers when, as per the Licensing Sub Committee, only background music will be allowed.

Regarding the issue of patrons using the outside toilets needing some 'consideration and thought around this whole operational challenge in terms of the historical complaints and any future complaints', perhaps the proposal from Vicky Thompson, Pollution Control Officer, on the original planning application for the premises should be realised. Vicky Thompson stated 'Following additional concerns raised regarding possible noise nuisance caused to neighbouring residents from guests using the external courtyard, I wish to propose the following noise control measures:-
RECOMMENDATION - Redesign the layout of the toilet facility so guests can access them

internally without entering the courtyard area.

RECOMMENDATION - No use by guests of the external courtyard area REASON - to protect the amenities of nearby residents.

It would appear that the concerns raised by Vicky Thompson have been realised, so much so that a formal warning was issued by Licensing/Noise and a new business model was proposed by the applicant. The model was to be a Deli with a shopping area for home made and on site manufactured products. According to the applicant there is no kitchen on site, which is confusing as there is a kitchen/bar area shown on the layout plan but no shopping area, no refrigeration sales units, no display cabinets etc. Also, on the proposed layout plan there is no space allocated for the storage of their refuse/waste/recycling bins.

New Planning Application(further)

The applicant states 'The new planning application is purely to extend the outside courtyard area to coincide with the closing time of 11pm(currently 9pm)'

The proposal on the Planning Application is to extend opening hours(Amended details to reduce opening hours to '10pm' for rear courtyard. Is the applicant applying for the courtyard to be open until 10pm, 11pm or 11.30pm?)

The applicant refers to other local businesses, particularly Petit Delight, and the hours they were allowed to use their courtyard. In the Seaview Quarter, since the conditions surrounding the courtyard were placed on the business, other similar businesses have also had conditions/refusal placed by the Planning /Licensing Departments and Committees. The restaurant, previously known as Calcutta Kitchen, now Blonde Toast, has a condition that alcohol can only be served to those having a meal, or waiting for food to take out. Another business was refused Planning permission (25th August 2021) for an outside drinking/eating? area because of an unacceptable noise nuisance and disturbance to neighbours sufficient to have a serious adverse impact on the residential amenity that these properties should be able to enjoy, contrary to policies 5 & 23 of the NELC Local Plan and the provisions of the National Policy Framework 2021.

Perhaps, rather than extending the hours that the courtyard(Beer Garden) can be used by patrons, consideration could be taken regarding the use of the area at all.

Also ,perhaps a license review could be considered with the confusion surrounding several issues eg. the applicant encourages patrons to eat while standing, but not drinking!

Although I have not considered it necessary to comment on the last 3 Planning applications presented by this business, because the noise from the venue has increased to such a level since the installation of the DJ Booth that it can now be heard in my house, 70 meters away, I feel it necessary to object to this proposal.

It would appear that NELC officers and committee members have acted in all good faith to try to accommodate this business but, unfortunately, this does not appear to have been reciprocated by the applicant

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Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Ms Lorna Valentine

Address: 2 knoll street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This would be unbearable for me and my three children who live behind this building, I have two bedrooms, the look over the building we are that close. We moved here in June 23, it is a housing association house, we were on priority due to having two seriously ill children and both these boys are in the back bedrooms and in the summer it was hard with the time it is already when it all goes off with the music being so loud it's like we are in the bar, then when they are all leaving fighting and arguing, glasses been thrown over my front wall into my little girls pool and toys .. urine all over the walls and using smaller wall as a bar to take their drugs on (not nice), they are all so young that go there so are so at risk from drinking all I can drink. This kind of bar needs to be on the main strip, not residential with young vulnerable children hearing and seeing it all, my neighbour too has 4 children, 2 of which are on the spectrum.

It will make life so hard for me and my children come the weekends please please don't let the hours be extended, our forever home will become a nightmare.

I do have recordings of how loud it is already from the music and then 20 clips of what goes on every Friday and Saturday when they leave if you would like proof.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours (Amended Details to reduce opening hours to 10pm for rear courtyard and Additional Statement provided 5th March 2024)

Case Officer: Bethany Loring

Customer Details

Name: Miss Lorna Valentine

Address: 2 knoll street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Please I beg of you not to allow extended hours on this business, on a Friday and a Saturday all ready my two youngest bedrooms might as well be in the bar with everyone it is that loud. Please take an Ariel view of we're the back of my property is to there court yard ? It is some 50ft away, my home is through sanctuary housing and we gained this property because I have two poorly children one of which will be starting some major operations in the summer. (we have wide doors bigger rooms wet room etc) for me to care for him. So I cannot just move nor did I have a choice were the property would be.

I will do anything you need of me.. record the sound on how loud it is in my property and the times they should shut but already push those times.

I cannot stop fighting this as this business now has two 4bed houses wrapped around it with young children living in them and all have additional needs they don't need to see adults at there windows snorting powder up their noses or rolling a joint on there bedroom window cill as they leave this business so intoxicated smashing bottles glasses, becoming half naked to urinate up our walls or jumping in our yards and this happens as they leave this business, I can and will gain evidence of this as it happens every fri and sat night without fail.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Jolly

Address: 4 Knoll Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is obviously now been established that there is a noise problem. As one of the residents that has to live with this we recommend that no changes should be agreed to until the noise problem has been resolved.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Jolly

Address: 4 Knoll Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly I would like to say that the amended application is somewhat misleading - Folk Kitchen are not reducing anything! It is still extending usage of the courtyard by an hour.

Also I do think we need some clarity regarding inside closing times. Currently it is 11pm and there is a lot of contradictions in the supporting statements put forward.

Regardless of this closing times are variable.

To this end nothing has changed and everything already put forward still stands and should not be disregarded.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Jolly

Address: 4 Knoll Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Firstly we would like to raise the issue of the double doors being allowed to be open until 10pm. It was originally agreed that external doors shall be fitted with self-closing devices to reduce noise levels when entering/exiting the premises. Mr Moody allowed the doors to be open until 10pm through a minor amendment. This is not a minor amendment as far as we are concerned and despite several complaints regarding noise issues and doors being left open we have never been made aware of this decision.

Keeping the doors shut was containing the noise and we suggest this decision should be reversed.

Regarding noise complaints we have made several complaints which Mr Moody has confirmed to me. The noise levels far exceeds what one could reasonably expect to hear.

An officer said to us twice they couldn't believe they ever obtained planning permission in the first place when they saw how close it is to our courtyard garden. They also confirmed to us that they had had several other complaints.

Councillor Reynolds was also surprised at the close proximity so much so that he took a photo.

To this end we strongly object to any further use of the courtyard and recommend that doors should revert back to the original agreement.

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Mrs Susan Jolly

Address: 4 Knoll St CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would respond to the supporting statement provided by Lincs Design Consultancy as follows:

Firstly this statement does not represent a true or balanced viewpoint and therefore I would like to add some perspective to this proposal.

Justification:

5.2 - If you refer to Fig 1 - Site Location - You can see that Folk's courtyard backs onto the Knoll St residents' back gardens and just how close it is whereas the property next door doesn't.

Current restrictions were applied to limit the impact it would have on the properties within close proximity and this hasn't changed and should not be disregarded.

I am not sure when restrictions on shutting the double doors at 10pm came in force but as far as we were aware the courtyard and doors were to shut at 9pm.

I would also point out that no amplified music is allowed in the courtyard.

5.4 It is not correct to say that there has not been any noise complaints. There have been numerous complaints from the Knoll St residents within close proximity.

6.3 - It is unfair to refer to a minor area of negativity when it is a majority of the residents within close proximity that are affected by this.

Finally I would refer to the supporting emails as follows:

I do not know who Alice is but she obviously does not live within close proximity to Folk.

Hannah who is in favour of the extension was opposed to the rooftop terrace at Havana Cabana (which also backed onto the same residents' gardens) and wanted them to have restrictions of 9pm inline with Folks.

Comments for Planning Application DM/1022/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Linda Hilditch

Address: 6 knoll street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning due to the noise this pub causes. The horrendous roundyness this pub causes we can't sit in the garden or even listen to our tv in our back room, we have listened to it all day in the summer so I feel 10pm for outside noise is inappropriate, whether there is music or not the courtyard will still remain noisy, if this was to go ahead. People won't leave the courtyard just because there is no music. I feel there needs to be an appropriate time for the outside noise to stop, we are a residential area which isn't fair on us.

Comments for Planning Application DM/1022/23/FUL

Application Summary

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Linda Hilditch

Address: 6 knoll street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this happening due to loud noise and constant inappropriate language the garden area we are unable to sit in the back of Ower house and unable to use back bedroom for grandchildren to stay due to noise and inappropriate language

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Mandy Wood

Address: 25 Cambridge street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I think allowing the opening of the garden area until 11pm of this premises this is a good idea as customers can gather on the street to which staff don't have control.

As a resident of Cambridge street this would take any noise there maybe away from the street and allow your staff to monitor customers in a more controlled environment.

The back of the premises is where the toilets are situated so is in use to some degree anyway. I feel it makes total sense to have it open whilst the premises are open till 11pm.

Kind regards Mandy Wood

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

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Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Miss Louisa-Beth Buckingham

Address: 37-39 Cambridge street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I agree with the outside area being open to 11pm Brett does nothing but help this street and take people off the street and giving them a place to go in a controlled environment that's respectful for residents. Noise has never been an issue he's very respectful in that respect. Even on a busy Saturday when he's got parties on there's no noise or disruption. I'm directly opposite folk I work most Saturdays till late and never had an issue. The out door area is beautiful and where toilets are located most the customers enjoy that part of his business especially in a summer evenings me being one of them.

Kind regards - Louisa -Beth Buckingham from Buckingham & Co aesthetics & beauty

Comments for Planning Application DM/1022/23/FUL

Application Summary

Application Number: DM/1022/23/FUL

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Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Miss Chelsy Hutton

Address: 53 Cambridge St Original Emporium Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:folk has our full support.

With businesses closing left right and centre it would be an absolute shame to limit one of the good ones we have left!

Folk has never been a rowdy place and is probably one of the few places my friends and I feel comfortable going these days with all the local spiking and trouble coming from some of the bigger places where we no longer feel looked after in the female community.

I hope you get your time extension

It'll be great In time for the festive period :)

Chelsy

The OE

Comments for Planning Application DM/1022/23/FUL

Application Summary

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Address: 30 Cambridge Street Cleethorpes North East Lincolnshire DN35 8HD

Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Mrs Victoria Fytche-Crossman

Address: 41-43 sea view street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Your change in licence makes perfect sense and will only positively contribute towards the street and surrounding areas. Not only limiting noise for residents on Cambridge street, but also giving locals a reason to stay close to Sea View Street bouncing between multiple businesses as they're on social nights out.

We at Forty One hope your application goes smoothly and the positives are noticed by the council.

Comments for Planning Application DM/1022/23/FUL

Application Summary

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Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Ms Joanna Cowan

Address: 49sea view st Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I have hideout coffee on the corner of Cambridge and sea view st. I have spoken with Mr Smith at great length regarding the proposal and feel it can only be beneficial for the street as it keeps groups of people socialising off the main walkways.

Comments for Planning Application DM/1022/23/FUL

Application Summary

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Proposal: Variation of Condition 1 (Plan) and Condition 3 (Courtyard Restriction) following DM/0315/19/FUL to extend opening hours

Case Officer: Bethany Loring

Customer Details

Name: Oliver Cleve

Address: 25 Wardall Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As a business owner in SeaView Street I can only speak on behalf of myself and how I believe this planning extension would potentially help increase the viability that this business within our struggling industry - may be helped to survive.

I've read all the comments, both positive and negative and to be frank, I think some of what certain individuals are saying are of zero relevance.

If there is a noise issue then Knoll St residents are the only ones clearly in a position to comment and no one else close enough has said anything. That aside, it's not about noise or extending a licence or being open longer it's about giving the customer somewhere to be passed 9pm rather than on the street - makes perfect sense in my opinion

All others businesses including what was Petit Delight next door to Folk have planning and licences that enable them to open past 11pm yet Folk isn't asking for anything later than it already has - 11pm

Petit Delight next door has a 12pm Midnight curfew on its outside area which is possibly 3/4 times bigger than Folk's and is closer to some of the negative comments being made so it hardly seems fair that an extension post 9pm isn't looked into either balance even if so on the basis that the toilets are outside anyway so the outside is being used until closing time

Our little town is struggling enough, if on balance and ignoring all the potential chatter around what I've read on some of the comments this is possible within the fairness and guidelines of planning then I fully support it - none of us want / like having customers on our fronts and we would much

rather be able to control our operations working the confines of our businesses

Oliver Cleve

Item 3 - Land Rear Of 37
-39 Peaks Avenue New
Waltham - DM/0273/24/
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/0273/24/FUL - Land Rear of 37-39 Peaks Avenue, New Waltham	<p>This revised application has been discussed extensively with New Waltham Village council and enjoys their tacit support.</p> <p>Could we respectfully request that should this application not be approved on delegated powers that the application is heard at planning committee.</p>

Contact Details: -

Signature

Date 19 March 2024

Name ...Cllrs Stan Shreeve and Cllr Stephen Harness

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

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



04/04/2024

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

Sent: Thursday, April 4, 2024 10:42 AM

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

Subject: New Waltham Planning comments

1. DM/0273/24/FUL/ DM/0256/24/FULA – 37-39 Peaks Ave, NW – Approved



Anneka Ottewell-Barrett

Clerk & Resp.Financial Officer
New Waltham Parish Council

Contact: (01472) 822821

New Waltham Pavilion
St Clements Way, NW
DN36 4GU

www.newwalthamparishcouncil.com

Office Opening:

9.30-2pm Mon-Thurs & 10-12 Fridays

This email expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an email may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

Address: Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Lisa Odonovan

Address: 37 PEAKS AVENUE NEW WALTHAM GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this application, for the same reasons as the 2 prior applications..

The beautiful, healthy cedar tree was hacked down, solely for the purpose of this application.

With it having a preservation order on it, I'm shocked and disgusted that this was allowed to ever reach this point! Planting another tree (or multiple trees) in the village is not a solution, it's only allowing, for the same behaviour of other developers 'chop it down, plant one somewhere else, build a house' with no consequences.

I'm also shocked by the comments of fly tipping, fires & children on the said land. I live adjacent to this land & seen nothing. The gate banging is surely the responsibility of the land owner to maintain as anyone else would!

Therefore I strongly object...

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

Address: Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs K Briand

Address: 37a Peaks Zac Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We object to this application in its entirety.

We understand this is a resubmission of the same plans under DM/0928/23/FUL) which was refused (which had also already been amended part way through). We understand the key difference here is the donation of extra trees for new Waltham.

After the original planning application has been refused with a very detailed report from the planning committee regarding the replacement cedar tree, we can now only infer that the request to plant new trees to allow the application to pass is tantamount to bribery. We should hope that this would not sway the council to reconsider their decision.

Surely, as the planning committee have made a very informed and detailed report and decision on this piece of land, the owner should now be debarred from submitting any new planning applications.

We reiterate our objections to this application as per our objection for application DM/0928/23/FUL that the owner should not benefit from removing a beautiful protected tree on 5pm on a Friday (destroying a beautiful ecosystem) in an attempt to avoid any interference and to submit it planning application for their own gain. The council have already deemed that a replacement tree should be planted and the growth of such tree would impact any new development. Due to the planning committee tree report under DM/0928/23/FUL we would be shocked if the proposal to plant other trees in new Waltham would affect the outcome of this application.

We further submit we have never witnessed any anti social behaviour or fires on the land in

question and we have lived in our property for several years and are surprised by such comments as previously stated.

We also confirm our objections due to the closeness to our boundary, noise disruption due to having a baby, the site being too narrow especially with new tree planted (and future growth), and the design being out of character for the area.

Overall we strongly object to the proposal.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

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Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Maureen Steele

Address: 17 Wayside Drive New Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: What again! When does proper and reasonable planning application cease to be just that, and begin to feel like a nuisance bordering on harassment? This is only my opinion as a resident opposite the proposed site for over forty years now. An opinion, the right to which I hope is respected by the applicant and supporters of the application, as their right to their opinions is respected by me.

The difference is that the supporters are in favour, and I am opposed to the application.

A further difference is that my objections seem to be in line with the law, which is that an unlawfully felled tree subject to a TPO should be replaced like for like, or, (I suggest) as closely as possible, on the original site, and be subject still to a protection order for the duration of its natural and healthy life.

I am wholeheartedly in agreement with the proposal offered, that ten more trees (and I would hope for more) be planted in New Waltham, but I would submit that those be in addition to adequate replacement of the lost tree on the original site in Wayside Drive. My reasoning is this; why should other parts of our village be accorded this privilege, and yet Wayside Drive refused this valuable amenity, particularly when such amenity was in place and properly protected well before the date of these applications.

On a slightly more personal note, but, I submit, still within the ambit of planning material considerations, i.e. Good Neighbourliness, I submit the following:- the proposed application if allowed, would in my view be detrimental to visual amenity, eco amenity value, and character of

the immediate neighbourhood. Furthermore the applicant would appear to wish to make his home in Wayside Drive, yet although I can not claim to have worked with the applicant, neither he nor his supporters have shown inclination or willingness towards neighbourliness to me, never having spoken to me.

Turning to the ASB mentioned, living across Wayside Drive from the site and passing it on a daily basis, I have never at any time witnessed such acts as vandalism, fly-tipping or fire-setting.

I stand by my previous comments made in application number DM/0928/23/FUL and ask that those comments are considered for this application.

Finally, I too, very much would like this piece of land to be made good. I respectfully submit that this would most effectively be achieved by the planting, maintenance and protection of one or more quality larger, semi-mature trees. I therefore respectfully request that this application be refused.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

Address: Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr Dinsdale Shaw

Address: 4 Countess Close New Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am commenting as a member of the public.. although I declare that I have commented as the Parish Chairman.. and Cllr. Shaw.

I just want to reinforce that I am personally very happy for the planning and subsequent tree planting/maintenance in the wider commenting to happen. I would (as also the Parish Council) love to see 10 more trees being planted.. in areas that are suitable for them.. and welcome a new build that is sympathetic to the surroundings... very humble in design.. and supports the council's and the Parish's green agenda/plans. I have worked with the applicant and fully support his ideas for the future. He is not a mass developer... and is wanting a honest home for himself... and to make good of a piece of land that is plagued to ASB.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

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Case Officer: Bethany Loring

Customer Details

Name: Mrs Carol Burley

Address: 39 Peaks Avenue New Waltham Grimsby Town

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support this application, I am a direct neighbour and have no issue with the build and design of the proposed bungalow, and I like this design more and it appears the applicant has considered other neighbours comments from before too address negativity.

I believe the land is currently wasted and would be good to see something there, I have seen children breaking into the land setting fires and last summer my wheelie bin was stolen and set on fire on the land and general rubbish being chucked there, gates broken through and left banging in the wind,

Not only is there a housing shortage in the area but this would bring more money to the local community and council,

I believe the council should also support this,

Who is going to be responsible if children start more fires and get hurt or we have a rodent issues due to fly tipping.

I hope this gets passed, I have seen the owner cutting back the long grass to keep tidy but the area is an eye saw and a small bungalow would look great there.

Comments for Planning Application DM/0273/24/FUL

Application Summary

Application Number: DM/0273/24/FUL

Address: Land Rear Of 37 - 39 Peaks Avenue New Waltham North East Lincolnshire

Proposal: Erect one detached bungalow to include driveway/parking area to front with associated works (Resubmission of DM/0928/23/FUL)

Case Officer: Bethany Loring

Customer Details

Name: Mr stuart axcell

Address: 1 wayside drive new waltham grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: To whom it may concern,

I has been brought to my attention the recent planning application to develop the parcel of land directly next to my property has been refused based on recently planted infant cedar tree under a TPO, comments relate to n refusal stating Cedar tree should be left to flourish across the land this is not possible due to neighbour property boundary fence.

In consultation with the land owner who has always been very direct with us, and is trying to come up with a solution for all involved.

I fully support the proposal of the infant cedar tree planted is relocated to an area it can flourish within new Waltham area, and plant something that will add value to the area and not cause nuisance in years to come and support the dwelling proposed, the land has been subject to antisocial behaviour such as fly tipping and just generally looks an eyesore I have witnessed all of this.

I strongly request all parties work together for the best solution for this parcel of land, again I fully support the land owner donates the cedar to park land within new Waltham where it can flourish,

Kind Regards,

Mr S Axcell

To whom it may concern,

I has been brought to my attention the recent planning application to develop the parcel of land directly next to my property has been refused based on recently planted infant cedar tree under a TPO, comments relate to n refusal stating Cedar tree should be left to flourish across the land this is not possible due to neighbour property boundary fence.

In consultation with the land owner who has always been very direct with us, and is trying to come up with a solution for all involved.

I fully support the proposal of the infant cedar tree planted is relocated to an area it can flourish within new Waltham area, and plant something that will add value to the area and not course nuisance in years to come and support the dwelling proposed, the land has been subject to antisocial behaviour such as fly tipping and just generally looks an eyesore I have witnessed all of this.

I strongly request all parties work together for the best solution for this parcel of land, again I fully support the land owner donates the cedar to park land within new Waltham where it can flourish,

Kind Regards,
Mr S Axcell
1 wayside drive New Waltham (Direct Neighbour)
27.02.2024

Item 4 - 61 Glebe Road
Humberston -
DM/0025/24/FUL



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

7th February 2024

The following planning applications were discussed at the meeting of Humberston Village Council held on Tuesday 6th February 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0025/24/FUL

Proposal: Alterations to create roof terrace above existing double garage and passage, to include metal railings and timber fence to surround with external metal staircase to rear.

Location: 61 Glebe Road Humberston

Objections – the Village Council would support concerns of neighbouring properties and feel that this would cause intrusion onto neighbouring properties and considering the property in question already has an existing outdoor space, this proposal seems unnecessary and would be out of keeping in this neighbourhood area.

Yours faithfully,

KJ Peers

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



Humberston Village Council

Clerk to the Council – Mrs. K. Peers

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

Email:- clerk@humberstonvillagecouncil.com

Dear Sirs,

20th March 2024

The following planning applications were discussed at the meeting of Humberston Village Council Planning Committee held on Tuesday 19th March 2024 and the comments below each application listed are the comments resolved to be submitted as follows:

Planning Application Reference: DM/0025/24/FUL

Proposal: Alterations to create roof terrace above existing double garage and passage, to include metal railings and glass infill to surround with external metal staircase to rear (Amended Description and Plan received 5th March 2024 to reduce expanse of roof terrace and amend side boundary to be 1.2 metre high metal railings with glass infill to match that of the front and rear)
Location: 61 Glebe Road Humberston

The Village Council notes the amendments but has no further comments to add to those previously submitted on 7th February 2024.

Yours faithfully,

Mrs. E. H. Shawhulme– Chair of the Council
Humberston Village Council

From: Jackie Dunham **Sent:** Saturday, February 3, 2024 12:17 PM

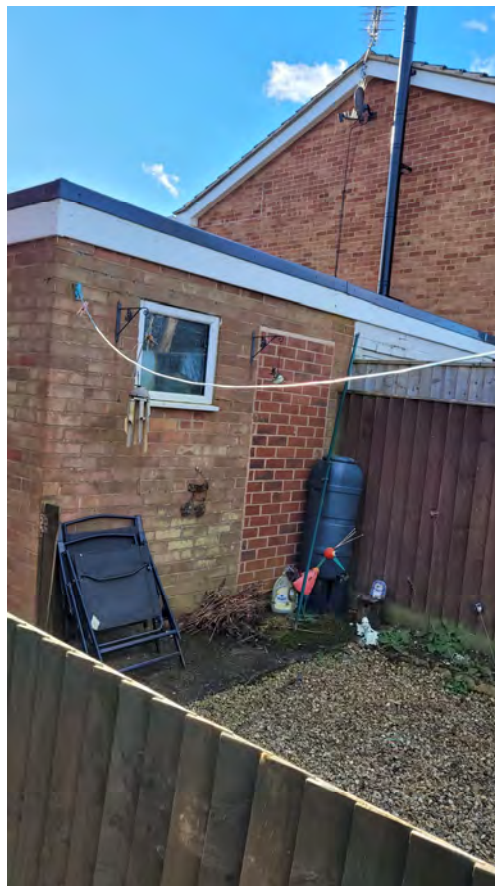
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>

Subject: Re: Roof terrace

Regarding the planning application for 61, Glebe Rd Dn364jp the Ref No. DM/0025/24/FUL

Regarding the planning application which has been forwarded from 61, Glebe Road, DN364JP to adapt the top of double garage into a roof terrace, I find this totally unacceptable and disrespectful to myself. I live next door to this property at 65, Glebe Road, and I reside in the above flat which looks straight out onto the the top of the aforementioned garages in question, from my hallway window, also giving any person access to look through my window and down my hallway, so if a roof terrace was allowed to proceed, my privacy would be totally invaded this would also be overlooking my garden, so yet again my privacy is infringed.

Also the residents at No.61, have had parties in the past with loud music/drinking which would quite easily end up flowing over onto a roof terrace giving total disregard for the immediate neighbours, bearing in mind they are all over 60, so to give the go ahead on this development would upset the local neighbourhood and myself immensely



Megan Green (EQUANS)

Subject: FW: Roof terrace

From: Jackie Dunham

Sent: Saturday, March 16, 2024 10:41 AM

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

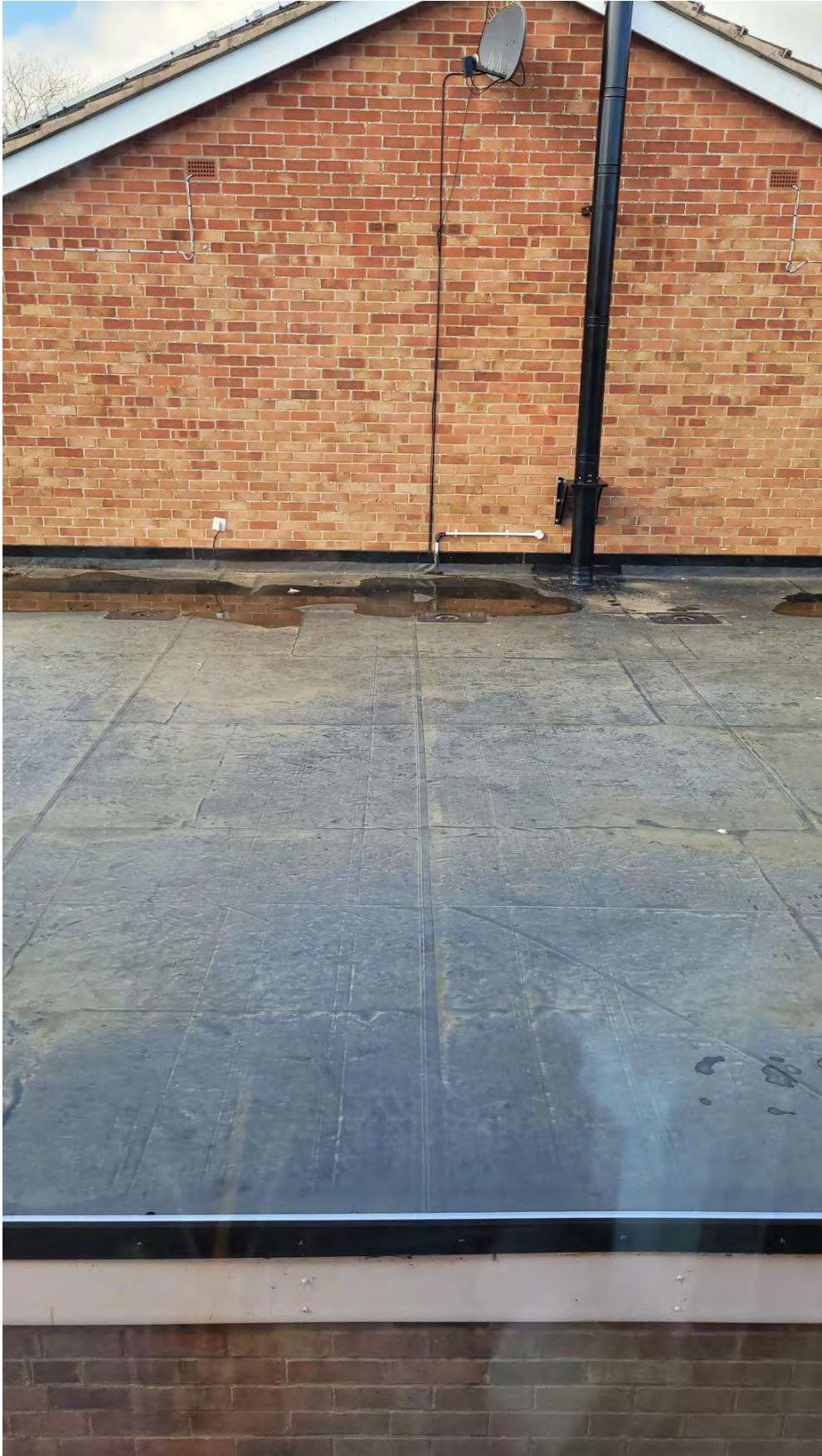
Subject: Re: Roof terrace

Planning Application Amendment DM/0025/24/FUL

Upon receiving a revised copy of reducing the expanse of roof terrace at 61, Glebe Road, Humberston, I feel that this will make absolutely no difference to my original grievance, there will still be invasion of my privacy, looking through my window and down my hallway, I feel that would still be a total infringement of my privacy

My other grievance is overlooking my rear garden, which would be totally unacceptable especially in the summer months when I like to relax in the privacy of my own garden without being overlooked yet again.

I have included more photos, showing the problems this would cause and the invasion to my privacy









Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: CAN WE OPPOSE THE PLANNING APPLICATION AS WE FEEL OUR PRIVACY
WILL BE LOST WITH THANKS ?

Hi there,

We have received a letter from you to say as long as we reply by the 26/3/2024 you will take this into consideration as follows :-

DM/0025/24/FUL 61 Glebe Road Humberston DN364JP

As this will back onto our garden we really do not want this to go ahead as we will lose our privacy with thanks.

Kind regards,

Mr & Mrs Branson
242 Humberston Avenue,
Humberston.
DN64JB.



53 GLEBE ROAD
HUMBERSTON
QUINCY
DN36 4JP

DM/0025/24/FUL

WITH REFERENCE TO THE ABOVE APPLICATION,
I WISH TO ADD MY LETTER OF SUPPORT
TO THE APPLICATION.

I BELIEVE THIS WOULD COMPLEMENT THE
PROPERTY, THE GARDENS ARE VERY NICE IN
THESE PROPERTIES AND THIS MAKES PERFECT

SINCE
I WOULD ALSO LIKE TO SAY I AM VERY
MUCH OVER 60 AND DON'T SUPPORT THE COMMENT
OF 65 GLEBE ROAD.

ONCE AGAIN I REPEAT I FULLY SUPPORT THIS
APPLICATION

KIND REGARDS

Comments for Planning Application DM/0025/24/FUL

Application Summary

Application Number: DM/0025/24/FUL

Address: 61 Glebe Road Humberston North East Lincolnshire DN36 4JP

Proposal: Alterations to create roof terrace above existing double garage and passage, to include metal railings and timber fence to surround with external metal staircase to rear|cr||cr|

Case Officer: Bethany Loring

Customer Details

Name: Mr Ashley Dawkins

Address: 55 Glebe Road Humberston

Comment Details

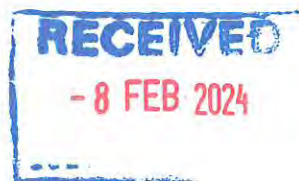
Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:I will soon be living at the address and I think that this kind of home improvement is exactly the kind of thing that should be encouraged and allowed in the community. I look forward to seeing it.

57 Glebe Road
Humberston
Grimsby DN36 4JP.



Ref Application DM/0025/24 FUL

I live two doors away from the applicants.
I know, as we have the same house that
the back gardens do suffer from a lack
of sunshine. Therefore what Mr Dawkins
is applying for is a fantastic use of a
dead space/area.

I have no objections to this application and
he has my full support.

59 Glebe Road
Humberston
Grimsby



DM/0025/24/FUL

With regards to the above planning application, I will like to offer my letter of support I have found the residents to be most supportive and I cannot see the problem of the application

Kind Regards

Mr and Mrs Hanley



60 Glebe Road
Humberston
Grimsby
N e Lincs

DM/0025/24/FUL

I would like to offer my support of the planning at 61 Glebe Road, I live opposite and do not consider it a problem and would only make the area look nice

Kind Regards

64 Glebe Road
Humberston
Grimsby
North east lincs



DM/0025/24/FUL

After going online to look at the plans I don't see the issues spoken from 65 GLEBE ROAD as a issue, I have always found the residents to be respectful to us all around the area.

The have made the property look lovely and this will only add to that.

Yours truly,

66 Glebe Road
Humberston
Grimsby
DN36 4JP



DM/0025/24/FUL

I am writing this letter in support
of the above planning application.
I live opposite the property and
do not have any objection to the
application.

I feel previous comments unjustified
and unfair.

I live in one of the OAP bungalows
opposite and think it would look
really nice.

Comments for Planning Application DM/0025/24/FUL

Application Summary

Application Number: DM/0025/24/FUL

Address: 61 Glebe Road Humberston North East Lincolnshire DN36 4JP

Proposal: Alterations to create roof terrace above existing double garage and passage, to include metal railings and timber fence to surround with external metal staircase to rear|cr||cr|

Case Officer: Bethany Loring

Customer Details

Name: Mrs Judy Telford

Address: 12 Tetney Road Humberston Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:Although I'm not objecting to the planning application, I am a little concerned about the noise. Last year during the summer months there was a lot of noise going on quite late from this property. If the terrace is used for partys etc, then I feel the noise is going to be even more of a problem, especially as there are a lot of elderly people living around there. Maybe something to be taken into consideration when making the decision.

Item 5 - Land West Of
Bradley Road Bradley -
DM/1156/23/FUL

Megan Green (EQUANS)

From: Barnoldby le Beck Parish Council <barnoldbypc@outlook.com>
Sent: 18 January 2024 20:47
To: Planning - IGE (Equans)
Subject: Barnoldby le Beck Parish Council feedback - DM/1156/23/FUL

Categories: Orange Category

You don't often get email from barnoldbypc@outlook.com. [Learn why this is important](#)

Dear Sir/ Madam,

Further to the Barnoldby Le Beck Parish Council meeting this week, please see feedback below regarding the DM/1156/23/FUL planning application:

The councillors were unable to object or support this application due to the following:

- How will the community funding be split across parishes/ charities?
- Will the concerns raised by Natural England be addressed?
- Will the concerns raised by the Humberside Fire and Rescue Brigade concerns be addressed?

Can you please confirm receipt of this email.

Many thanks.

BRADLEY PARISH COUNCIL



Meadowside
Church Lane
Bradley
Grimsby
DN37 0AE

8th January 2024

Planning Application DM/1156/23FUL

Proposal: Construction and operation of Solar Farm

Location: Land to the West of Bradley Road, Bradley

Bradley Parish Council have received no objections for Planning Application Reference DM/1156/23/FUL

Bradley Parish Council held a Bi-monthly Meeting on 4th January 2024, and a representative from the proposed Solar Farm was present. After a short presentation, members of the public were able to ask questions and it would appear that they were all answered sufficiently.

Therefore Bradley Parish Council have no objections to the above planning application.

Kind Regards

Val Turner

Val Turner

Chair Bradley Parish Council.

From: Tanya Kuzemczak <clerk@walthamparishcouncil.org.uk>
Sent: Thursday, January 11, 2024 10:49 AM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Planning Comments - Waltham Parish Council

You don't often get email from clerk@walthamparishcouncil.org.uk. [Learn why this is important](#)

Good morning,

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

Kind Regards

Tanya Kuzemczak
Clerk to the Parish Council

Tel: 01472 826233
Mob: 07713 985277

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

www.walthamparishcouncil.org.uk



Planning Application Reference: DM/1156/23/FUL

Proposal: Proposed construction, operation and decommissioning of a solar photovoltaic farm, a Battery Energy Storage System (BESS) facility, associated connection including a 30-metre high POC mast and substation, temporary construction compound, perimeter fencing, landscaping and associated infrastructure

Location: Land to The West of Bradley Road Grimsby North East Lincolnshire

Waltham Parish Council supports approval of this application.

Comments for Planning Application DM/1156/23/FUL

Application Summary

Application Number: DM/1156/23/FUL

Address: Land To The West Of Bradley Road Grimsby North East Lincolnshire

Proposal: Proposed construction, operation and decommissioning of a solar photovoltaic farm, a Battery Energy Storage System (BESS) facility, associated connection including a 30-metre high POC mast and substation, temporary construction compound, perimeter fencing, landscaping and associated infrastructure

Case Officer: Owen Toop

Customer Details

Name: Mr Robert Cooling

Address: 3 Church Lane Bradley Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are writing to express our strong objection to the proposed conversion of valuable farmland into a solar farm by the applicant. While we recognise the importance of renewable energy sources in combating climate change, we believe it is crucial to consider the potential adverse effects on our environment, particularly in terms of land use and habitat disruption.

The conversion of expansive agricultural land into an industrial solar farm poses a significant threat to the delicate balance of our local ecosystems. Farmland, often rich in biodiversity and crucial for sustaining local flora and fauna, should be preserved for its primary purpose - food production. Large-scale solar farms require substantial acreage, leading to the irreversible transformation of natural habitats into industrial zones. This land conversion not only contributes to the loss of valuable agricultural resources but also jeopardises the intricate web of life that depends on these ecosystems.

The impact of solar farms extends beyond the immediate footprint of the installation. The construction and operation of solar farms can fragment existing habitats, disrupting the interconnectedness of ecosystems. This fragmentation impedes the natural movement of wildlife and disrupts essential migration patterns. Such disturbances can lead to isolated populations of plants and animals, increasing their vulnerability to environmental changes. The resulting isolation can have cascading effects on biodiversity, affecting the health and resilience of our local ecosystems.

Furthermore, the fragmentation caused by solar farms may exacerbate existing challenges for

species that rely on large, contiguous habitats. Animals ranging from insects to larger mammals often require expansive territories for breeding, foraging, and maintaining genetic diversity. The proposed solar farm could sever these vital corridors, making it difficult for wildlife to access essential resources and hindering the natural behaviours crucial for the survival of numerous species.

It is imperative to recognise that our agricultural landscapes are not just spaces for food production but intricate ecosystems that contribute to the overall health of our environment. The conversion of farmland into solar farms threatens to disrupt this delicate balance, leading to long-term consequences for biodiversity and ecosystem stability.

In light of these concerns, we urge the applicant to reconsider the location of the proposed solar farm and explore alternatives that do not involve the conversion of productive farmland. Sustainable energy solutions should not come at the cost of our precious ecosystems, and it is essential to prioritise the protection of our agricultural landscapes for the benefit of both present and future generations.

Sincerely,

Mr R Cooling & Miss S Thomson

Comments for Planning Application DM/1156/23/FUL

Application Summary

Application Number: DM/1156/23/FUL

Address: Land To The West Of Bradley Road Grimsby North East Lincolnshire

Proposal: Proposed construction, operation and decommissioning of a solar photovoltaic farm, a Battery Energy Storage System (BESS) facility, associated connection including a 30-metre high POC mast and substation, temporary construction compound, perimeter fencing, landscaping and associated infrastructure

Case Officer: Owen Toop

Customer Details

Name: Mr Stuart Norton

Address: 3 Juniper Lane, Aspen Park Barnoldby Le Beck Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am objecting to the proposed Solar Farm because of the following:

1. The professional organisations, North East Lindsey Drainage Board, Natural England and the Humberside Fire and Rescue have all raised their concerns about the proposed development.
2. There is a Skylark Mitigation Area very close to the proposed solar farm which would pose a threat to safeguarding protected species and their habitats.
3. It is claimed Solar does not pose a health risk but as this technology is relatively new there is unlikely to be any possible evidence of any harmful effects of living close to a Solar farm for the proposed life span of 40 years.
4. We attended the 'drop-in' public event in June 2023 and was verbally informed construction traffic would not travel through Waltham but would enter the site from the direction of Bradley crossroads, how could this possibly be enforced. Bradley Road is already a busy road and with numerous new housing developments under construction around the village this would only add to traffic and pollution.
5. This is a very large proposed Solar farm site alongside an existing smaller Solar farm and very close to peoples homes.
6. The Royal Institute of Chartered Surveyors in conjunction with Oxford Brookes University have found evidence that the presence of Solar farms does affect property prices.

Comments for Planning Application DM/1156/23/FUL

Application Summary

Application Number: DM/1156/23/FUL

Address: Land To The West Of Bradley Road Grimsby North East Lincolnshire

Proposal: Proposed construction, operation and decommissioning of a solar photovoltaic farm, a Battery Energy Storage System (BESS) facility, associated connection including a 30-metre high POC mast and substation, temporary construction compound, perimeter fencing, landscaping and associated infrastructure

Case Officer: Owen Toop

Customer Details

Name: Mr Colin Playle

Address: 54 Bradley Road Waltham Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Whilst I have no objection to the application, I would ask that the planning committee highlight the need for the applicant to observe, and also the NELC planning/enforcement department to monitor and enforce, the conditions of any approved Construction Management Plan, which I understand the planning committee take in to account, before decisions are voted on. These CMPs are put in place, as part of the planning decision, to protect existing residents during the construction phase. In particular I draw attention to the following clauses, specifically 3.4, which is clearly in place to protect the village of Waltham from any construction traffic;

Paragraphs Copied from the application CMP;

Routing

3.4 The Site is well situated to connect to the strategic road network. It is proposed that all HGV traffic will access and egress the Site from the north and travel along Bradley Road, which is 6.1m wide and suitable for HGV's, to the A46 Laceby Road / Bradley Road Roundabout. At this roundabout, HGV's will turn towards the west on the A46, which is a dual carriageway distributor road suitable for HGV's. From the A46 they will access the A18. HGV's would therefore not travel through residential areas. Drawing SK04 as shown in Appendix F demonstrates the routeing plan for the Site.

Working hours

4.2 The scheduled working hours for the Site will be between 8:00am to 6:00pm Monday to Friday and 8:30am to 1:00pm on Saturdays. There will be no work carried out on Sundays and Bank Holidays. No operations will be carried out outside the permitted working times without the prior consent from the Local Planning Authority

Management and Timing of Deliveries 4.3

A management system will be put in place to control HGV's arriving at the Site and ensure that there are no vehicles waiting on the public highway. Deliveries will be made by appointment only; drivers will be required to contact the Site Management in advance of their arrival to confirm that the delivery area is free and to allow staff to prepare for the delivery. 4.4 HGV delivery times are required to be outside network peak hours and school peak hours. Delivery times for HGV's will therefore be restricted to only take place between 9:30am and 3:00pm Monday to Friday and 9:30am to 1:00pm on Saturdays.

Wheel Wash Facilities

4.13 There will be a wheel wash facility available to ensure that no mud is tracked from the Site onto the public highway.

Clearly the Planning Inspectorate also rely on any approved CMP to protect residents, as confirmed by comments, which I have pasted below, made in a recent appeal decision letter on AP/002/23

34. Whilst there may be some potential for conflict between cars and vehicles associated with the construction phase a condition for a construction management and traffic plan would manage construction traffic during this phase to minimise such instances.

60. A condition for details of the estate roads and footways has been imposed in the interests of highway safety. For similar reasons and in order to protect the living conditions of nearby residents a condition for a Construction Management and Traffic Plan has been imposed.

3) No development shall take place until a Construction Management and Traffic Plan has been submitted to and approved in writing by the local planning authority. The approved Construction Management and Traffic Plan shall be adhered to throughout the construction period for the development.

I raise this concern, as it has become apparent over recent years, that breaches of approved CMP conditions, seem to incur little or no penalty. I would most appreciate your support, in stressing the importance of any approved CMP, to all concerned parties, and the necessity for it to be adhered to, and enforced.