

Item 1- Land Off Salversen
Road (New Clee Sidings)
Cleethorpes DM/0539/23/
FUL

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salverson Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mr LOIZOS HAJISHACALLI

Address: 50 HARRINGTON STREET CLEETHORPES

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is bad for all the community and it will cause unrest as nobody wants this to be near where we all live... why is this location so important? there is many other locations where this can be built!!! The Salmon farm is not natural and however much they take precautions to protect not only the environment it will also cause many problems for the local residents who live right near. the smell of the salmon farm will be disgusting and stressful. the wildlife will be instinct. the traffic of all the lorries and vans and bulldozers coming and going will make our lives intolerable.. our house prices will decline and we will benefit from this farm being so close.. please dont do this to our community and find another location. Salmon has to breed in natural surroundings and not in a Lab. it is proven that Salmon grown in Farms are not 100% safe for human consumption. i Object to this and do not want it near my house as all of us around the area feel the same. please do not build it here.. and i have read that £100 million pounds will go into the community?? what does that mean? we will not benefit as we are just living our lives here and trying to have a peaceful life as life is too short.. the noise pollution will be upsetting and our quality of life will decrease immensely. please leave us to have a peaceful life. we do not want the Salmon Farm near us. Do not make this huge mistake and go against us the public who really care about our living standards. profit is not everything in life. quality of living is so important and thats what we want so again i say Please do not build this Salmon Farm.

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Case Officer: Richard Limmer

Customer Details

Name: Mr Jay Dixon

Address: 54b Harrington Street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Total objection to this.

1 we have enough pollution in the Humber

I live across the road and don't want the excessive noise I don't live in the factory and don't want to.

Youngs marsden road is closing down. Move it to there and leave the wildlife alone.

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Michelle Andrews

Address: 59 Harrington street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This building will cause noise to local residents I am also concerned about pollution, smells and the prospect of more vermin in an area that is already struggling with mice and rats. There is also wildlife that would lose their habitat if this goes ahead

Carol Pedersen (EQUANS)

From: Ellie Mitchell (EQUANS) (Planning)
Sent: 20 October 2023 15:39
To: Planning - IGE (Equans)
Subject: FW: 'We won't serve it': leading UK chefs join campaign to cast farmed salmon off menu | Food | The Guardian

Hey,

Please can this be added to the case

Kind Regards,

Ellie Mitchell
Assistant Town Planner
Development Management
Places & Communities North – NEL
Tel. +44 (0) 147 232 4614
ellie.mitchell1@nelincs.gov.uk



Working in partnership

engie.co.uk

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

From: Dilly kay
Sent: Friday, October 20, 2023 3:26 PM
To: Ellie Mitchell (EQUANS) (Planning) <Ellie.Mitchell1@nelincs.gov.uk>
Subject: Fwd: 'We won't serve it': leading UK chefs join campaign to cast farmed salmon off menu | Food | The Guardian

Sent from my iPhone

Begin forwarded message:

From: Dilly kay
Date: 19 October 2023 at 18:57:57 BST
To: Planning - IGE <planning@nelincs.gov.uk>
Subject: 'We won't serve it': leading UK chefs join campaign to cast farmed salmon off menu | Food | The Guardian

<https://www.theguardian.com/environment/2023/oct/14/its-a-poor-product-leading-uk-chefs-join-campaign-to-cast-farmed-salmon-off-menu>

Good evening

Could you please include this article with objections to the proposed salmon farm planning application

REF: DM/0539/23/FUL

Kind regards

Dilys Kay

61 Harrington Street DN35 7 BD

Sent from my iPhone

'We won't serve it': leading UK chefs join campaign to cast farmed salmon off menu

Ethical concerns over sustainability and welfare have seen venues offering new choices to ubiquitous 'chicken of the sea'



📷 Farmed salmon from the Blanda river, Iceland. Photograph: Haukur Sigurdsson/The Guardian

Salmon has undergone a rapid transformation in recent decades. Once a special treat, it is now ubiquitous. From drinks reception canapés to wedding functions, Christmas smoked salmon or simply wrapped in foil and baked on a week night, salmon is everywhere.

Scotland is world renowned for salmon production, and the fish makes up 40% of its total food exports; it is also Britain's most valuable food export. Healthy, low in saturated fats and high in omega-3, salmon is a success story.

Yet an increasing number of top chefs are turning their back on the pink-fleshed crowdpleaser - called the "chicken of the sea" by some - citing environmental and welfare issues in salmon farming, including concerns over the use of antibiotics and chemicals; the large amounts of wild fish that could otherwise be eaten by humans being used as feed; its role in declining wild salmon populations; and lack of quality.

From Devon to Scotland, restaurants, cafes, galleries and hotels have ditched farmed salmon. They include Grace & Savour, a Michelin-starred venue in Solihull in the West Midlands, zero-waste restaurant Silo in east London, the renowned "nose-to-tail" St John restaurant group, the Tate galleries and the Poco Tapas bar in Bristol, run by *Guardian* columnist **Tom Hunt**.



📷 Chef Lloyd Morse and James Snowdon, right, are co-founders of Edinburgh restaurant the Palmerston, which has removed salmon from its menu. Photograph: PR

"I think it's such a poor product, and because of the effect that it has on wild salmon, I won't serve it," says Lloyd Morse, head chef at **the Palmerston restaurant in Edinburgh**.

Advertisement

Britain's wild Atlantic salmon population has dropped drastically since the 1970s, says Matt Palmer of WildFish, a charity encouraging restaurants to join its "Off the table" campaign, which has more than 150 restaurants on board. "Industrial salmon farming is one of the causes linked to this decline."

Palmer, who previously worked as a vet on salmon farms, cites parasitic sea lice that build up in farms and can disperse and infect wild salmon and sea trout, with sometimes fatal consequences.

A report by Scotland's Fish Health Inspectorate found that deaths on Scottish fish farms **almost doubled in 2022** compared with the year before, to 15m. Rising sea temperatures and micro-jellyfish are thought to be behind an 18% drop in farmed salmon this year, and critics argue that overcrowding and the slaughter of fish before they are fully grown is unethical.

Salmon Scotland, the voice of the Scottish salmon sector, argues that sea lice affect both farm-raised and wild salmon and that other factors lie behind the decline in wild salmon, including water quality, the climate crisis and the loss of habitats. It also says stocking densities of Scottish salmon are among the lowest in the world.

At the Lost Kitchen in Tiverton, Devon, salmon was a longstanding menu stalwart. The 80-seat restaurant focuses on wood-fired cookery and hot-smoked its own salmon, which was a favourite among customers. "Salmon is a large, fleshy fish that cooks really well," says manager and co-founder George Aykroyd. "It can be really delicate. A high heat means you seal the outside quicker and keep moisture inside to get a steamed, soft centre."

But in March, the restaurant ditched one of its most popular offerings. "We decided there's so much information out there and we have a responsibility as a business," says Aykroyd. "It's not about the salmon, but the production of it. Salmon in large nets in small quantities in the sea is a good thing, but now it seems it's small nets and large quantities of salmon."

Cornish farmed trout has been an almost seamless swap, even if around a third of customers initially asked why salmon was removed. Trout is now a bestseller and not one guest has grumbled after trying it. "We felt it was more sensible to use a very small fish farm in Cornwall who do trout in freshwater," says Aykroyd. "We've visited and seen it."

Morse grew up in Australia and was surprised by the amount of salmon in Britain. "It's massively prevalent here," he says. According to the Marine **Conservation** Society (MCS), salmon is the most widely consumed fish in the UK and, as with chicken before it, more intensive farming has fuelled increased appetites. "There was a big thing about caged hens in the 90s - why isn't there the same comparison here?" says Morse.

One of Morse's main gripes, aside from his environmental concerns, is that it is a "terrible product". Instead, he uses wild sea trout when in season: "They're stunning, delicious - it's chalk and cheese." Rather than smoked salmon, he has offered cured turbot and hake and salted cod.



📷 Chantelle Nicholson of London restaurant Apricity says the use of antibiotics in farmed salmon made her take it off the menu. Photograph: LAT Photographic

Chantelle Nicholson, chef-owner of the sustainable central London restaurant Apricity, used to serve salmon regularly at her previous venue, Tredwells. "It's popular. If you put it on the menu, it sells," she says. But the reported use of antibiotics inspired her to remove the fish.

"There's some really good alternatives now. Chalk stream trout is similar but has a much better flavour and a lovely

buttery texture," says Nicholson, who opts mainly for line-caught mackerel and mussels for her seafood offering.

Salmon Scotland says that 95% of seawater farms did not use antibiotics at all in 2021. Neither the MCS nor the Marine Stewardship Council advocate a blanket boycott. The MCS rates organic and Aquaculture Stewardship Council-certified Atlantic salmon as "green" in its traffic light system, with most other farmed salmon rated "amber", meaning improvements are needed.

The MSC's sustainable blue tick applies only to wild salmon products, mostly from North America.

"Scottish salmon is the UK's most popular fish and the country's No 1 food export," says Tavish Scott, chief executive of Salmon Scotland. He adds: "With domestic and global demand for Scottish salmon continuing to grow, the success of the Scottish salmon sector - and the jobs that depend on it - will not be put at risk from a handful of urban-based activist chefs."

> From: Dilly kay
> Sent: Wednesday, July 19, 2023 8:49 PM
> To: Planning - IGE (Equans)
Subject: DM/0539/23/FUL

>

> Dear Mr Rimmer

> Both my partner and myself strongly oppose the planned Salmon Farm being constructed opposite our home. This is the second objection I have put forward.

> This is not an environmentally friendly or hygienic proposal . Why is this being planned in a residential area? We oppose the smell and non stop noise , both during proposed construction of such a monstrosity and indeed its 24 hour running. We have already lost or Blue Flag status , having a Salmon Farm in situ to the sea , we are never going to regain such a status. We don't agree with the cruelty to the Salmon , being eaten alive by millions of sea lice , the pollution and danger to marine life , the whole area being hacked away for greed. I know you aren't interested in preserving our green spaces but ABP should be ashamed of themselves and held to account for allowing such a proposal given the current panic about environmental issues and climate change ! Hacking all the greenery away is not helping the environment, wherever there is a "vacant" space , man comes along and destroys it. This could be preserved if the proposal was withdrawn. We have lived here for the past 17 years , we never imagined such an idea would be underway slap bang under our noses . We have attended meetings at the Heritage Centre and have still come away totally unconvinced that this proposal is a great idea. The people behind this have no regard for our planet's future or they wouldn't be meddling in what has been standing for so long. We are totally against the disturbance , blaring lights , non stop racket and this area being polluted even more by this proposal . As for all the wildlife being destroyed we find this not only cruel but completely unethical. No doubt any of our grievances will be brushed under the carpet but we can live in hope that this area will not become a rat infested, polluted eyesore not only for ourselves and other residents but for any visitors to this once beautiful seaside resort
Yours disgustedly D Kay

Our address is

61 Harrington Street

Cleethorpes

DN357BD

Ellie Mitchell (EQUANS) (Planning)

From: Christine Pearson
Sent: 13 July 2023 19:39
To: Planning - IGE (Equans)
Subject: DM_1079_22_SCR-62_HARRINGTON_STREET-1642657.pdf
Attachments: DM_1079_22_SCR-62_HARRINGTON_STREET-1642657.pdf

Dear Sir / Madam

I have already sent my comments concerning the plan to build a Salmon Farm in a residential area along Harrington Street. However I want to ensure that my communication is being counted as an objection, and is not being ignored, due to my sending it before the planning application was lodged.

I have therefore attached the original email.

Harrington Street is a quiet residential area. I chose to come here in 2005, rather than closer to Cleethorpes town centre, because it is not subject to hustle and bustle. Harrington Street is not a part of the docks. It is a mile from the docks and there are no industrial buildings along Harrington Street, other than the freezer storage: an eyesore that looms, totally out of place, and causes wind vortexes which seriously damage local residential properties. The construction of a salmon farm will change the whole neighbourhood, having no relation to the houses along the street. Already trees and shrubs have been removed from the land which has been a haven for wild life and plants, and a quiet oasis for local people for many years. Deer appear to have been driven from the land, and two young fawns have been found dead there.

I am highly concerned that such a dramatic change to our neighbourhood is already impacting on the mental health of local people.

The promise of 100 jobs does not equate with the computerised methods of monitoring, feeding, cleaning, which could be achieved by half a dozen staff.

Farming is moving away from mass containment of livestock, as it has been proved to breed disease and distress in animals. Why is salmon, who by nature, would swim and leap thousands of miles, being considered appropriate to confine in this inhumane way?

Please do not grant permission for this salmon farm.

Yours sincerely

Christine M Evans
62 Harrington Street
Cleethorpes
DN35 7BD

Ellie Mitchell (EQUANS) (Planning)

From: Rob Briggs
Sent: 17 July 2023 10:28
To: Planning - IGE (Equans)
Subject: Reference: DM/0539/23/FUL

Sir

I wish to object to the proposed aquaculture farm on New Clee Sidings, Cleethorpes.

My first objection is that, in the event of flooding from the River Humber, this stretch of natural land would serve as a flood plain for this area of Cleethorpes. The 1953 East Coast Floods with its loss of life and devastation is a reminder of what can happen, and with an increased risk in the future due to climate change, it is worth remembering that this part of the coast is only just above sea level.

My second objection is that, due to its natural state, I am concerned for the wild animals and insects that visit this area. I have seen deer both adult and young visit the site, and I understand that some butterflies are protected by the Government Red List. There is little natural area left in Cleethorpes, and it would be a great shame to lose it. Once it has been built on, it is gone forever.

Finally, Harrington Street and the adjoining streets are a heavily-concentrated residential area. Apart from the noise of the aquaculture farm, residents would likely suffer the smell, presumably both day and night.

I therefore ask that the application be rejected.

Robert Briggs

80 Harrington Street, Cleethorpes, DN35 7PS.

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Case Officer: Richard Limmer

Customer Details

Name: Susan Wilson

Address: 94 Harrington Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I would like my objections to the proposed building of the aquaculture salmon farm known.

As a resident of Harrington Street I wish to make my concerns known.

The site they wish to build on is the home for many species of animals,insects and vegetation. This land also bring because of this a lot of pleasure to local people. There are also species that use it as a feeding ground who will loose this if the building goes a head.

Also their are under ground streams on that land which if used as a water supply could cause damage to the surrounding area, this will.I affect the water table and therefore will, alter the formation of the surrounding siol etc. This has the possibility to cause damage to properties in the local area.

I have concerns over noise pi.lution as the farm will run 24 hours aday and there will be factory related noise and vehicles in a residential area.

Also there will be light pollution from outside lighting which will illuminate peoples homes. Also the height of the building will block sunlight from the houses facing the farm.

Although the water will be treated it is still polluted and will be entering g the Humber estuary and thus causing g pollution that could prevent the blue flag that our seaside town deserves. If they have issues with the water filtration it will be an environmental hazard that could effect tourism in Cleethorpes.

Therefore effecting peoples businesses.

In a culture of red factor farming it is alarming to think that Cleethorpes could be associated with this method of fish farming where the fish are grown in tanks, not in the open air which is their natural habitat, and are subjected being confined in a small space and being prone to diseases because of this.

I hope the council when considering this application actually think about the bigger picture than 100 jobs but consider the peop.e who live in the area and the impact this will have on their lives and their mental health. The fact that this salmon farm could have the potential to cause pollution which will impact on tourism and peop.es lively hoods that depend on this

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Case Officer: Richard Limmer

Customer Details

Name: Mr Tim Brewer

Address: 96 Harrington Street Terrace Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We want to protect the wildlife on that site. The factory will remove them. It will also cause noise pollution with the temperature controlled trailers storing goods. There will also be truck movements overnight moving trailers. This proposed site is too close to private homes and will disrupt peoples lives. What is going to happen to the wild deer that live there plus other wildlife? This proposal is WRONG AND SHOULDNT BE ALLOWED TO HAPPEN.

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Case Officer: Richard Limmer

Customer Details

Name: Julie Edwards

Address: 97 Harrington Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to this because it is too close to the Houses if something went wrong water from the tanks could end up endangering people's lives and homes

Also the smell the noise and the chemicals that they use are a danger to the people living nearby

Also this is a wildlife site there are deer endangered Birds butterflies insects all these should be saved for future generations

The impact it will have on the River Humber pollution going into the river

There's never been one built there before so you cannot say what impact this is going to have in a few years time

When the Marine Life start to die off this will be the end of the tourism

Also there's bats and swifts that feed off the insects from that lands which are protected

You've chosen this site because it's the cheapest to rent don't give a damn about a people that live along Harrington Street a all the wildlife which need saving for future generations

People have used that area for over 100 of years all different kinds of people enjoying that area

Also this is Cleethorpes

ABP should give something back to the community and the wildlife leave this space alone

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Case Officer: Richard Limmer

Customer Details

Name: Miss Emily Styrka

Address: 3 Claremont close Leatherhead

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am writing to express my strong objection to the proposed establishment of an onshore aquaculture farm. While the intention to enhance seafood production is understood, this proposal raises significant concerns regarding both environmental sustainability and fish welfare.

Firstly, from an environmental standpoint, the construction and operation of an onshore aquaculture facility pose serious risks to the local ecosystem. Potential pollution stemming from excess feed, chemicals, and waste could lead to eutrophication and harm to aquatic habitats. Discharge of antibiotics and pharmaceuticals, commonly used in fish farming, could contribute to antibiotic resistance and disrupt aquatic organisms.

Secondly, fish welfare is a crucial aspect that cannot be overlooked. Onshore facilities may not offer an environment comparable to natural habitats, potentially causing stress, disease, and decreased quality of life for the fish. Overcrowded conditions, inadequate water quality management, and limited space for movement are common problems associated with intensive aquaculture systems.

Considering these concerns, I strongly urge a comprehensive assessment of alternative, environmentally friendly and sustainable approaches to seafood production that prioritize the health and well-being of both marine life and the environment.

Sincerely,

Emily Styrka

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Ms Karen Wilson

Address: 55 Tennyson rd Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Reading the environmental team comments today I would be seriously concerned about any pile driving activity on a chalk aquifer. How far down are the developers going to have to go? Have they taken sufficient Geotechnical advice? Have they taken into consideration the porosity of the strata that they are drilling into? Once again have they looked at other sites. It is well known that pile driving into this material can cause greater vibration and ground movement hazard. I would like to see some concrete fact-based investigation into this issue before any consent is given by the council. The Environmental agency comments on the FRA which surely is all linked. Again I must emphasize the close proximity of those dwelling so close to this project. Their well-being must be paramount above any jobs that could be created from this farm.

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Case Officer: Richard Limmer

Customer Details

Name: Karen Wilson

Address: 55 Tennyson Rd Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to any planning permission being granted to this development and I would like to concur with everything Mr Walker has said recently.

I continue to be absolutely baffled as to why this site? If you really scrutinise the plans the development almost bridges its boundaries. I notice the architects haven't given us any more than I section seen on the street view section A-A. What would be interesting to see would be one taken through Harrington St. and the highest point of the main building. Looking at the information to date I surmise the floor level is approx 6.5m above datum and the highest level of the roof is over 18m according to the section. There is also a building at 26m but I couldn't work out whether this is part of the new development. I assume the lineage build is 36m? If all these measurements are correct then those living in the direct vicinity will be greatly impacted visually and psychologically. I also suspect that the horizon could be detrimentally destroyed. These things are so important when and if the Grimsby docklands is ever to be re - imagined.

I notice there has been no comments back from the environmental agency? We have been bamboozled with figures from a number of agencies. In the case of Envireau I couldn't make head nor tail as to whether they were supportive of the project or not. Their figures made no earthly sense. I still think a full EIA should have been carried out. The development will definitely mean that Cleethorpes will never get its blue beach status back. I am surprised that the tourist board is so quiet. The Grimsby and Cleethorpes civic society did comment but it was hardly vociferous. The councillors have been extremely quiet. Again a 100 jobs are not worth any of this misery. You could find that many more could be lost in the tourist industry. Furthermore, if, as Mr Walker conjectures, Cleethorpes may end up losing it's rail link, that would be a real problem to tourism in

the town.

I looked at the aerial view of Grimsby docks and their environs; the area around Moody Lane has much larger vacant sites, is still close to the processing plants and above all isolated from human habitation. Why was this area not explored?

I think the most frustrating element of all this is that it's a forgone conclusion. It's like we're just having to go through the motions. I urge all councillors to read the Guardian report on salmon farming. It is an ecological disaster and interestingly many of the best restaurants are taking farmed salmon off their menus. Gradually this concept will filter down so will we end up with another blot on Grimsby's landscape?

The tight time frame awarded to this project also doesn't help. Are you going to allow comments after 18/10, or if the Environmental Agency does come back afterwards, will their comments be adhered to? I know I would have preferred to be guided by them in light of no full EIA being carried out.

From: Karen Wilson
Sent: 18 March 2023 09:00
To: Planning - IGE (ENGIE)
Subject: DM/1079/22/SCR

Good morning

I have recently written to Mr. Vickers and Ms Farren re the above.

Ms Farren is to forward on the survey campaign so that I can complete and return. I note that Mr Mathew Patrick is also raising similar concerns regarding the lack of an EIA.

My immediate concern is that the council seem to be trying to rail road this project through without any due diligence; Mr Nearney seems to think that a EIA is not a prerequisite. I have been led to believe that we shouldn't object to this proposal until planning permission has been sought? But, I suspect that the council hopes to blind side local residents in the process. A 100 jobs is just not worth the negative impact that this development will have on the area and surrounding environment and the discharge of effluent into the Humber should surely be a cause for great environmental concern.

I have mentioned in my previous correspondence the massive impact on the tourism, ecology and road networks but was told that I should address these concerns to the relevant bodies?

It is completely understandable that this facility wishes to locate here because of the local fish processing plants, however, it does seem strange to to choose this exact location. I am not basing my opinion on saving the deer and butterflies, albeit admirable. But I am worried about the fact that the largest onshore salmon farm to be constructed in the UK, is to be sited right next to a residential area. Looking at the photograph of the aerial site today highlights that most succinctly.

The fishing docks are predominantly derelict and there is the whole of the pyewipe area which is barren waste land.

In principal I have no objection to the plan but it needs to undergo a thorough fact based study. I have looked at the requirements for siting such a development in Scotland and an EIA is a necessary requirement. Here in England the government website DEFRA and cefas are no where near as transparent. I also understand the nimbism stance but the wellbeing of the local community, living right on top of this facility, should be paramount.

Finally, I have looked at other on land RAS sites but none appear so close to human habitation. Denmark and Poland have salmon farms but not to the scale of this proposal.

I trust that you will recognise in due course that this development is not viable in this proposed location.

55 Tennyson Rd

Cleethorpes

N E Lincs

DN357LE

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Case Officer: Richard Limmer

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: In the event that the application is to be approved, please could I request that the proposals (eg 10 nest boxes) detailed in the mitigation strategy are all included as formal planning conditions.

I make this request because similar eco-proposals for the new Starbucks drive-thru at Europarc were either disregarded or, more likely, inadvertently overlooked when the application came to be determined.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salverson Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mr Jim Wright

Address: 27A Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

In 3.7 of the planning statement, the applicant says: "Water returning to the Humber Estuary will be at least as clean as when it was extracted."

The data needs to be more rigorous, all the more so because the wastewater is being discharged into a Site of Special Scientific Interest where the habitat is fragile and sensitive.

If the filtration system in the onsite treatment works is to perform its task effectively, the discharged water should be cleaner than when extracted - not "at least as clean".

It may be, of course, that the wastewater might enrich the SSSI for the benefit of the life that lives in it. On the other hand, it may contaminate it.

There therefore needs to be full scientific analysis in advance of this application being determined.

In the event of it being approved, there should also be a planning condition requiring that the wastewater is monitored regularly with the data made publicly available.

A post-development brief should also be required to measure the impact, if any on, the SSI.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salversen Road (New Clee Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure - updated information including; Habitat Regulations Assessment, Biosecurity, Ecological Impact Assessment and effluent discharge assessment

Case Officer: Richard Limmer

Customer Details

Name: Mr Jim Wright

Address: 27a Parker Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: The proposed ecological mitigation strategy completely misunderstands the complexity of the site.

For a start, it mentions nesting birds but overlooks overwintering and migrating species,

This is a precious winter feeding habitat for pipits, stonechats, finches and sometimes snow buntings. They will all be displaced.

The same fate will befall warblers, such as whitethroats, which breed here in summer and which do not use nest boxes.

The proposed mitigation will offer nesting opportunities for birds such as blue tits which do not need them. They are plentiful anyway.

The suggestion that the boxes might be used by nuthatches is risible. The nuthatch is a woodland species that has probably never occurred at New Clee Sidings.

Also, there need to be some provision for retaining buddleia, already on site, which is precious for butterflies.

The eco-consultancy needs to rethink its strategy. As it stands, it offers scarcely any mitigation at

all - at least to birds.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Jonathan Hogarth

Address: 91a High Street Old Whittington Chesterfield

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There has been a lot of coverage of Salmon farming in the media over recent years, including on countryfile a few weeks ago, and there are a lot of concerns being raised:

"Salmon farming is wreaking ruin on marine ecosystems, through pollution, parasites and high fish mortality rates which are causing billions of pounds a year in damage, a new assessment of the global salmon farming industry has found."

[amp.theguardian.com/environment/2021/feb/11/global-salmon-farming-harming-marine-life-and-costing-billions-in-damage](https://www.theguardian.com/environment/2021/feb/11/global-salmon-farming-harming-marine-life-and-costing-billions-in-damage)

I have concerns around the welfare of the salmon being fished, and the potential for impact on local marine ecosystems. We can't put the environment behind profit any longer, the direction required is clear I feel.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Steven Inkson

Address: 3 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this factory being built here on environmental grounds. It is my opinion that this building will destroy natural habitats for a number of species of animals, birds and insects. I believe that the pollution caused by it will ruin the tourist industry in Cleethorpes. I also believe the local residents will suffer noise and air pollution and undue mental health concerns.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Gerry Walker

Address: 58 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have considered the proposed amended details to this application and continue to object to this application on the grounds previously given. I add that if discharges from this proposal are harmless as presented they should be discharged into the public sewer and not the dock estate.

I repeat these objections below.

I oppose this application for planning consent on the grounds its proposed scale greatly exceeds the site dimensions, fails to address any future expansion requirements that may arise, and proposes damaging and unacceptable discharges into the sea.

Just why this site has been identified is unfathomable as it is so clearly unsuitable.

The proposal extends from the dock estate to the football ground. Its developed structures would back on to the sea wall. It is patently obvious the size of this development greatly exceeds the size of the site.

There would be no room for future expansion which is clearly likely should the development exceed its proposed expectations.

Furthermore, it has been proposed by the applicant to discharge waste into the nearby dock which

in turn would entail a discharge into the sea. The applicant claims any discharge as harmless, yet this is entirely unsubstantiated (independently or otherwise).

Any discharge should clearly be sufficient grounds for this application to be refused, the more so as discharges into the Humber are certain to contaminate the beach at Cleethorpes and damage the resort's tourist economy. However, discharges or not the case against this application has even more serious ramifications for Cleethorpes.

Expansion of this site would affect the rail line and its link to Cleethorpes.

This is troubling in isolation, but there are other pieces that seemingly form part of an unwelcome jigsaw. I strongly suspect this site was identified (for the applicant) within NELC and that any expansion of the site by the applicant would form the justification for NELC to approve cutting the rail link to Cleethorpes.

I further suspect support for this is coming from officers and not members. It should be noted a consultancy report for NELC some ten years ago mentioned Town Station becoming part of the Abbeygate complex thereby requiring its relocation.

Now we have proposed by NELC that the former Poundland (Tesco/Hillard's) site be earmarked for a bus interchange on George Street. This site backs onto to the rail line and is adjacent to Wood Street. A rail / bus interchange is clearly being configured.

Equally clear is this scheme has been in the planning for some years (most certainly by officers as the controlling political group has changed in this period).

The thrust of the justification offered by the applicant is this proposal would create employment and by inference that other matters and concerns should be overlooked.

The proposal is reportedly supported by those in the fishing industry in Grimsby and mention has been made the site is adjacent to fish processors and this is further justification for consent.

Public responses in the local press have been almost entirely positive and in support of this application, largely on the grounds of employment creation. Most of these early responses are lengthy and have the appearance of being informed. They also have the appearance of being solicited. It is not unreasonable to conclude media management is in place on the part of the applicant and positive responses in the name of the public is a justified means to an end even though disreputable as it surely is.

The argument that it is close to existing food processing infrastructure also applies to other sites in the NELC district - sites it should be noted offering more acceptable provisions for waste discharges other than into the sea. This application has the appearance of yet another 'done deal'

made behind closed doors (irrespective of the lawfulness of such policy formation).

Opposition to this application is not another 'not in my backyard' outburst.

Consent here would lay in store future expansion highly detrimental to the Cleethorpes economy and its community (and not just in one part of the town).

This application must be refused consent.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Gerry Walker

Address: 58 Elliston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I oppose this application for planning consent on the grounds its proposed scale greatly exceeds the site dimensions, fails to address any future expansion requirements that may arise, and proposes damaging and unacceptable discharges into the sea.

Just why this site has been identified is unfathomable as it is so clearly unsuitable. The proposal extends from the dock estate to the football ground. Its developed structures would back on to the sea wall.

It is patently obvious the size of this development greatly exceeds the size of the site. There would be no room for future expansion which is clearly likely should the development exceed its proposed expectations.

Furthermore, it has been proposed by the applicant to discharge waste into the nearby dock which in turn would entail a discharge into the sea.

The applicant claims any discharge as harmless, yet this is entirely unsubstantiated (independently or otherwise).

Any discharge should clearly be sufficient grounds for this application to be refused, the more so as discharges into the Humber are certain to contaminate the beach at Cleethorpes and damage the resort's tourist economy.

However, discharges or not the case against this application has even more serious ramifications

for Cleethorpes.

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Opposition to this application is not another 'not in my backyard' outburst.

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This application must be refused consent.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salverson Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mrs Linda Calvert

Address: 8 Daubney Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:For starters this is too near residential area. This will destroy the habitat of all the various wildlife that live on this land. This will weaken the sea defence wall. Salmon farming is cruel and should be banned and all the pollution from this and all the sea lice which will be pumped out into the rivers will cause further harm to our marine life. There will be noise from all the various transportation going to and fro to the site on a daily basis. There will be the terrible smell from this farm. This is in the wrong place and should be situated further away from our homes and away from our precious wildlife. Many trees will be felled. Trees are good for the planet and we must try and preserve our green spaces, our wildlife and our marine life. Salmon farming in my opinion should be banned altogether. I will never ever eat Salmon again. In fact since I was educated on the appalling way Salmon farms operate I stopped buying Salmon. Salmon are meant to be free swimming in rivers not growing in tanks partially underground and being eaten alive by these billions of sea lice. If you care about animal welfare you will refuse the planning of this terrible Salmon farm.

From: linda calvert
Sent: Tuesday, October 3, 2023 9:20 AM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Planning Application Ref. DM/0539/23/FUL

Hello Mr. Limmer.

Please reconsider this planning application for the impending Salmon Farm.

Salmon Farming is cruel, they are not meant to live in tanks, getting eaten alive by sea lice. Salmon are meant to be swimming free in rivers. How would you like to be crammed into a tank, partially underground and in the dark.

Secondly this land that you intend to build on is used by lots of wildlife so please tell me where they are supposed to live. This has been their home for many, many years. This is all wrong bulldozing this land, chopping down all these beautiful trees which I must say are good for the environment. By building here all this wildlife will have nowhere to go. We have migrating birds here every year. All this precious wildlife will be lost forever. If you care about nature you will reconsider this application.

This intended Salmon farm if built would be too near the residential area. This would create noise and smell. It is not right that this is built right on our doorstep. There is no other Salmon farm in the UK which is anywhere near the residents homes. There will be lots of pollution from this farm going into our rivers which will contaminate our waters which will cause harm to our sea birds and marine life. If this goes ahead Cleethorpes can say goodbye to ever getting our Blue Flag back.

Please Mr Limmer reconsider this application. Firstly think of the cruelty to these Salmon, think about our precious wildlife and think about us the residents who will have this right on our door step with the noise and smell 24/7.

Salmon Farming is cruel and should be banned.

Regards.
Mrs Linda Calvert.
8 Daubney Street Cleethorpes DN35 7BA.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Address: Land Off Salversen Road (New Clew Sidings) Cleethorpes

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Case Officer: Richard Limmer

Customer Details

Name: Ms Budge

Address: 53, Daubney Street Daubney Street Cleethorpes

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to this proposed development in a residential area I would like a guarantee from from NELC that house prices in this area will not be devalued, and that are home insurance will not be raised higher because of the amount of water held in the tanks, also what about the smells and the impact on the environment, will people want to visit Cleethorpes and spend money knowing that the water and the beaches are contaminated with the outpouring into the Humber,.Will NELC reduce the council tax on the properties affected by this development, or compensate the residents in any way.,

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Lloyd North

Address: 42 Rowston Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having read the amendments to the application, I wish to register my continuing objection to the proposed plans, as detailed in my previous objection.

My comments regarding the negative impacts on the LWS habitat remain.

My comments regarding the inherently cruel nature of on-shore salmon farming remain.

I am not an expert in planning applications, but common sense makes me believe that the proposed development is too close to domestic properties, too close to SSSI, will cause water and noise pollution and damage the tourist offering. It is also promoting an unnatural and cruel farming method whilst destroying a local wildlife site. As the planning department has control over the destruction of these sites, I would urge them to take into account the council's stated intent to protect nature.

Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: Ref: DM/0539/23/FUL, Proposed Salmon Farm

Dear Sir / Madam,

I would like to register my opposition to the proposed development of a salmon farm off Harrington Street in Cleethorpes, ref: DM/0539/23/FUL. The reasons for this are numerous, but to summarise:

- Salmon farms are inherently cruel, especially on-shore ones. It would not be tolerated were land-based farm animals treated so differently to how they would live normally. Death rates are high, and the fish suffer considerably. It is unnatural, and will hopefully be banned altogether in the future.
- The land is currently enjoyed by various wildlife. Cinnabar caterpillars, wild birds, deer, foxes to name a few.
- There are considerable impacts to the environment, both on land and at sea. The farm would use immense quantities of water drawn from the water table, with unknown consequences. This water would then be flushed out to sea, adding to an already polluted tourist bathing area.
- The benefits to the local community in terms of jobs would be minimal. Profits would go to the Aquacultured Seafood Ltd, who have no interest in the local area. Even if there were benefits, this should not be at the expense of the environment, residents and tourists.
- The area is currently enjoyed by people fishing, walking their dogs, and exercising.
- As a tourist resort, visitors are not going to want salmon farm residue lapping against their ankles when paddling, nor the stench of dead and rotting salmon in the air.

I consider this proposed development to be another nail in the coffin of the local environment and tourist offering. I would like my council to consider the negative impacts this development would have, not just any perceived job opportunities, last estimated at just 100. The negative impacts would be felt by a great many more people than those few benefiting.

Yours Sincerely,

Lloyd North

42, Rowston Street

Cleethorpes

DN35 8QT

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Sent from Mozilla Thunderbird on Linux Mint

From: Lorraine Johnson
Sent: Wednesday, July 19, 2023 7:32 AM
To: Planning - IGE (Equans)
Subject: Proposed salmon farm, Cleethorpes

Ref : DM/0539/23/FUL

Dear Sir

I strongly object to the proposal to build a Salmon Farm which will be sited along Harrington Street in Cleethorpes, and appeal against any granting of planning permission for this.

The planning application indicates that it would be on Salveson Road, Grimsby, which is misleading as the building will be visible from almost the full length of Harrington Street, Cleethorpes, a quiet residential neighbourhood that will be blighted by this huge construction.

You propose to erect this eyesore on our local area of wildlife habitation, which will affect flora and fauna, bats and insects, and encroach on the peaceful walking space of locals who enjoy this commune with nature on our doorsteps. This is happening with little consideration of the impact on the locality, or the popular resort which was, until recently, a Blue Flag beach.

Cleethorpes has been a tourist resort since Victorian times, and is now dependent on the business those tourists bring.

The pride locals have in the cleanliness of our beach, and the love of local wildlife, both of which draw regular visitors, are about to be ended by this project, which has not even been investigated for its effect on the environment.

The effect of the Salmon Farm will be to destroy the tourist trade and to do long term damage to our local wildlife on and offshore.

Visitors will smell and then see the construction as they arrive. How will this equate to promoting the benefits of our local sea air, our opportunities for swimming, sailing, windsurfing, kayaking, canoeing, paddle-boarding? Will families even feel safe building sandcastles on our once legendary pristine beach, now soaked twice daily in effluent run off?

What of the local wildlife? Where are they to go? The area is inhabited by deer, foxes, bats, butterflies, moths, many bird species, wild flowers, small trees and bushes. Their environment is about to be totally destroyed, if this development is allowed.

One of our neighbours has been bird spotting on the land in question for 40 years and has documented all his findings.

During the spring and summer months, the parkland and nearby beaches support elusive and sometimes rare species such as Bittern, Marsh Harrier and Little Tern during their breeding season.

Over the autumn and winter months, the land and skies around the Humber Estuary fill with migrating birds such as Pink-Footed Geese, with the rich and fertile habitat providing a welcome food source after their long journey from Scandinavia, Iceland and beyond.

NELC website states:

"Did you know Cleethorpes is an internationally important site for wildlife?"

Cleethorpes beach, the rest of our coastline and the wider Humber Estuary is protected by law. All of North East Lincolnshire's coastline is part of the Humber Estuary Site of Special Scientific Interest (SSSI). The Humber Estuary is also designated as a:
Special Protection Area (SPA)
Special Area of Conservation (SAC)
International Site of Importance under the Ramsar convention.

As the responsible authority, North East Lincolnshire Council has a statutory obligation, in consultation with Natural England, to ensure the designated sites on the coastline are managed appropriately."

If this is the case, why has it been decided not to carry out an Environmental Impact Survey?

What of the salmon to be farmed? Is this a healthy way to raise salmon? Thousands of fish in overcrowded tanks? Evidence from other, longer established farming industries, indicates that intensive farming is detrimental to the livestock, the quality of the produce, and the end user.

Will the benefits of extra fish on our doorstep, outweigh the effect of the destruction of a tranquil wildlife environment, both on the wildlife, and on the mental and physical health of those who enjoy the peaceful space daily?

At the height of use, the freezer storage was accessed day and night, and the noise of vehicles loading and unloading across the road, as well as lighting, was disturbing our sleep repeatedly. I feel this will recur, again waking the whole neighbourhood nightly.

I ask sincerely that you give further consideration to the effect of this proposed business in such a small residential area, and that you arrange a study of the effect of such immense changes to our environment before making any final decision.

Yours sincerely,
Lorraine Johnson
1 Suggitts Lane
Cleethorpes DN35 7JE

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salversen Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Lorraine Johnson

Address: 1 Suggitts Lane CLEETHORPES

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to the proposal to build a Salmon Farm which will be sited along Harrington Street in Cleethorpes, and appeal against any granting of planning permission for this.

The planning application indicates that it would be on Salveson Road, Grimsby, which is misleading as the building will be visible from almost the full length of Harrington Street, Cleethorpes, a quiet residential neighbourhood that will be blighted by this huge construction.

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The effect of the Salmon Farm will be to destroy the tourist trade and to do long term damage to our local wildlife on and offshore.

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canoeing, paddle-boarding? Will families even feel safe building sandcastles on our once legendary pristine beach, now soaked twice daily in effluent run off?

What of the local wildlife? Where are they to go? The area is inhabited by deer, foxes, bats, butterflies, moths, many bird species, wild flowers, small trees and bushes. Their environment is about to be totally destroyed, if this development is allowed.

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International Site of Importance under the

Ramsar convention.

As the responsible authority, North East Lincolnshire Council has a statutory obligation, in consultation with Natural England, to ensure the designated sites on the coastline are managed appropriately."

If this is the case, why has it been decided not to carry out an Environmental Impact Survey? And as for the salmon to be farmed, is this a healthy way to raise salmon? Thousands of fish in overcrowded tanks? Evidence from other, longer established farming industries, indicates that intensive farming is detrimental to the livestock, the quality of the produce, and the end user.

Will the benefits of extra fish on our doorstep, outweigh the effect of the destruction of a tranquil wildlife environment, both on the wildlife, and on the mental and physical health of those who enjoy the peaceful space daily?

At the height of use, the freezer storage was accessed day and night, and the noise of vehicles loading and unloading across the road, as well as lighting, was disturbing our sleep repeatedly. I feel this will recur, again waking the whole neighbourhood nightly.

I ask sincerely that you give further consideration to the effect of this proposed business in such a small residential area, and that you arrange a study of the effect of such immense changes to our environment before making any final decision.

From: Keith Harrison
Sent: Sunday, August 20, 2023 12:37 AM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Re: DM/1079/22/SCR- DM/0539/23/FUL

My address is 36 suggitts lane.cleethorpes, N/E lincs.
DN35 7JJ

From: Keith Harrison

Sent: 14 March 2023 13:31
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/1079/22/SCR

I have objects to this application because pollution it will cause to the river thousands of tons of waste go in from that farm daily migrating birds and all the marine life that live off that area this will have an effect on the tourist trade there is something very crooked on we need an environment assessment it shouldn't be allowed to be go ahead the devastation it will have on nearby properties if something happens to go wrong not only wiping over marine life and all along the coast thousands of people will lose their jobs what for 100 jobs we cannot take this risk people need to listen and object to get to this now



Planning,
New Oxford House
2 George Street,
Grimsby,
Lincolnshire,
DN31 1HB

57 Suggitt's Lane
Cleethorpes,
Lincolnshire,
DN35 7JG

19th July 2023

Ref. DM/0539/23/FUL

An objection to the proposed Salmon farm at New Clee Local Wildlife Site

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This proposal would exceed the threshold by 4,990 tons.

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This proposal exceeds the threshold by 11.64 hectares (24 times the limit).

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Robert Palmer 20th July 2023

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The source of toxic exposure not actually being the pesticides or antibiotics, but the dry pellet feed.

Pollutants found in the fish feed include Dioxins, PCBs and a number of drugs and chemicals. The source of these toxins originate in the fatty fish used for the feed, fish that cannot be sold for direct human consumption due to their elevated pollution levels. These pollutants then get incorporated into the feed pellets.

Another problem stems from the manufacturing process. The fatty fish are first cooked and separated into protein meal and oil. Whilst the oil has high levels of Dioxins and PCBs the protein powder further adds to the toxicity of the product. To the protein powder "an antioxidant" called Ethoxyquin is added.

This chemical was developed by Monsanto in the 1950's as a pesticide, and it really does not belong in fish food, in fact Europe has strict regulations on this pesticide in other foods, such as fruits and vegetables.

The chemical helps prevent oxidation, which is why fish pellet manufacturers secretly began using it as an "antioxidant" but the effects of this chemical on human health have never actually been established. However, the one and only study ever done on Ethoxyquin and human health found it has the ability to cross the blood/brain barrier, and may have carcinogenic effects.

Onshore salmon farming can use a variety of harmful chemicals to maintain the health of the fish and prevent the spread of diseases and parasites. These chemicals can include:

Antibiotics: Antibiotics such as oxytetracycline, sulfamethoxazole, and florfenicol are commonly used in onshore salmon farming to treat and prevent diseases. Overuse of antibiotics can lead to the development of antibiotic-resistant bacteria, which can pose a threat to human health.

Fungicides: Fungicides such as cymoxanil, chlorothalonil, and metalaxyl are used to prevent and treat fungal infections in the salmon. These chemicals can harm local wildlife and ecosystems and potentially contaminate the water used for drinking, irrigation, and recreation.

Disinfectants: Disinfectants such as chlorine, hydrogen peroxide, and ozone are used to kill pathogens and maintain water quality in the tanks or pens. These chemicals can have toxic effects on aquatic life and the environment.

Pesticides: Pesticides such as deltamethrin, emamectin benzoate, and cypermethrin are used to control sea lice and other parasites that can infest the salmon. These chemicals can harm local wildlife and ecosystems and potentially contaminate the water used for drinking, irrigation, and recreation.

It is important to note that the use of these chemicals can vary from farm to farm, and the specific chemicals used can depend on a variety of factors, such as the location of the farm, the species of salmon being raised, and the regulations in place. However, all of these chemicals can pose significant risks to the environment and human health, and it is important to carefully consider these risks before supporting the development of onshore salmon farming.

Harmful Chemicals: Indoor salmon farming often involves the use of harmful chemicals, including antibiotics, fungicides, disinfectants, and pesticides, to control diseases and parasites in the fish. These chemicals can leach into the surrounding environment and pose a serious risk to human health. Antibiotics such as oxytetracycline, erythromycin, and sulfamethoxazole are commonly used to prevent and treat diseases in fish. However, the overuse of antibiotics can lead to the development of antibiotic-resistant bacteria, which can pose a risk to human health. Fungicides, such as copper sulfate, are used to control fungal infections in fish. However, copper sulfate is toxic to marine life and can have a negative impact on local ecosystems if not properly managed. Disinfectants, such as chlorine, are used to control the spread of diseases in fish. However, the discharge of chlorine into the environment can be toxic to aquatic life and pose a risk to human health. Pesticides, such as deltamethrin, are used to control pests and parasites in fish. However, the use of pesticides in indoor salmon farming can also have a negative impact on the environment and local wildlife if not properly managed.

Waste and Environmental Risks: Indoor salmon farming produces a significant amount of waste, including uneaten food, excrement, and chemicals, which can cause serious harm to the environment and local wildlife if not properly managed. This waste can lead to water pollution and create toxic conditions for marine life, including birds, fish, and seals that live in the surrounding area. The discharge of waste into the environment can also lead to eutrophication, which is the over-enrichment of water with nutrients and can cause the growth of harmful algae and depletion of oxygen, killing off aquatic life. The intensive use of energy and resources in indoor salmon farming can also have a negative impact on the environment and local communities. The energy required to heat and maintain water temperature in the tanks, as well as the energy needed to produce food for the fish, contributes to greenhouse gas emissions and climate change.

Breeding Birds on the Grasslands

Since the large Cold Store was built there have been fewer breeding pairs but there have still been

- 10 to 15 pairs of Meadow Pipit
- 2 pairs of Skylark
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Birds seen on a regular basis all year round.

House Sparrow, Starling, Goldfinch, Green Finch, Wren, Sparrow Hawk, Blue Tit, Great Tit, all of which are in decline nationally.

Along with Collared Dove, Wood Pigeon and Feral Pigeon.

Summer visiting birds are, Swifts, Swallows and House Martins (again a species in decline)

The grassland is a major stopover for birds on migration in both Spring and Autumn, common migrants include:

Song Thrush, Mistle Thrush, Ciff Chaffs, Willow Warbler, Ring Ousel, Sedge Warbler, Goldcrest, Blackcap, Field Fare, Redwing, Redstart, Yellow Wagtail, Grey Wagtail, Sand Marten, Snipe, Woodcock, Hobby, Rock Pipit, Tree Pipit.

Over thirty years I have seen the following rare birds 5 Blue Throat (one being white spotted), a Siberian ace, 6 Red Back Shrike, 1 Great Reed Warbler, Snow Bunting (these used to be regular visitors) and 2 Richard Pipits.

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The butterflies seen are as follows: Small Skipper, Large Skipper, Large White, Small White, Green Veined White, Peacock, Red Admiral, Wall, Common Blue, Small Copper, Small Heath, Meadow Brown, Gatekeeper, Grayling and Ringler.

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The area is particularly good for butterflies in terms of available food and the right vegetation for breeding purposes.

The Grasslands are very good for wildflowers that invertebrates need for food and breeding.

Among those found are: Common Nettle, Knot Grass, Sheep Sorrel, Broad Leafed Dock, Fat Hen, Greater Stitchwort, Common Chickweed, Red and White Campion, Corncockle, Meadow Buttercup, Common Poppy, Meadow Rue, Common Fumitory, Honesty, Hedge Mustard, Creeping Yellow Cress, Common Whitlow Grass, Horse Radish, Shepherd's Purse, Charlock, Weld, Mignonette, Meadowsweet, Bramble, Dog Rose, Agrimony, Tufted Vetch, Hairy Vetch, Common Vetch, Common Rest Harrow, Meadow Vetchling, Hop Trefoil, Hare's Foot Clover, Red and White Clover, Tall Melilot, Bird's Foot Trefoil, Kidney Vetch, Cut Leafed Crane's Bill, St John's Wort, Spotted Rock Rose, Rosebay Willowherb, Short Fruited Willowherb, Alexander's, Lady's Bedstraw, Hedge Bindweed, Field Bindweed, Forget-me-not, Wild Clary, Ground Ivy, Bittersweet, Great Mullein, Ivy-Leafed Toadflax, Snapdragon, Common Toadflax, Common Eyebright, Yellow Rattle, Rib Wort, Great Plantain, Common Valerian, Teasle, Golden Rod, Mugwort, Coltsfoot, Common Ragwort, Musk Thistle, Cotton Thistle, Greater Knapweed, Chicory, Goat's Beard, Saw Thistle, Cat's Ears, Nipplewort, Bee Orchid, Viper's Bugloss, Cleavers.

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Planning,
New Oxford House
2 George Street,
Grimsby,
Lincolnshire,
DN31 1HB

57 Suggitt's Lane
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Comments for Planning Application DM/0539/23/FUL

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Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure. (amended Flood Risk Assessment August 2023)|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mrs Cara Wallace

Address: 10 Hunter Road Brookenby Market Rasen

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I simply cannot fathom why farms like these still exist. They should be being closed down globally, not being built anew! The welfare concerns are immeasurable. This cannot go ahead. There is plenty of evidence to confirm fish feel pain and unfortunately that is not yet fully recognised in legislation, meaning protection against harm for fish really doesn't exist. These farms are breeding grounds for disease and suffering. Please deny this application!

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Case Officer: Richard Limmer

Customer Details

Name: Mr Ryan Lewis

Address: 36C Albert Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I am against salmon farming. It is wrong and inhumane. They're confined in much too small of a space. They're more prone to lice when kept in these environments. They should all be allowed to be free and in the wild.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salverson Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mr John Atkinson

Address: 17 Oliver Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:After the eyesore that is Suggitts lane bridge being built ignoring any objections raised this is another monstrosity that is planned for this area.

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Miss Lorna Harvey

Address: 21 coronation road Ulceby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object due to the fact that it proposed to be built on land that has been left to go wild and that supports lots of local wildlife, including some moths and plants that are in decline. Aswell as the fact that the council have refused to do an environmental survey on the land. Leave this land alone and let the wildlife be. There is plenty of unused land on the docks that allready has solid floors in place where the salmon farm could be built.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Daniel Gomez Fernandez

Address: 497 Grimsby Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object this project as it will contaminate the water affecting the biodiversity in the area. The smell and water pollution would keep the people coming to Cleethorpes which affect the business in the area.

Profits for a few people and damage for majority of people and nature

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Leila Gómez Fernández

Address: 497 Grimsby Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This absolutely is not what the coast of Cleethorpes needs. Not only is salmon farming cruel but it is well known that the waste pollution is toxic and harmful to marine life. This resort has seen an uprise in water sports such as paddle boarding, it had attracted visitors and locals to visit the coastline. The salmon farm will damage these businesses and tourism as people will be reluctant to go in the water. Also the proposed site is an area of natural conservation, wild birds butterflies and such like will loose their homes. There needs to be more done to preserve nature not exploit it with mass farming which produces disease. I myself will never go on the beach again if the farm is approved.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Ms Victoria May

Address: Montague Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A detrimental decision for this area, not needed nor wanted.

From: planning@nelincs.gov.uk <planning@nelincs.gov.uk>
Sent: Thursday, July 20, 2023 11:33 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Comments for Planning Application DM/0539/23/FUL

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 20/07/2023 11:33 PM from Ms Victoria May.

Application Summary

Address: Land Off Salverson Road (New Clee Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

[Click for further information](#)

Customer Details

Name: Ms Victoria May

Email:

Address: 19 Montague Street Cleethorpes

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: A detrimental session for this area, not needed nor wanted.

Kind regards

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr STEVEN DAWSON

Address: 38 FULLER STREET CLEETHORPES LINCOLNSHIRE

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection to this salmon farm is the destruction to our coastline, the noise level of production, the smell to our residents and the impact to the sales of our properties in the future. The impact to our wildlife deer, butterflies, flowers etc, and the freedom to walk along the pathways by the seawall. Also when the tanks are contaminated from lice etc the dead salmon will be discharged into our Eastury and the humber affecting future sea life. So many examples in Scotland with their salmon farms is that the salmon dying from lack of oxygen. Also suddenly the deer are being moved and some have died from snagging their throat cut and baby deer died from a heart attack after some metal fencing was torn open. Please leave our coastline as nature intended I shall keep on protesting against this ridiculous proposed salmon farm its inhuman to force and grow fish in round tanks let salmon spawn in the sea.

From: jane board
Sent: Thursday, July 13, 2023 7:12 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: DM/0539/23/FUL

I strongly oppose the planning of the salmon farm in Cleethorpes. This will ruin our seaside resort. The effluent from this development is 1 million litres a day going into the sea. Damaging the marine life and polluting our shores. This project is in a residential area, totally unsuitable. Nobody knows the implication of this type of salmon farming, it's never been used in this country before. Noise, odours and pollutants etc.

Jane Board
My address
30 Douglas Road
Cleethorpes
Dn35 7JQ

Sent from my emailiPhone

From: sue smith

Sent: Friday, July 21, 2023 2:36 PM

To: Planning - IGE (Equans)

Subject: Re proposed Salmon Farm at Cleethorpes

Re - DM/0539/23/FUL.

I strongly oppose to the salmon farm being constructed so close to residential premises, as well as contamination to the beach area in Cleethorpes, N.E.Lincolnshire. It is totally and utterly inappropriate to even consider constructing such a thing so close to people's homes. There is plenty of land out of the area, which could house this salmon farm, without destroying local animal habitat, which lives in the grassy areas. I've never heard of anything so ridiculous. But I guess it's all down to money, with no thought to the area and it's natural habitat.

Regards, Sue Smith

Resident of Douglas Road, Cleethorpes.

It's 45 Douglas Road, Cleethorpes. DN35 7JQ.

Sent from [Outlook for Android](#)

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Lynn Gibson

Address: 82 Neville Street Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I object to the proposed salmon farm ,I live in the the vicinity and it will polute the river ,we've already got an eyesore with carbuncle of a a blue and grey building ,this area wants cleaning up ,the back alleys are a disgrace I do my bit and some ppl do theirs but the majority don't care ,I got a result with dog mess as I was in constant contact with the environment dept and the council so no to more mess ,

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Alison Linnell

Address: 27 Berkeley Road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:I feel fish farming is very unnatural and can be equated to battery hens. In addition to animal welfare concerns, I believe that the potential environmental impact is likely to be detrimental to Cleethorpes. A fish farm will certainly do nothing to enhance the town's identity as a holiday destination.

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Roy Horobin

Address: 39 Bradford Avenue Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the siting of a proposed salmon farm on this land because it is "not suitable for the area" and because of the "visual effect on the landscape". I find it surprising that "increasing the climate crisis" is not one of the criteria viewed as important by the council.

I attended the AquaCultured presentation at the Grimsby Fishing Heritage Centre on Tuesday, 23 May. I was 'guaranteed' by AquaCultured director that there would be negligible noise pollution and zero pollution of the Humber. I am especially concerned that Cleethorpes can regain its Blue Flag beach status. I wondered what measures the council were taking to ensure these claims were proven to be correct. If these concerns are resolved, then the problem of AquaCultured Salmon Farm seems easily solved by ABP allocating other land away from this vital area for locals and nature. It would be a great idea if ABP were to gift the proposed land for development to the community to be run as a nature reserve. ABP can certainly afford such an offer, which would show that they value the community.

Even if there were negligible noise and zero water pollution, it would be impossible to get around the issue of 12.04 acres of land (the figure quoted on page 1 of the Montague Evans report dated 9 December 2022) being built next to residents. The proximity of residents does not seem to be considered at all in the report by Montague Evans, which sees the site as "consistent with its allocation and the wider port character", it also goes on to say that development "would not have an adverse effect on the surrounding environment" (page 10), but this is not the case and fails to take account of the "visual effect on the landscape". Such comments seem not to realise the

proximity of the homes of many local people.

Built-up areas need space for residents to breathe, which was brought home to all of us during the recent coronavirus pandemic. We need more space for nature and residents - not less. To remove this land and its benefits to the community and the environment means that building the salmon farm on the site is not "suitable for the area".

Appendix 4 of the Montague Evans report acknowledges that "off-site habitat compensation will likely be required", but the simplest solution would be for ABP to gift this land and site the salmon farm elsewhere on its vast land area - if the claims about pollution are verified. However, the report by AECOM does not match the experience of locals who have observed nature on the land for 30 or more years.

The AECOM survey makes no mention of skylarks, linnets, meadow pipit, reed bunting, siffs sparrow hawk, goldfinches; butterflies such as small skipper, large skipper, large white peacock, red admiral, common blue, painted lady; mammals such as shrews, weasels, fallow deer. These are serious omissions. It seems logical that local expertise and knowledge should be called upon.

If the purpose of planning applications is to create "suitable for the area" developments, we must consider the impact on the town of Grimsby and Cleethorpes economy. We need to do all we can to make Grimsby and Cleethorpes a good place to live to attract and retain talent to the area - especially during a skills crisis. By failing to protect this area for nature, we make Cleethorpes and Grimsby a bit less desirable to live in and less attractive to move to start a new life.

The reverse is true if the council, ABP, AquaCultured and residents invest in making this area more attractive to nature and residents by developing it for wildlife and locating the salmon farm off this site. It would be fantastic publicity for all concerned if £1000,000 or more was made available to help nature; it is, after all, a tiny fraction of the money which would be spent on this development.

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr James A Graham

Address: 12 Elm Rd 12 Elm Rd Clydebank

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:World wide salmon farming has a long history of being a disaster on countless grounds. Natural salmon are a highly mobile species of migratory fish that's not suited to industrial factory production for the mass market. Both the fish and the natural environment suffer greatly due to the unnatural and artificial conditions of their production in cages. You would have to be drinking the Kool Aid to believe this is a good idea. It's always the dollars. They don't care about the fish, they don't care about nature and they don't give a hoot about who is eating their junk food or what's in it. The amount of secrecy surrounding these operations tells you all you need to know. They have plenty to hide from the public.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Ms Diane Kastel

Address: 1658 Dover Court Unit A Wheaton

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have, long, opposed salmon farming, not only, on the grounds of fish, welfare, (Scotland saw, fish, mortality rates quadruple between 2002 and 2019), but, also, surrounding, ecosystems due to the pollution from farms! We want to help the, local, residents as well as, countless, sentient, salmon by filing our objection to the proposal!

Our family, strongly, opposes plans for the UK's, largest, salmon farm!

Described as a, new, battery fish farm, the 5,000 ton development is planned between Grimsby and Cleethorpes, Lincolnshire and would be Britain's, first, onshore, salmon farm! Local residents are campaigning against the plans, which could have a, major, environmental impact on the, surrounding, site, currently, home to, rare, butterflies and, several, species of birds!

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Holland

Address: 20 Mill Place Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Hello. My objection to the fish farm is any more sewage pumped into the Humber will only make the area less attractive to tourist and holiday makers. I walk the seafront most days for health. When Yorkshire water released raw sewage because of heavy rains the area smelt for days.

What will it be like when it's every day on our doorstep? I've worked as a tanker driver for BOC for nearly 30 years and have seen for myself when different company's have accidents and short cuts!

Andy Holland.

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mrs Annette Lillig

Address: 4 Stanedykehead, Edinburgh, Edinburgh Edinburgh Edinburgh

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:it's very bad for the environment

Ellie Mitchell (EQUANS) (Planning)

From: P R
Sent: 14 July 2023 08:10
To: Planning - IGE (Equans)
Subject: DM/0539/23/FUL

Dear Sir or Madam

I would like to strongly object to the proposed salmon farm in Cleethorpes.

My family and I have been regular visitors to the area since moving to Lincolnshire in 2009. We have friends who, until recently, lived on Barcroft Street close to the proposed site of this industrial farm. By moving when they did, I feel that they have had a lucky escape, because yet again it would appear that the views of local residents might be ignored in favour of the interests of big business.

Yes, this project might bring a few jobs to the town, but at what cost? The site is currently home to lots of wildlife and with Britain being one of the most nature depleted countries in the world, we need every possible area of land, such as this one, to be set aside to allow wildlife to flourish. It is my personal opinion that we should be planting as many trees on this site as possible for the enjoyment of the locals and visitors alike, not industrialising it with an environmentally destructive project that will further move Cleethorpes away from its Victorian seaside resort roots.

I am also extremely concerned that the vast quantity of waste from this farm will be deposited into an area of sea that is already at an ecological and environmental breaking point. I discovered recently, with great sadness, that Cleethorpes beach has not qualified for the Blue Flag award, this is even before this industrial farm has been built which will result in possibly one million litres of waste being pumped into the sea only to be deposited onto the beach twice a day at high tide. Chemicals contained in this cocktail of waste may well include, amongst other things, antifoulants, antibiotics, parasiticides, anaesthetics and disinfectants. No amount of treatment will remove all of these chemicals from the waste produced from this farm. Please ask yourself the following question: would I want my kids/grandkids to play on a beach or paddle and swim in a sea containing these contaminants? I doubt it somehow.

The following is taken from the Blue Flag website:

Central to the ideals of the Blue Flag programme is the aim of connecting the public with their surroundings and encouraging them to learn more about their environment. As such, environmental education activities must be offered and promoted in addition to a permanent display of information relevant to the site in terms of biodiversity, ecosystems and environmental phenomena.

May I ask if Cleethorpes has abandoned all hope of regaining the Blue Flag award? I'm sure I speak for many people when I say that I will not visit any seaside resort that has not been awarded a Blue Flag, especially when there are ones closer to home that have. This is such a pity, because I really like the family friendly atmosphere of Cleethorpes more than any other seaside resort in Lincolnshire..

Projects such as this one are a perfect example of how the human race has put short term profit over the health and wellbeing of the planet and its inhabitants.

Kind regards
Mr Peter Radcliffe
1 Barley Way
Horncastle
Lincs
LN9 5SS

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Miss Kim Harvey

Address: 11 Manchester st Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: No way should this salmon farm be built in Cleethorpes. Too close to houses the sea front pollution in our river . Noise lights traffic

It's has a wide variety of wild life deer birds wild flowers

The cruelty to the fish being kept in 50 huge tanks is unthinkable.

Money greed . . And could also affect the foundation of the sea wall

It's a huge NO from me

Comments for Planning Application DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Damian Fernie

Address: 5 Belgrave Road Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The application states that water will be extracted and discharged from the docks, but the site is located next to the Humber, not the docks. I can't see the document relating to this, but will they be discharging waste water directly into the Humber? If so, considering the poor state of our rivers with sewage, agricultural run-off, etc this is not acceptable. If they are using the docks for water, then why can't they use land on the docks? Many buildings have been demolished around the fish docks in recent years by ABP and there is plenty of land available, instead of using the proposed site. There are very few areas of open space for local residents and wildlife/birds, so using a brownfield site or designated industrial site (Europarc, for example) would make sense.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Edward Kaczmarek

Address: 62 Campden Crescent Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a local resident, I have yet to see any notable negative to this proposal. Obviously I have concerns like most people do but the idea of a company investing in our area is a rare event.

As such I do support the construction of the onshore farm and hope that the councillor on the planning committee shall do the same.

24th July 2023

Development Management Services - Planning
New Oxford House
2 George Street
Grimsby
North East Lincolnshire
DN31 1HB

OBJECTION TO PLANNING APPLICATION DM/0539/23/FUL Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure.

Dear Sir/Madam,

I am writing on behalf of Compassion in World Farming, the world's leading farm animal welfare organisation, in reference to the planning application for a land based Atlantic salmon farm in Grimsby. Compassion strongly objects to this planning application on the basis of the environmental, sustainability and animal welfare problems that will result if the farm were to be established.

Environmental

We are concerned about the impacts on the local environment of the site, given that the ecological impact assessment has identified the key ecological features being the Humber Estuary Special Protection Area /RAMSAR and Special Area of Conservation. Additionally, the estuary immediately north-east of the proposed farm is a Site of Special Scientific Interest.

As confirmed by the "Ecological Impact Assessment" (page 5, *Summary*), you'll note the Local Wildlife Site (LWS) will be significantly impacted by this development: *"The 6.2 ha LWS habitat which will be lost to facilitate the Proposed Development, some of which is in a sub optimal condition having been disturbed by previous activities within the Site, will result in a Significant (moderate adverse) effect upon the County designated LWS."*

Additionally, Grimsby Docks and its surrounding area are home to diverse marine ecosystems and habitats. The proposed aquaculture farm and its related activities, such as water extraction

and effluent discharge, may have detrimental effects on water quality, marine life, and fragile coastal ecosystems. The potential water extraction required for the aquaculture farm might place undue stress on local water resources, particularly during periods of drought or water scarcity. This could have adverse consequences for the local community, agricultural activities, and wildlife dependent on the same water source. The discharge of effluent from the aquaculture farm into Grimsby Docks could lead to pollution and negatively impact water quality. The discharge may contain various pollutants, such as excess nutrients, which could disrupt the ecological balance of the area.

The operation of the farm may introduce noise and light pollution to the area, negatively impacting the local community and potentially disrupting the behaviour and breeding patterns of local animal species.

Sustainability

In their "Planning Statement" (page 20, section 4.11), the applicant rightly states that "*The NPPF [National Planning Policy Framework] sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 11 states that decisions should apply a presumption in favour of sustainable development...*". This proposal is not a sustainable development for the numerous reasons detailed below.

Land-based salmon farms necessitate significant energy inputs for heating, lighting, and filtration systems. The increased demand for energy could potentially exacerbate reliance on non-renewable energy sources, further contributing to carbon emissions and climate change. Greenhouse gas emissions depends on electricity source and can vary greatly between recirculation aquaculture system (RAS) facilities. Regardless, greenhouse gas emission for RAS is higher than conventional sea cage salmon farming. 3.7-263 kg of greenhouse gases are emitted per kg of salmon in RAS vs 2-2.9 kg per kg salmon in sea-cages (ISFA, 2015; Winther et al., 2009, Bostock, 2018).

Additionally, RAS use a high volume of water. Salmon reared in RAS have a murky taste. To get rid of this taste, the salmon must be housed in a flow-through system for 10 days where the water is not reused. This causes RAS to have a high-water usage. For example, and as you'll see from the accompanying "*RAS for Atlantic Salmon Grow-Out*" infographic, 9 000 liters of water are required per live salmon (ISFA, 2015).

In the applicant's "Planning Statement" (page 6, section 1.11) they boast of the benefits to the United Nation's 17 Sustainable Development Goals. They call out 8 goals they believe this application will support, and I specifically wish to draw your attention to 2 of the goals they mention:

"Climate Action – The Proposed Development will combat climate change by delivering salmon with significantly lower food miles for a reduced carbon footprint, utilising renewable energy sources and a water recycling system.

Life Below Water – The Proposed Development will support conservation of the planet's largest ecosystem – the ocean – by reducing microplastic contamination."

On the contrary, this system will not support conservation of the ocean, nor support combating climate change. While the salmon farm will be in-land, it will still cause demand for more fishing across the ocean in order to provide feed for the carnivorous salmon raised in this system.

Demand for salmon feed brings additional sustainability burdens, not to mention added animal suffering.

Fishmeal and fish oil are primarily sourced from small, wild fish species such as anchovies, sardines, and herring. The high demand for these fish to produce feed for farmed salmon has led to overfishing and the depletion of these critical marine resources. This has serious implications for the marine ecosystem and the fish populations that rely on these small species as their primary food source. The use of fishmeal and fish oil in salmon feed directly competes with human consumption, as these smaller fish species are also essential in the diets of many coastal communities and play a crucial role in global food security. By diverting these fish resources to feed salmon, it exacerbates food insecurity in some regions. Furthermore, feeding wild fish to farmed fish results in a net loss of resources. The production of fishmeal and fish oil requires energy-intensive processes, including fishing, processing, and transportation. The carbon footprint associated with these activities contributes to greenhouse gas emissions and climate change.

Animal Welfare

Animal welfare is not usually deemed relevant in planning applications, however we believe it should be an important consideration and be key in determining which industries can be established. The land-based RAS is likely to lead to poor welfare of the fish for the following reasons:

- Salmon farms often pack a large number of fish into relatively small spaces, which can lead to stress, increased disease prevalence, and impaired growth. To be financially viable, the stocking density in RAS must be even higher than in a sea cage. The minimum viable stocking density is 50 kg/m³ (compassion recommends 10 kg/m³ in sea cages). The average stocking density is 80 kg/m³ and can be as high as 100 kg/m³ (ISFA, 2015).
- Water quality can be variable in RAS and is reliant on technology. However, this technology can fail, and salmon can be exposed to low quality water which can cause high mortality. Water in RAS is often high in CO₂, this causes calcium to deposit in the kidneys (Bang-Jensen, Gu and Sindre, 2019). This is called nephrocalcinosis. Nephrocalcinosis causes decreased kidney function, disrupt salt balance, inflammation of the stomach, swelling of the kidney, damage to the anus, haemorrhage and can result in poor flesh quality and mortality. High hydrogen sulphide can become elevated in RAS which use seawater. This has caused multiple high mortality events (Bang-Jensen, Gu and Sindre, 2019).
- The industry often presents RAS as being biosecure and that there are no risks of diseases caused by bacteria, viruses, fungi, or parasites (because the water is disinfected before entering the tank where the salmon are housed). But these microorganisms do enter RAS. To get rid of them, the facilities often have to close, empty the tanks and disinfect the entire system. This is expensive and not all facilities can afford to do this.

- Numerous events of mass mortality have been reported for RAS. There are multiple causes which include disease, poor water quality, system failure. Examples of high mortality events:
 1. In 2021, **500,000** salmon died because of a “design weakness”.¹
 2. In 2020, **227,000** salmon died because a system failure (or flaw in the design, reports are unclear) resulted in high nitrogen in the water.²
 3. In 2020, **1.5 million** juvenile salmon died, likely due to high sulphur.³
 4. In 2018, **600,000** salmon were slaughtered due to Infectious Salmon Anemia (ISA) (Bostock, 2018).
 5. In 2017, **140,000** salmon slaughtered due to unidentified health problem (Bostock, 2018).
 6. In 2017, **734,499** salmon died due to “water quality problems, water poisoning, or acute gill inflammation triggered or caused by the aforementioned (Bostock, 2018).
 7. In 2017, **250 tonnes** of salmon died due to high hydrogen sulphide (Bostock, 2018).
 8. In 2017, **26,000** salmon slaughtered because of water contamination (Bostock, 2018).
- There is a lack of research into the impact on welfare of removing salmon from their natural environment and rearing them in a completely artificial environment (this includes the effect of artificial light, non-changing water currents and noise levels).
- In RAS, male salmon can mature early (cause is unclear but high level of female pheromones in the water is a possible cause). When they mature, they stop growing and are often at a size which is not marketable (1.5-2 kg, up to 25-30% incidence rate so not a rare phenomenon) (average harvest is at 4 kg but can be higher) (Warrer-Hansen, 2015).
- Heavy metals (e.g. copper) can accumulate in RAS where the water flow is low. These toxicities often lead to mortality (Bang-Jensen, Gu and Sindre, 2019).

Given these significant concerns, I **strongly urge the council to reject this planning application**. Instead, I encourage the exploration of more sustainable and environmentally friendly alternatives for economic development in the area.

Yours sincerely,

Dr Nick Palmer

Head of Compassion in World Farming UK

¹ [Major mortality incident at flagship salmon RAS | The Fish Site](#)

² [Thousands of fish lost at Atlantic Sapphire farm | SeafoodSource](#)

³ <https://salmonbusiness.com/fish-mortality-in-mowis-new-hatchery/>

References

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Warrer-Hansen, I. (2015) 'Potential for Land Based Salmon Grow- out in Recirculating Aquaculture Systems (RAS) in Ireland', (July), pp. 1–186. Available at: <https://www.ifa.ie/wp-content/uploads/2015/09/Land-based-report-IWH-final-Aug-2015.pdf>.

Winther, U. *et al.* (2009) *Carbon footprint and energy use of Norwegian seafood products*. Available at: https://www.sintef.no/globalassets/upload/fiskeri_og_havbruk/fiskeriteknologi/filer-fra-erik-skontorp-hognes/carbon-footprint-and-energy-use-of-norwegian-seafood-products---final-report---04_12_09.pdf.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salversen Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mr Pete Dalton

Address: Grimsby Seafood Village Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a company who invested heavily in the area we fully support another company doing the same. We had the objections when we started our application but have had no objections since we first started to operate. Having attended the public consultation we fully support this application. They should be allowed to make this investment in the town and provide jobs to an area that is soon to lose plenty with the closing of Youngs. It will be an enterprising venture for the town with hopefully less travel for the salmon industry which is very large in the town. The current market is mainly from Scotland and Norway so the carbon footprint would be much less, therefore more environmentally friendly.



Mike Berthet

Aquacultured

3rd April 2023

Dear Mike,

Further to our conversation last week and me informing you that at our previous Board Meeting, the potential development of an onshore salmon farm located on the docks was discussed, and I am pleased to report to you that there was unanimous support for the project.

To put this in context Grimsby Fish Dock Enterprises Ltd (GFDE) manage the Grimsby Fish Market, which is a five day a week auction, we also have Grimsby Fish Market Ltd which is the selling arm of the fish market. Furthermore, we manage Grimsby Shipyard Services Ltd, providing facilities for taking vessels out of the water and of course we control and manage the Port operation known as 'Port of Grimsby east' and the entire water area and quays. We also have several rented properties around the Port and Fish market area including seafood processing factories, offices and storage. Apart from employing 30 people ourselves there are another 150 on site working in ancillary jobs.

Grimsby is the obvious place to develop any such facility with its acknowledged strength in seafood processing and the vast array of connected services such as packaging and transport. GFDE provide a number of these services and we welcome the opportunity to speak with you further. Being a focal point for the community, 'Grimsby Fish Market' is important to the Town and our Council, so GFDE accept our role and responsibility maintaining the traditions and history. GFDE see the development of the salmon farm as a great addition to the existing plethora of seafood processing which is what Grimsby is good at.

The Directors of GFDE is a cross section of representatives of a working Port and the Board only see jobs, opportunity and added commercial value to benefit Grimsby. The knock-on effect could be profound and who knows where it could end up. GFDE appreciate you will have some negative press and objectors both locally and nationally. There will be hurdles to overcome and you will have to produce coherent answers to people who are against it per se. Having said that it is worth mentioning that in 2007 we had objections about bringing in offshore windfarm vessels and renewables! We overcame that, which people thought would be the beginning of the end for the fish market, but of course it wasn't!

GFDE support the development and wish you and your team well delivering the project.

Regards

M H Boyers - Chief Executive

11th August 2023

To whom it may concern

Aquacultured Limited Planning Application

Further to our communications this week, we have discussed the development of the onshore salmon farm. I am delighted to report, the Board fully support the project.

As a collective, we see many benefits for the community and the town. As a long established company within Grimsby, we have witnessed many changes in the area and there are clear development plans to enhance opportunities and this is a further step towards achieving those aspirations.

We are mindful of the decline in some industries and the challenges faced. This project will bring job prospects, not only at the farm, but also consequential business opportunities for others in the area.

It is recognised that Grimsby has a significant history within the fishing industry and this is a fantastic opportunity on a number of levels.

Good luck to all involved

Kind regards

Tony Booker

Managing Director
Blackrow Group
www.blackrow.com



A not for profit company

*The merger took place between Team Humber Marine Alliance and
Grimsby Renewables Partnership in April 2022 to create the brand name of
Humber Marine and Renewables
One Voice, One Ambition*

Ergo, Bridgehead Business Park
Boothferry Road
Hessle
East Riding of Yorkshire HU13 0PS
T 01482 485271
www.humber-marine-renewables.co.uk

13 April 2023

To whom it may concern

Aquacultured Limited Planning Application

On behalf of Humber Marine and Renewables which represents over 120 marine related businesses on the Humber Estuary, we fully support the Aquacultured Limited plans for an Onshore Salmon Farm investment on Grimsby Port.

Whilst our organisation's main emphasis is Marine and Renewable issues many of those involved in such work have their roots in the fishing and fish processing industries in Grimsby and the Humber in general. Many are still involved in fisheries and rely equally on that industry to support their work in marine and renewables. We see Grimsby's seafood processing cluster, creating as it does some 5,000 jobs, as vital for the overall economy of this area. Grimsby is amongst the UK's major hubs for salmon processing.

As the global demand for protein grows, in turn the farmed salmon industry needs to grow to meet that demand. The FAO of the UN predicts that the world's population will reach 9.8 billion by 2050, and the demand for food is set to increase by 50%, and demand for animal-based foods by nearly 70%. Fish, including farmed salmon, can offer a solution to meeting this increased demand. As demand increases there will be increased pressure on the already over-exploited wild fish reserves, which is why farmed fish is required to efficiently manage and maintain both wild fish stocks and the ocean's natural biodiversity.

Suppliers of farmed salmon in Norway, that supplies vast raw material supply to Grimsby, are under increasing pressure to supply salmon to growing middle class families in China, India and Indonesia. This could be to the detriment of salmon supplies to UK.

Company Registered Number 740809
VAT Number 125026257

Aquacultured Limited Planning Application

Having an onshore salmon farm investment in Grimsby makes eminent sense and will mean we are less reliant on overseas imports of fresh salmon. It is a stepping stone towards UK's food security of a healthy raw material. The environmental impact of salmon farmed in Grimsby close to the processing sector will be significant compared with salmon, for instance, trucked from Norway.

In summary, we fully support this investment, the growth it will bring to the cluster and the sustainable jobs in Grimsby.

Yours sincerely

Andrew Oliver
Chairman

James Fox-Davies
Aquacultured Seafood Ltd
90 Jermyn Street, St James's
London, SW1Y 6JD

13th April 2023

Dear James,

On behalf of Pelagia (UK) Limited I write this letter of support for the proposed salmon farm in Grimsby. I believe this to be something that would be of great benefit to the town by providing both jobs and additional fish produced in Grimsby which can only be a good thing for our industry. Everyone knows that Grimsby is synonymous with fish but it has always been white fish and we now have a fantastic opportunity to move into our own salmon production.

I would like to assure you that we give this project our full support and let me know if there is any thing we can do to help.

Yours sincerely,

Mike Hryckówian
General Manager
Pelagia (UK) Limited

Pelagia (UK) Limited

Registered address:
Gilbey Road
Grimsby
DN31 2SL
United Kingdom

Postal address:
Gilbey Road
Grimsby
DN31 2SL
United Kingdom

P: +44 1472 263333
F: +44 1472 263444

Registered in England & Wales:
Company No. 2746845
VAT: GB 945 6217 09
pelagia.com

To whom it may concern

22nd March 2023

Aquacultured Limited Planning Application

On behalf of Seafood Grimsby & Humber Alliance Group that represents major salmon processors in Grimsby, we fully support the Aquacultured Limited plans for an Onshore Salmon Farm investment on Grimsby Port.

Grimsby's seafood processing cluster of 5,000 jobs is amongst the UK's major hub for salmon processing. Like many industries, our success relies on the availability and high quality of our raw materials in this case, farmed salmon.

As the global demand for protein grows, in turn the farmed salmon industry needs to grow to meet that demand. The FAO of the UN predicts that the world's population will reach 9.8 billion by 2050, and the demand for food is set to increase by 50%, and demand for animal-based foods by nearly 70%. Fish, including farmed salmon, can offer a solution to meeting this increased demand. As demand increases there will be increased pressure on the already over-exploited wild fish reserves, which is why farmed fish is required to efficiently manage and maintain both wild fish stocks and the ocean's natural biodiversity.

Suppliers of farmed salmon in Norway, that supplies vast raw material supply to Grimsby, are under increasing pressure to supply salmon to growing middle class families in China, India and Indonesia. This could be to the detriment of salmon supplies to UK.

Having an onshore salmon farm investment in Grimsby makes eminent sense and will mean we are less reliant on overseas imports of fresh salmon. It is a stepping stone towards UK's food security of a healthy raw material. The environmental impact of salmon farmed in Grimsby close to the processing sector will be significant compared with salmon, for instance, trucked from Norway.

In summary, we fully support this investment, the growth it will bring to the cluster and the sustainable jobs in Grimsby.

Yours sincerely,

Simon Smith
Chairperson

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

Address: Land Off Salverson Road (New Clew Sidings) Cleethorpes

Proposal: Erection of an onshore aquaculture farm (Sui Generis) with associated water extraction and effluent discharge from and to Grimsby Docks, alongside ancillary processing, energy centre, access, car parking, servicing, external lighting and landscaping and associated infrastructure. (amended Flood Risk Assessment August 2023)|cr|

Case Officer: Richard Limmer

Customer Details

Name: Mr Andrew Coulbeck

Address: Murray Street Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I believe that the development of this land-based salmon farm would be an excellent thing for Grimsby. Land-based salmon farms are still a relatively new idea, but have the potential to take off.

This will generate more employment in the area, and bring the future of land-based fish farms to Grimsby - a town famously known for its fishing heritage.

This development will mean that there is locally available farmed salmon (opposed to sourcing from places such as Scotland and Norway) which, from a carbon-footprint perspective, is an excellent step forwards.

It would be a real shame to not see this project progress further.

Comments for Planning Application DM/0539/23/FUL

Application Summary

Application Number: DM/0539/23/FUL

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Case Officer: Richard Limmer

Customer Details

Name: Mr Paul Connor-West

Address: 11 Cromwell road Cleethorpes

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This will bring more employment to Grimsby and also sustain our community with the food town ethos we pride ourselves on. The site is wasteland with no other prospects. The area is currently another nesting ground for vermin i.e foxes and rats.

Comments for Planning Application DM/0539/23/FUL

Application Summary

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Case Officer: Richard Limmer

Customer Details

Name: Mr Robert Hackney

Address: Ribstone House High Street Barrow Upon Humber

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This development provides an exciting development and investment for Grimsby. It will have positive impact on employment in the existing supporting industries like processing, manufacture of equipment, transport and logistics etc. By producing salmon in controlled recirculating aquaculture facilities, issues with open net farming like sea lice and jellyfish are mitigated - resulting in improved welfare. The location of the site in Grimsby will reduce the carbon footprint associated with transport of the finished product, both to processing and the market. I believe that NE council must approve this development to safeguard the future of Grimsby's historic fish processing industry after the decline of the fishing fleet. With climate change creating every more challenging conditions for Scottish aquaculture, the future of sustainable aquaculture must lie in facilities like this. I fully support this application.

Item 2 - Land Adj To Aldi
Matthew Telford Park
Grimsby DM/0465/23/
FUL

Comments for Planning Application DM/0465/23/FUL

Application Summary

Application Number: DM/0465/23/FUL

Address: Land Adj To Aldi Matthew Telford Park Grimsby North East Lincolnshire

Proposal: Erect new primary school, outdoor play facilities including football pitches, parking, vehicle and pedestrian accesses, landscaping, pick up/drop off point along Matthew Telford Way with associated works (Amended Plans and Additional Plans received 12th July 2023 to include Landscaping Plan, Drainage Strategy and the inclusion of solar panels and air source heat pumps)

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Turner

Address: 4 Fenwick Court Scartho Top Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst I appreciate the need for a new school in the area, and have no issue with the size or general concept, however I feel that the positioning for the new site is completely inappropriate.

It is planned to be situated immediately behind the Aldi supermarket (the KS2 play area will run almost the entire length of the store), and will be positioned after an awkward shaped junction, which will be made potentially dangerous with all the children crossing the roads. This would be exacerbated by the proposed development of retail units (DM/0451/23/FUL).

Interestingly, I note a representative of the NELC Childrens' Services Department has placed an objection to these new retail units for the same reasons (i.e. traffic & road safety for the children), yet there is apparently no problem with the new school site being proposed to be backing onto the large blank wall of the Aldi, nor with the existing traffic to the busy store.

Additionally, regarding the positioning, I'm not aware of any other school in the authority that backs onto another building of a similar design and size. Surely the KS2 children would benefit from a play area bordered by a more natural area, rather than have a huge sunlight-blocking metal box next to their playground?

Perhaps more thought should be given to the positioning of the school, maybe on the other side of the Old Norse Care Home, which would make the school more easily accessible from Matthew Telford Park, and could provide more natural surroundings for the school, whilst affording the

ability to provide safer ingress and egress.

Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: Planning Application Objection - DM/0465/23/FUL - New Primary School Adj Matthew Telford, Scartho Top

To whom it may concern,

I would like to provide an objection to the proposed plans outlined in DM/0465/23/FUL regarding the erection of a new primary school adjacent to Aldi off Matthew Telford Park, Scartho Top, Grimsby.

I am contacting yourselves as the listed contacts on the Planning section of the North East Lincolnshire Council planning portal. Please do pass this on to the most relevant person if not yourselves.

With regards to my objection; whilst I am fully supportive of the need for new education facilities in the area (my Wife and I hope that we will need these in the coming years and the location would be ideal), I am extremely concerned about the increased level of traffic which will be added to Matthew Telford Park and Scartho Road with this development and those of the Persimmon and Linden Homes developments currently being erected.

I would also like to point out that a planned connection to Springfield Road will NOT suffice as a solution and I am perplexed as to why this has been the proposed LONE solution. I will return to address this point in particular in a moment.

Firstly, the new housing developments will add hundreds of homes to Scartho Top, bringing with it on average 1-2 cars per household. In addition to this, a primary school with over 200 places has the potential to bring another 50-100+ vehicles down Matthew Telford Park during rush hours, regardless of walking routes included in the overall Scartho Top site plan.

Matthew Telford Park currently has a significant back-up of vehicles waiting at the Scartho Road junction, which itself is not fit-for-purpose with current vehicle levels. Scartho Road is also a well-documented high-volume road at rush hours during the week (the main operating time for the school) – it has officially been awarded the slowest A road in the country. I cannot see how the addition of the anticipated number of vehicles can be realistically handled on the current network.

Furthermore, placing a school in an area of poorly managed traffic volumes INCREASES the risk of a Road Traffic Accident, not to mention restricting the ability for emergency services to perform their duties by responding to emergencies in a timely manner. I would like to suggest the inclusion of Zebra Crossings at two key points on Matthew Telford Park, however this alone should not be considered sufficient to address the concerns of Scartho Top residents.

The aforementioned connection to Springfield Road will ultimately feed into Louth Road and subsequently Scartho Road, as those using it for relief will still head the same way to and from their daily responsibilities. The access point to Matthew Telford might change for some, but those people will still need the same main arterial route in and out of Grimsby.

As many have proposed, a link road to Bradley Road is the only conceivable solution to the additional developments and subsequent increased traffic. Whilst I full appreciate there are nuances between the Brocklesby Estate, NE Lincs Council and associated developers, my understanding is that the possibility of a link road through land currently owned by the Brocklesby Estate has not been formally discussed between all parties.

Myself and my neighbours are therefore asking why this is the case and how have developers been allowed to forego the same issue raised by several groups of residents in the associated applications for the Persimmon and Linden Homes developments. Why have attempts not been made to discuss this?

I strongly advise that this is addressed before any decision is made as to whether or not the development proposed in this application can proceed.

Whilst I recognise this is a well documented issue, I have yet to see any clarity from the council or those responsible for the safe planning and traffic management of residential areas in North East Lincolnshire council.

Please also be advised that, should I see approval of this Planning Application without thorough liaison with myself on this subject nor a satisfactory response addressing my concerns, I will not hesitate to contact the local press to make it clear that local residents have objected to this development without sufficient consultation.

Regards,

Jamie Burnett

Reduce your environmental footprint, please do not print this email unless you really need to.

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Comments for Planning Application DM/0465/23/FUL

Application Summary

Application Number: DM/0465/23/FUL

Address: Land Adj To Aldi Matthew Telford Park Grimsby North East Lincolnshire

Proposal: Erect new primary school, outdoor play facilities including football pitches, parking, vehicle and pedestrian accesses, landscaping, pick up/drop off point along Matthew Telford Way with associated works (Noise Impact Assessment and Traffic Regulation Details received 25th August 2023)

Case Officer: Bethany Loring

Customer Details

Name: Miss Kennedy Fitzgerald

Address: 1 Lancer Court Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Granted a school would be lovely this end of Scartho Top, as a resident that has to walk my child to school which takes 25-30 minutes each way it would be a lot easier. However, the traffic is already bad as it is, add a school into the mix it screams accident waiting to happen. When coming out of Caspian Crescent the amount of times cars coming from Aldi have nearly pulled straight out in front of my car, plus witnessing others. At school times the parking will be ridiculous, even even the yellow lines and zig zags they still park there at the other schools, so they will do it there too. A lollypop lady sounds great if you're crossing to head to Caspian would one be available all the way up to those heading to Wren?

The positioning of the school itself is questionable when there is plenty more space the other side of the residential home would the school not be better suited there? Or my guess is in a few years we will receive another planning application for houses there that's already been granted like every other application before it even reaches our doorsteps. A reservation notice may as well go up for another 150 houses. Yet still one entrance/exit. The Springfield entrance will not be helpful to residents, just clogging up more side streets and Waltham road, leading onto both Scartho and Louth Road. I'm sure the council is pleased on the slow moving traffic as a result of all of this. It'll be a stand still before they do anything about it.

Not all parties have been approached for the Bradley Road exit so why is that not a first call? Or will it be done in 5-10 years when the houses get built that end? I don't think you'd get half the objections if the road was done. Again, they don't see/deal with what we have to as residents on Scartho Top, just make the decisions impacting life here from an office.

Comments for Planning Application DM/0465/23/FUL

Application Summary

Application Number: DM/0465/23/FUL

Address: Land Adj To Aldi Matthew Telford Park Grimsby North East Lincolnshire

Proposal: Erect new primary school, outdoor play facilities including football pitches, parking, vehicle and pedestrian accesses, landscaping, pick up/drop off point along Matthew Telford Way with associated works

Case Officer: Bethany Loring

Customer Details

Name: Miss Rachel Wilkins

Address: Patchett Close Scartho Top Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to the proposals as I have major concerns around the additional traffic that this would bring onto the estate when it is already struggling to cope with traffic volumes. There are already 3 primary schools in Scartho and I strongly believe that without another access road into and out of the estate that this would bring a more negative impact. The road discussed previously out onto Springfield Road isn't a realistic solution as most traffic would then still divert onto Scartho Road causing more hold ups. I believe the only answer to this would be a road leading out onto Bradley Road.

Comments for Planning Application DM/0465/23/FUL

Application Summary

Application Number: DM/0465/23/FUL

Address: Land Adj To Aldi Matthew Telford Park Grimsby North East Lincolnshire

Proposal: Erect new primary school, outdoor play facilities including football pitches, parking, vehicle and pedestrian accesses, landscaping, pick up/drop off point along Matthew Telford Way with associated works (Amended Plans and Additional Plans received 12th July 2023 to include Landscaping Plan, Drainage Strategy and the inclusion of solar panels and air source heat pumps)

Case Officer: Bethany Loring

Customer Details

Name: Miss Laura Corner

Address: 6 Paynter Walk Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am in full support of a new School being built.

Residing at this end of Scartho Top it feels very far away from the 'village' and have to drive everywhere except Aldi when want to get anything or go anywhere.

I don't have the luxury of being able to go for a long walk as I work 2 jobs and don't have the time, building shops and a school and other amenities at this end is much needed and wanted

Item 3 - Land Off Sunningdale
Waltham DM/0448/23/FUL

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

Good afternoon,

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

Planning Application Reference: DM/0448/23/FUL

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, racing track, habitat area, cycle storage and associated works

Location: Land Off Sunningdale Waltham North East Lincolnshire

Waltham Parish Council recommends approval subject to the following recommendations/conditions;

- Ensuring the amount of on-site parking is adequate for the number of staff expected on site to avoid overflows onto the highway.
- Disabled bays are included in the EV charging provision.
- Existing footpaths that run between Ashbourne/Lindrick/Sunningdale are widened to accommodate the number of people that will be using them at peak times
- Developer to provide and fund school keep clear monitoring cameras for a period of 5 years.
- Commitment given to the delivery of road safety programmes once the school is open.
- Funding provided to implement 20 mph school safety zone around the school site.

Regards

Amanda

Amanda Carr
Clerk to the Burial Board
Tel: 07547 512155

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



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

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From: Tanya Kuzemczak <clerk@walthamparishcouncil.org.uk>
Sent: Wednesday, November 8, 2023 1:20 PM
To: Planning - IGE (Equans) <planning@nelincs.gov.uk>
Subject: Planning Comments - Waltham Parish Council

Good afternoon,

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

Planning Application Reference: DM/0448/23/FUL

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works (ADDITIONAL INFORMATION & PLANS - Transport Assessment, Traffic Regulation Order, Air Quality Assessment, Noise Impact Assessment and Addendum, 2.4 metre high mesh fencing to site boundaries and 2.4 metre high acoustic fencing to the north boundary, Landscaping and Drainage Schemes, Plans and Elevations showing solar and air source heat pumps to roof, Revised Site Plan with additional car parking space and fencing around habitat area - all received from period 3rd July 2023 to 20th October 2023)

Location: Land Off Sunningdale Waltham North East Lincolnshire

Waltham Parish Council recommends approval of this application subject to the following recommendations/conditions;

- **Ensuring the amount of on-site parking is adequate for the number of staff expected on site, both now and in the future, to avoid overspills onto the highway.**
- **Adequate provision of disabled bays and that they are included in the EV charging provision.**
- **Existing footpaths that run between Ashbourne/Lindrick/Sunningdale are widened to accommodate the number of people that will be using them at peak times**
- **Developer to provide and fund school keep clear monitoring cameras for a period of 5 years.**
- **Commitment given to the delivery of road safety programmes once the school is open.**
- **Funding provided to implement 20 mph school safety zone around the school site.**
- **A pedestrian crossing on Barnoldy Road is considered to give better pedestrian access to the school site.**

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



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Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Liam Deeney

Address: 16 Archer Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Waltham Leas has advertised spaces available for foundation year 2023 and has not been over-subscribed in recent years.

2.A large number of students attending Waltham Leas do not live in the Village and are transported by car to the school because they live out of the catchment area

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Catherine East

Address: 21 Archer Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I agree with all the comments from residents in this area. The land may well have been designated to be used for this purpose for the last 50 years but, in that time, the increase in traffic and the on road parking situation has increased out of all proportion. By even consulting with the highways team about the implementation of a drop off layby off Archer Road it seems to me that problems for residents are anticipated. The pedestrian/cycle entrance off Archer Road will be an accident waiting to happen in that there are 2 blind bends at that point in the road. You may want parents to use Sunningdale for drop offs but as Archer Road is used as a rat run onto Bradley Road I can see the Archer Road/Rosedale corner being a cause for concern as will reversing out of my drive at school run times. Will construction traffic be restricted to Sunningdale or also allowed to use Archer Road?

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Ms Wendy Musson

Address: 28 Archer Road Waltham Geimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The main reason I object is because the surrounding roads and area are already rammed with cars, Archer road especially I literally struggle to drive to my property as it is when everyone is parked on the road it's like weaving in and out to get home. I live on a bend near to the side planned to be the playing field and I park my car in my driveway for safety precautions but I will need to park my car on the road during the night otherwise I'll be blocked in in the morning. We all know that parents park anywhere in the mornings when rushing to get the children to school so I would need to park my car in a dangerous position (on a bend) to prevent getting blocked in or someone parking over my driveway. I work at the hospital for the NHS so I cannot be late for work yet I fear this will be a problem for me. Why should I park my car on the road when I have a driveway? I also see a lot of wildlife living on the field and this is damaging to the natural beauty and the wildlife. I think it will cause argument with neighbours regarding parking, I also think it will be very dangerous on the already narrow over parked surrounding roads. There are other areas locally that look safer to have a school built that would be big enough to support a car park. All schools need car parks this is also safer for the children. I think it's not sensible to build a school in this small area with no car park. I've lived in my home for nearly 10 years and I will be selling my property if this goes ahead.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Andrew Cook

Address: 30 Archer Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I understand why a further school is needed in our village/small town but why here? Surely a site on the edge of the village could have been considered at some point, currently there is all these new housing developments being built so would have made perfect sense to incorporate a school. Alongside this I concur with other comments made about parking, congestion, current wildlife wellbeing, blind bends on Archer Road and lack of access for emergency services. All valid health and safety issues to be considered for all neighbours, parents and school children alike. What about the current rule for parking on kerbs will that still be enforced? My biggest concern is the parking directly outside our property and as we live on the bend there are spaces for 4/5 cars. Will this still be policed as a no parking area?

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mrs Marianne Laycock

Address: 48 Archer road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to a school being built on this site, we have only recently heard that this land had been earmarked for Education purposes nearly 50 years ago, its has always been used for children to play on, dog walkers and wildlife, in what is a very quiet area.

I have looked through the application and note that its states that there aren't many pedestrians out and about in this area, it's a largely populated area so of course there are people; there are children riding bikes and scooters, mums pushing prams, people walking dogs etc. What a lot of people don't do is walk to school, there are a few, but those that must get to work or live further away, drive. The transport statement states that children can bike to school from as far as Nunthorpe, Brigsley, Humberston and Holton le Clay and it will only take them 15 minutes, I don't know who wrote this, but they are clearly not a parent. Children don't learn cycling proficiency until they are yr5 and no one would let their 10/11-year-old (or younger) ride their bikes on the main roads at peak times without supervision, they would, obviously, drive them to school.

The biggest problem as many have stated is the traffic, Barnoldby Rd is already heavily congested and that is all day long, peak times it is worse. Parking is an issue all over the village and as others have said Archer Road has many blind spots, not just the bends adjacent to the site but coming from Rosedale and around the other side of Archer Road too. Archer road will be used as a parking area for those who cannot get parked on Sunningdale, it will be used as a cut through to the pedestrian access at the back of the school. Drives will be blocked, as they currently are on Manor Drive, and as others have said this has caused altercations between residents and entitled parents who don't care where they park. Are parking restrictions going to be enforced (yellow lines, cctv etc) along all the surrounding roads?

How will emergency services be affected when cars are parked on both sides of the streets, it states that there is room for those vehicles to get onto the school site, what about getting to the residents?

I work from home and the mobile signals are consistently poor in this area, so will a new school using technology affect this, or other utilities? What will happen to the wildlife, the trees?

The council should be looking at other areas to build this school, especially where the new estates are being built, and they should be looking at making the roads safer, not adding to the traffic congestion.

Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: DM/0448/23/FUL - planning application comments

You don't often get email from [Learn why this is important](#)

Dear Sir or Madam

We have been advised to contact you regarding concerns about an ongoing planning application consultation (DM/0448/23/FUL).

As residents of Archer Road, Waltham, we're writing to express our concerns regarding the planned development of a primary school and parking on a part of land that is heavily used by local dog walkers, families and nature observers. This area is used by a diverse range of people, including young families and the elderly.

On an already heavily developed housing area, it would be a shame to lose a well looked after, and heavily used piece of outside space.

Not only this, but we fear that it will cause traffic congestion and excessive litter in an already heavily populated part of Waltham village. Are there any other spaces that are available, that are not so heavily used by the local members of the community?

Any further information regarding this topic would be incredibly appreciated. Thank you,

Beth Devine

57 Archer Road
Waltham

Sent from [Outlook for iOS](#)

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mrs Donna Thompson

Address: 73 Archer Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to a school being built on this land, living near to where the walkway from Archer road will be, I feel that this is a very dangerous area due to the two blind bends which with normal resident use is dangerous enough but with parents dropping children off will become a nightmare as they will pull in anywhere. It is hard enough finding enough parking for residents as it is and will cause major problems for the emergency services getting through. The entrance on Sunningdale will also be a major problem as will be on a bend and cause many parking issues for everyone concerned.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr David Deeming

Address: 75a Archer Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the air quality paper and cannot understand why the council is even contemplating submitting this as a sensible working document.

The paper's author admits that because of COVID that "the pollutant concentrations should be viewed with caution".

No PM10 or PM2.5 analysis has been taken in the vicinity of the site and the paper references readings taken at Toll Bar and Scartho. How can the author predict air quality based on a baseline that is not guaranteed as accurate; is taken from sensors far away from site and by his own admission should be viewed with caution?

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr David Deeming

Address: 75a Archer Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read the air quality paper and cannot understand why the council is even contemplating submitting this as a sensible working document.

The paper's author admits that because of COVID that "the pollutant concentrations should be viewed with caution".

No PM10 or PM2.5 analysis has been taken in the vicinity of the site and the paper references readings taken at Toll Bar and Scartho. It is PM10 and PM2.5 particulation that causes severe lung damage. How can the author predict that air quality at the site will be good when that statement is considered from a baseline that is not guaranteed as accurate; is taken from sensors far away from site and by his own admission should be viewed with caution?

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr David Deeming

Address: 75a Archer Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The transport plan suggests that 72 cars will approach the school using Sunningdale and Archer Road.

The planning officer should go and pace out the area around the top of Archer Road where it is stated that 32 cars will approach to "drop off". The problem is that they will not simply drop off. They will park.

31 cars will park inconsiderably, will park on the pavements, will block Archer Road and will cause very great disruption for residents.

Find another location for the school where cars can be properly marshalled in and out of a drop off area rather than this location, which will cause such problems.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr David Deeming

Address: 75a Archer Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is reasonable to suggest that a school with 200 pupils will be served by 10 teachers and staff along with contractors, deliveries and other service provision.

If we assume as is the norm, the majority of pupils are brought to school by car, it can be concluded that twice per day, there will be a movement of between 100 and 200 cars in and around an already congested area.

I can see no plans for traffic control and no evidence that the volume of traffic has been properly considered. The belief that the location "will encourage pupils and parents to walk to school" is optimistic at best.

The location of the building, a year of disruption and heavy construction traffic along with the certainty of inconsiderate parking and poor driving practice along all of the surrounding roads will bring difficulties to residents that have not been considered.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Ms Rebecca Donoghue

Address: 5 Ascot Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To add to my previous comments, I'd like to contest comments made within your supporting documents.

1. The area lacks pedestrian usage. This is simply not true. This area is used by many, many local residents, from all directions. The area currently looks an awful mess as the council have intentionally left it. Shame this has gotten political, but residents pay council tax to have green areas maintained. Is your lack of maintenance to this area suggests your decision is already made.

2. The parish council meeting held months ago, you note, residents are in support - or do not object, this is another misrepresentation. Residents were objecting for all the reasons noted in the comments.

And finally, the Sports England statement clearly states ball risk to all adjoining residents, already highlighted by resident comments, yet they've no objection. This all has a rather 'NE Lincs council will do exactly as they please tone'.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Ms R Donoghue

Address: 5 Ascot Road Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:None of the concerns previously raised have been addressed. The volume of cars owned by residents on all adjoining roads, the traffic on Barnoldby Road, parents have absolutely zero regard for residents when the park for 'just 5 minutes'. Refer to Waltham Leas and the abuse residents receive from parents as ongoing evidence.

It is understood Sunningdale, Turnberry Approach, will have double yellow lines. Please add Ascot Road to this, a quiet cul de sac which will be bedlam with 1) parents cars turning around, 2) parents parking , 3) residents, visitor parking 7 days a week, as any visitors will no longer be able to park either. The road is simply not wide enough, it will result in residents not being able to access driveways, not to mention parking on the bend, which will no doubt cause accidents.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Ms Rebecca Donoghue

Address: 5 Ascot Road Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The land 'earmarked' as educational land in the '70's fails to justify plans for a school almost 50 years on. Multiple influential factors are crucially relevant. I've a series of questions, which support why this location is far from suitable for a school.

1. How many more houses (within 0.3 miles of this site) have been built since the '70's?
2. How many more cars are on our roads? Specifically living in Waltham - and utilising Waltham as a through route from every direction?
3. How many housing developments have the NE Planning Dept authorised on the outskirts of the 'village' without considering said Developers, Carr & Carr, Snape - and Cyden should incorporate a school within THEIR plans?

Questions 1-3 - the answer to all - TOO MANY for this 'educational land' to facilitate a school.

4. Will parents walk from Carr & Carr development near the Golf course? No, its too far.
5. Will parents walk from Cyden development on the boarder of Brigsley? No, its too far.
6. Will parents walk from Snape development on Bradley Road - the closest new little hamlet? No, because its easier, more convenient and quicker to drive.
7. Will any parent further than 0.3 miles walk in the wind, rain, with kids? No, they wont, would you?
8. Will a parent walk their kids to school, walk home, pick up their car, then drive to work? No, they wont.

9. Please allow us to understand, the rationale on why you believe parents of kids at this potential school are different to every other school - and walk their kid/s to school?
10. Will parents respect neighbours of the school, with sensible parking? Absolutely not.
11. Why is planning failing to acknowledge - and consider, the battle happening everyday between residents and parents, at Waltham Leas - some residents receive verbal abuse from parents, regardless of the polite requests to parents to respect neighbours, from the school?

Parents WILL drive their kids to school, they WILL park wherever they can find a space - with a 'I'll only be 5 minutes' disclaimer. An utterly unacceptable disclaimer.

There isn't the infrastructure to enable the volume of traffic, the roads are too narrow. Sunningdale, Woodhall, Turnberry, Ascot, Carnoustie, Rosedale, Birkdale, Neville Turner. All too narrow to make this viable.

12. Have you considered the additional congestion this will cause on Barnoldby Road? Already heavily congested in the morning,

13. Have you considered, the likely accidents, due to volume of traffic, the roundabout at Archer Road is too small to take.. and junctions Sunningdale and Birkdale with Barnoldby Road.

14. How do you propose emergency vehicles access residents relative to parking on the previously noted roads - and congestion on the main access roads?

15. Have you considered the environmental impact on wildlife - and residents with removal of the green space - and with the exponential traffic volumes and air pollution?

I look forward to hearing from you regarding these valid questions, all support the facts, this location is a far cry from being suitable.

Many Thanks

KR

Rebecca

Comments for Planning Application DM/0448/23/FUL

Application Summary

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Case Officer: Owen Toop

Customer Details

Name: Mrs Sandra Drant

Address: 3 Ashbourne Waltham GRIMSBY

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I have read all the revised plans, comments from various departments and members of the public with much interest. My original stance remains whereby I still object to this area being used for a school there are serious health and safety matters that have yet to be addressed. to consider. It is highly unlikely that parents will walk their children to school, particularly in inclement weather conditions. "Dropping off", 'collection', parking problems and lack of zebra crossings will undoubtedly result in accidents of various degrees, even resulting in loss of a child's life. Are the members of the council ready to have these fatalities on their consciences?

Taking into account the recent and future expansion of Waltham, any school would only serve 8 to 10% of the population.

I would like to counter propose that this land be used for a health centre as this would serve 100% of the population of Waltham, making this a more cost effective proposal. In addition the area is large enough to incorporate a large patient parking area removing the 'dropping off', "collection", health, parking and reducing the overall health and safety by limiting traffic impact on the surrounding area.

The health centre could incorporate a multiple GP practice, minor surgery department, mri scanner, ct scanner and or small xray machine (removing the need to visit the hospital and

expanding their ability to serve the public. Specialist clinics such as Diabetic / paediatric/ chiropody etc. Provide the much needed NHS dental services that this area requires.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mrs Sandra Murphy

Address: 3 Ashbourne Waltham Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

Although traffic and public walkway considerations may be in place during the development and construction of this proposed primary school, these do not go far enough.

Sunningdale is a busy roadway carrying a lot of traffic from Bradley Road through Waltham during all parts of the day. Residential parking causes a 'slalom' effect which results in a backlog of traffic and limited access along its narrowing length. Site access for the delivery and removal of any required materials seems to have been minimised in the site traffic construction plan as I do not believe this reflects or reduces any of the likely traffic problems that will arise.

In addition, there does not seem to be any plans for the development of any pedestrian crossings, limited parking for 'drop off and collection for pupils at the school. As we all know, walking access to the school will NOT happen. The new housing developments, that necessitates the building of a new school in this area are NOT located within walking distance of Sunningdale. Plus no one seems to have legs anymore! How are you going to reduce the environmental impact of all the additional motorised vehicles being used by the parents taking their children to this school once it is built. All aspects and infrastructure to support a new school on the surrounding local area and its residents after its inception must also be considered before building even begins and not just the impact of constructing it

There is no provision for what the future impact that the increased traffic will have on either Lindrick Walk or Ashbourne which both border on this area. How are you planning to STOP parents using these areas to drop off and collect their children attending this new school in the future?

Perhaps you would consider incorporating into your the plans, a through road from Sunningdale to Archer road to allow a one way system for vehicles to ' drop off' and 'collect' their children in relative safety 'on site' away from the surrounding side streets as this would significantly help reduce the parking problems and traffic flow along these streets, as we all know this is extremely likely to rise.

Although Waltham is growing in both its area size plus the number of residents a new primary school would only benefit 12% of the increased population .

I therefore object to this being area used for a primary school.

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Neil Armitage

Address: 6 Ashbourne Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Whilst it is appreciated that additional school places are required within this popular village, the location is not suitable for these means.

Whilst the land may have been initially allocated for the provision of a school when the estate was initially developed, this was over 40 years ago and as with most things, times have now changed and the times of parents walking children to school has long stopped. Add to this the fact that there is an open policy for applying for school placed outside the old "catchment area" policy, children will likely be attending the school from outside the village. All of this will add additional traffic to an area which is already significantly impacted by local residents parking on local roads containing bends. As such parents dropping and collecting children will only add to this issue resulting in what will eventually add to an increase in accidents in the local streets.

On top of this access for emergency vehicles at peak times will be severely restricted again putting residents at risk.

Also considering the fact that more and more young adults are unable to get on the property ladder, this results in them living with parents longer than they would have done 40 years ago which will result in increasing levels of roadside parking by residents. You only have to travel these streets at certain times of the day to experience the slalom course which we have in the local area.

Surely the correct location for this school would be to use spare land on the boundary of the

village where sufficient space will permit suitable drop off and collection zones for parents to use.

Should the council wish to secure funding for land elsewhere, surely a better use of this land would be to sell of for housing. Whilst this will also have an impact upon local traffic, this would be much more controlled with parking being undertaken outside the new properties.

I trust that the council will listen to local resident concerns, after all we live with these issues daily, rather than simply taking the easy route of using this land simply because it was allocated for schooling over 40 years ago.

Regards

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Neil Armitage

Address: 6 Ashbourne Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

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Case Officer: Owen Toop

Customer Details

Name: Miss Helen Fowler

Address: 16 Ashbourne Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the plans. The school entrance will be on a blind bend. Sunningdale and the surrounding roads are already heavily congested with the residents cars. Most of the side streets are bendy dead ends that can just about cope with the residents cars parked on the roads. Cars are often parked on the junctions around this area forcing drivers to pull into the roads on the other side causing near misses. This will only get worse if the school goes ahead with the increase of traffic. This area doesn't get gritted in the winter. The bend on Sunningdale gets icy along with all the small side streets. The main road is already grid locked in the mornings and again at 3pm and between 5-6pm. The increase in traffic will cause problems for the residents and the emergency services we already have cars parked opposite and have to zip zag in and out of the parked cars emergency services will struggle to get through.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Andrew Saville

Address: 17 Ashbourne Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the development.

My main concerns regarding this development are the significant increase in traffic, during peak times, on already congested narrow streets around the proposed site. Here in Ashbourne, which is a small narrow cul-de-sac, there are a few properties with more than one vehicle already leading to on street parking. Also we often have people coming down thinking we are a cut through to either Sunningdale/Woodhall Drive.

Another concern is for the wildlife of the area. A number of years ago, the field area was planted with trees, which are now getting well established, and can be seen to have nesting birds etc. Also the council has in the past not cut the long grass at certain times of the year, their excuse being, "Not to disturb the ground nesting birds, hedgehogs and other small mammals". Where are they to go now once all this will be cleared away with these works??

As others have mentioned access for council refuse vehicles, emergency service vehicles can be compromised, by the expected inappropriate parking of parents of the school children, on the narrow streets.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Chris Rowe

Address: 18 Ashbourne Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The school will add a significant increase to an already busy estate with heavy traffic.

The entrance to the school on Sunningdale bend is dangerous & has not been thought through properly. The alternative options off Archer Road & Lindrick Walk are even worse & will be a health & safety concern.

Parking on residential streets is a big concern, you only have to witness the dangerous parking at Waltham Leas primary school to understand the issues the number of cars/vans cause in & around residential streets at drop off & pick up times. Parking limits, residential parking permits wouldn't necessarily resolve the problem but protect those residents who live nearby knowing they can park & access their homes at all times.

To lose the nature woodland which has grown over the years attracting many animals, foxes, hedgehogs, insects, nesting birds in the hedgerows will be a travesty to our surroundings & environment.

The green in between Ashbourne & Sunningdale woodland, it was confirmed in an earlier public consultation that this would not be affected. We'd want to know this still remains the case & how residents of nearby streets will be protected from streets being used as cut throughs.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mrs Amanda Williamson-Grant

Address: 9 Carnoustie Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My Concerns regards the plan to build the new school, are 1) the increase in traffic at school start and finish times. As we all know most parents will drive their children to and from school. the increase in the number of vehicles using the Sunningdale access gate, and the increased number of cars will also cause issues on the road and side streets near the main gate due to parents parking cars while dropping off and collecting their children, causing restrictive access to residents. 2) the area has been a green space on the estate since it was first built in the early 1980s, which people on the estate have used for the last 50 years. I am surprised the council is considering taking away a green space that is used by locals, at a time when green spaces for communities are being promoted. I am sure that there are more suitable areas to build the school than in the middle of a housing estate, maybe it should be built on one of the new housing estates being erected around the Waltham area.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Mackrill

Address: 13 Carnoustie Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We strongly object to the building of a new school at this location as close neighbours to the proposed site on a number of grounds, as previously highlighted in our email to the council on 12th October 2022 during the public consultation period. As advised in the response from the Council to this email, we sincerely hope that these comments captured during the public consultation are being taken into consideration as part of the planning process, by which we assume the planning application that has been submitted.

There are clearly concerns that have not been addressed for local residents to the proposed site, specifically relating to on road parking, increased traffic congestion within the village itself and noise created from the proposed school.

It is extremely optimistic that any education provider can work with the parents of school children to look at alternative methods of dropping off and picking up their children from school. Nor is this enforceable by an education provider. Any local resident can advise of heavy on street parking in roads that surrounding the proposed site such as Woodhall Drive, Archer Road and Sunningdale, created by changes in society on vehicle ownership and use since the land was originally provisioned for educational purposes over 40 years ago. Navigating these roads is tricky at the best of times, and little consideration has been given on the impact of additional parking requirements of a 210 place primary school at school drop off and pick up times. There simply is little provision for parking available, which lead to increased safety concerns for young children, parents and local residents.

As has been mentioned as part of proposal, the school is for Waltham and its surrounding villages. Parents from outside the village boundary are highly unlikely to take any other means than car for school drop off and pick up. Having experienced the congestion caused through the village at school drop off and pick up time, having a 50% increase in traffic congestion will further impact on the lives of those living within the village.

Further to the issues created by parking and traffic, the local residents have a peaceful estate with little noise to contend with. By building a new primary school at the proposed site, in the middle of a residential housing estate, will certainly bring with it a significant increase in noise for residents local to the site.

All of this, after local residents have been subjected to the best part of 12 months of heavy goods vehicles, construction traffic/parking and noise for the actual build of the facility itself.

We can see from other comments from neighbours to the proposed site that these concerns are shared by many, and expect similar concerns were raised during the public consultation period.

Whilst it may have been suitable for a school to be built on this site 40+ years ago, changes in society and an increase in size of the village of Waltham mean that this should be reconsidered. Over the following years, the council has had many an opportunity to locate a provision for education within new housing developments on the outskirts of the village which could take into consideration the impact it would have on existing residents and developments within the village over that time. The proposed site on Matthew Telford way, on the outskirts of the housing estate is a good example of how to minimise the impact on local residents, in comparison to the location of a new primary school in the middle of a densely populated housing estate.

We would also like to share our agreement to the view that having walked past the proposed site on many occasions in recent times, it has clearly been left to become overgrown, uncared for, in fact an eyesore to local residents since the point the proposal was advised in the public domain. This is quite frankly disappointing given the continual increases in council tax over the preceding years

This should not be a case of the land was provisioned for education therefore it is the only option, consideration must be given to the societal and local changes over the many years since the provision was made and the impact this will have on the neighbours to this proposal. If Waltham does not have the facilities for additional housing provisions such as schools, the council should prevent any further developments from being approved

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Susan Wells

Address: 17 Chadwell Springs Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It's a really built up area already

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Mr Wells

Address: 17 Chadwell Springs Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The road size cannot take the current residents never mind the load of a school. Why not insist that new developments incorporate new facilities, instead of burdening the existing residents with the issues caused by greedy developers. I feel that patch of land has possibly been left to ruin by the council to help facilitate this development.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the building of a new school on this land. The environmental impact will be costly to the wildlife that lives here., bats, birds even deer have been seen grazing. The land gets waterlogged and causes run off onto the road and the drainage is poor. My objections still stand as per my original objection nothing has changed on the revised plan to change my mind. Traffic will increase and the noise pollution from general school playgrounds and the comings and goings will affect everyone in this area. Parents will not walk their children to school they don't do it now at the Leas. The impact on the village will be a negative one. The land is used by most people as a safe walk to the village as Barnoldby Road is like a race track. Too many green spaces are being built on keep Waltham as is no more concrete.

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Case Officer: Owen Toop

Customer Details

Name: Miss Jane Mills

Address: 5 Gleneagles Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I strongly object to this new school for the following reasons. Bradley Road, Barnoldby Road and Waltham Village roads are already busy and the traffic using them gets very congested. The high street has a very narrow footpath along the shops. Parents will not walk their children to school they don't do it now for the Leas or any other local school. Major disruption for Sunningdale, Woodhall and surrounding roads of parking will be an issue. The green belt land is a safe route to walk down to the village and access the local playing fields. What will happen to the trees and hedges which are a home for local wildlife the trees have just got established and now they are going to get ripped out? The land also floods after heavy rain and snow. Noise pollution will impact on the area not just during the normal school day but out of school hours also for clubs that are run there. This location is not suitable especially due to lack of parking and environmental concerns. The building of additional housing within an already full village should not be allowed if school provision and local amenities can not be fulfilled.

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Case Officer: Owen Toop

Customer Details

Name: Mr Neil Mcleod

Address: 4 Lindrick Walk Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The 2.4mtr fencing in the lindrick walk area is outside the bushes .Could this be moved closer to school to soften the view of the school which will look like a prison with such garish fencing

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Carl Thomsen

Address: 46 Sunningdale Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I object to the planning application for the following reasons :

1. This land was here marked for educational use in 1976 , in 50 years a great deal as changed. Increased traffic , multiple vehicle ownership yet the infrastructure of the local roads has not changed . This development will cause heavy traffic through out the day causing increased risk to school users and local residents not to mention the increase in noise and pollution.
2. Proposed access to the new school on a blind bend would again cause many risks of accidents and congestion of traffic.
3. It is proposed on the plans that there will be 22 parking spaces including 2 disabled spaces , would this be adequate for all staff and visitors attending the school each day ? If not this will increase parking to the surrounding residential areas .
4. This land as been allowed to mature with many trees planted over the years and is used to the benefit of the local residents. To take this away will be detrimental to the area losing green space.
5. An increasing amount of land is being used to build new properties in the village. Would it not be more appropriate to use some of this land to build a new school. Allowing people to choose to live near a school rather than it be forced upon the residents of this estate.

I hope you will take my comments on board and respect my right to enjoy my property without having to deal with the consequences of living next to a school .

Yours sincerely

Mr Carl Thomsen & Mrs H Jones

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Case Officer: Owen Toop

Customer Details

Name: Mr Greg Syme

Address: 5 Turnberry Approach, Waltham, North East Lincolnshire DN37 0UQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Totally Object.

When is green belt land that divides villages and farm land and dwellings going to stop being used for building faceless houses with no character and not in keeping with their location.

As councillors you should hang your heads in shame. We will look back in years to come at deserted towns and run down houses that could be generated and supply perfectly good housing with amenities near by.

Villages are turning into small towns with a fragile infrastructure that will surely break down in future years.

Shame on you!

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Greg Syme

Address: 5 Turnberry Approach, Waltham, North East Lincolnshire DN37 0UQ

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Comment:It appears that you will still be removing the main tree line and associated hedges that cross

this land to make way for a football pitch.. This habitat houses and feeds various wildlife including hedgehogs, frogs, newts, all types of birds including a Sparrow Hawk and a colony of bats. We also have house martins that return every year to feed on the insects that house themselves in this habitat.

You could keep this row of trees if you considered the position of the size and position of the playing area and football pitch. It is not necessary to have this large a playing area for a primary school where it will only be used in the summer. Also at this age will they even utilize the running track and football pitch?

I assume you will be completing a bat survey?

It is on the removal of wildlife habitat that I object to this development as it has been poorly thought through.

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Case Officer: Owen Toop

Customer Details

Name: Mr Greg Syme

Address: 5 Turnberry Approach Waltham GRIMSBY

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Despite all these comments objecting to this development, I suspect these will be overlooked. History

suggests this development will go ahead despite major safety concerns including access for emergency vehicles from surrounding residents. Let's see

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Waltham Leas have available spaces for September.

Comments for Planning Application DM/0448/23/FUL

Application Summary

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Councillor Cracknell says " Being in the middle of the village, road traffic will be reduced"

Can we have a balanced and informative discussion please not have a councillor who appears to be "away with the fairies"

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note the comments from the Parish council and their approval of the proposed development of the new school. The parish council fails to address or comment on the following:

1. The road infrastructure within the housing estate. All roads are narrow, contain many bends, some of which are blind bends
2. The existing neighbourhood and the current levels of vehicles parked on the streets. Many houses have two cars and/or works vans that already result in difficulties getting around the estate. Adding a school will gridlock the estate
3. Access for emergency services will prove difficult and the health and safety of children and residents alike will be at risk.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note the addition of visual splays on the amended plans. These do not address, in any way, the risk of accidents involving small children. The accident risk is high on the blind bends around Archer Road. Yet again the road infrastructure around the school has not been recognised and acted upon. Blind bends are dangerous to children

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: I have read the Transport assessment which states that transport to and from the school by foot and cycle will be encouraged by the council. The council and the highways team should put forward how they propose to implement and enforce these methods of transport. There is no evidence to suggest that anything other than vehicles will be used to get children to school. The assumptions are naive and are used to support the application only and do not reflect what will happen in practice. Secondly, no parking zones around the school will merely force parking onto other surrounding roads. This has not been addressed in any way and remains a key safety issue

Comments for Planning Application DM/0448/23/FUL

Application Summary

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The air pollution assessment is based on the assumption that there will be "low level" of traffic movement around the school. Once again, the council needs to support the statement that there will be low volumes of traffic. There is no evidence whatsoever to support this statement. The only information available is traffic levels at Waltham Leas School which can be used as a guide. To assume low levels of traffic at this development in the middle of a residential area would be only to support the application and does not reflect reality

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The revised plans do not address any of the original objections raised by residents over the previous months

1. The transport assessment fails to address the substantial increase in traffic flow and subsequent parking levels. The council's assumption that large portions of children will arrive on foot has no firm data to support the statement. Indeed, the difficulties with parking and confrontations between parents and residents at Waltham Leas is the only firm basis on which to base a decision
2. The highways team propose no waiting lines and cameras around the school. This will merely move the cars onto other side roads causing difficulties for residents. They also fail to address access for emergency vehicles when roads are congested.
3. As stated by another resident, the air pollution report is inadequate and has major flaws in it.
4. Noise pollution remains unresolved particularly during construction with heavy goods vehicles accessing a residential area. Older residents and young children are particularly at risk.
5. Road infrastructure is that of a residential estate with roads not designed for HGV's and heavy traffic flow
6. The removal of existing hedgerows and trees will have an adverse impact on the wildlife in the

area. This. at a time, when the council continues to promote their " tree strategy". Adding a few trees onto the development is a token gesture and cannot replace the destruction of existing habitat.

From: Kevin Marshall

Sent: Wednesday, November 8, 2023 3:23 PM

To: Cllr Nick Pettigrew (NELC) <Nick.Pettigrew@Nelincs.gov.uk>

Cc: Owen Toop (EQUANS) <Owen.Toop@nelincs.gov.uk>; Planning - IGE (Equans) <planning@nelincs.gov.uk>

Subject: Re: School at Sunningdale Waltham

Good afternoon

Summary

It is considered that the transport priorities for development are to reduce the dependency on car borne trips, maximise public transport accessibility, encourage walking and cycling, and to promote the uptake of electric vehicles. A key theme of the policy is to ensure that developments are located in places where the need to travel is minimised.

The summary of the transport assessment is above

The planning committee, and the council, should support the statement that there will be a proposal to reduce car borne trips. In addition, how will they promote and enforce these actions with parents

The council have no control over the levels of parking and the impact on residents. They are merely making blanket statements to support the application.

There is no evidence whatsoever to support this statement.

Indeed, the parking problems at the Leas school suggest significant parking around the school resulting in confrontations between parents and residents.

Mr K Marshall
11 Turnberry Approach
Waltham
Grimsby
DN37 0UQ

Comments for Planning Application DM/0448/23/FUL

Application Summary

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Waltham windmill project has recently been opposed by the parish council on the following grounds:

"These include inadequate village infrastructure, concerns over additional traffic, and risk of flooding."

All of these apply to the new school, particularly concerns over additional traffic

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Kevin Marshall

Address: 11 Turnberry Approach Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I echo the views of the residents in Archer Road. Parking is a major issue with this development. Parents dropping off at schools pay little or no attention to parking restrictions as highlighted in recent installations of cameras at other schools. This project fails to address any parking concerns for existing residents and raises safety concerns for residents.

The issue of flooding needs further investigation and evaluation. Heavy rains in the winter months flood the area with waters flowing onto and under existing neighbouring properties.

The application includes provisions for a racing track. What type of track will be built?

Where will the pedestrian access from Archer Road be located?

Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: New School Waltham

17.11.2023

I would like to express my concerns regarding the integrity of this planning process.

We are faced with a planning committee consisting of local councillors. Some or all of those councillors will have a vested interest in seeing this project proceed.

We have councillors voting on a council project.

In my opinion, this should be put before an independent committee who can take a balanced view with all aspects taken into consideration.

This is more than just a school build it is a major intrusion into residents lives.

Kevin Marshall
11 Turnberry Approach

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Comments for Planning Application DM/0448/23/FUL

Application Summary

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Case Officer: Owen Toop

Customer Details

Name: Miss Rosanna Lindley-McGovern

Address: 20 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposed development location is entirely inappropriate. The land off Sunningdale is surrounded by residential estates, the roads of which are already heavily congested due to the residents' cars being parked on the road. Travelling at any time of day is already awkward due to the volume of parked cars outside people's homes.

The introduction of a primary school in such a location would mean that the surrounding roads would simply become a mass of cars with no means of getting through, as it is likely that the vast majority of the proposed school children (210 places) would be driven to and from school by their parents. It would be impossible to build more roads to accommodate the additional traffic, given that the proposed location is already surrounded by the roads leading to/from residential homes, and therefore there is no method by which the roads would be prevented from becoming even more congested (other than by painting double yellow lines or introducing parking restrictions, neither of which are appropriate in this environment).

Given that there is already ongoing development just off Bradley Road, the writer would consider it far more appropriate for a new primary school to be built in this/a similar location i.e. not in the middle of a long-existing residential estate.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Paul Meadows

Address: 27 Woodhall Drive Waltham

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a resident of Woodhall Drive I would like to formally oppose this planned development.

The supplied documents do not contain a traffic impact assessment for after the completion of planned works.

Adjacent streets for access to North, East and South aspects of the site are narrow with no parking restrictions in place. Static vehicles are already frequently present on both sides of the road.

The access routes for the proposed development will not cope with the increased volume of traffic, particularly at pick-up and drop-off times.

Access and egress for residents of neighbouring streets will be severely inhibited, the impact of which will be particularly felt by elderly and disabled residents.

There will be a subsequent increased risk for the public due to restricted access for emergency services during peak traffic times and a lack of safe pedestrian crossing points.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Paul Bryan

Address: 36 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I see there has been no change to the plan as regards to keeping The large tree and a part of the hedgerow. The tree and hedgerow were part of the original farm, long before the land was allocated for a school. So I am very disappointed the council/designers haven't tried to incorporate any of these in the design/layout. With that in mind I now object to the plan as the council have not looked at the proposal for this slight change to the plan.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Paul Bryan

Address: 36 Woodhall Drive Waltham

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The big tree must be a few hundred years old and hedgerow are well established and have been there many years. Would it be possible to keep the tree and as much of the hedgerow as possible for local wildlife and environment. I've seen this council allow total devastation of hedgerows etc at the Toll bar roundabout development and the new the housing development on Humberston Road.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Paul Enderby

Address: 41 Woodhall Drive, Waltham, North East Lincolnshire DN37 0UW

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The proposal has several flaws. Firstly, there is no need for a new school in the area. Apparently the Leas School has vacancies for next term and according to initial results from the 2021 census there has been a 15% drop in population in the 0 to 4 age group in North East Lincolnshire (data by village or ward is not yet available). In the light of this, surely existing schools in the area can provide for future demand. The last thing local residents want is a school which proves to be surplus to requirements and is closed after a few years leaving an empty site with all of the issues that would cause.

As I understand it, planners determine the need for schools based on the number of properties in the area it would serve and does not consider the age of the residents who live in them.

The second major flaw is the proposed location. Whilst I acknowledge that there are a number of housing development projects in the area, there are only 2 which are likely to provide any real increase in demand for primary school places - the site opposite Toll Bar School and The Green off Cheapside. Travel from there to the proposed new school would mean increased traffic through the 2 mini roundabouts in the centre of the village. This area becomes gridlocked in a morning whenever there is any obstruction to the flow of traffic or when increased volumes occur.

The proposed site has been designated for a new school for around half a century. It was never intended that it would take this length of time to develop. Over that time it has developed beyond recognition and become the home for much new fauna and flora. The number of cars on our roads has increased almost threefold. It is inconceivable that the roads on the estate around the proposed development which were planned so long ago could ever cope with the increased traffic and parking which would occur if the development were to go ahead. It would cause unnecessary

stress to both local residents and parents of the new pupils.

It is time to rethink and if a school is required in the village, which appears not to be the case, it should be sited where most of it's pupils can and will access it on foot and those who need to be driven there can be dropped off without causing unnecessary congestion.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Frank Hammond

Address: 50 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The roads are not able to take the congestion that will be caused by the cars and transport for the school. There is currently problems with parking and congestion at others schools in the area so why would this be any different? The speed that people drive along both Woodhall Drive and Sunningdale is a concern especially for the younger children. There were new trees planted within the area of the proposed school which are going to obviously need removing. It is a shame that the local area needs to be built up even more. The residents have been living there for a number of years and feel that the area will loose the friendly atmosphere and be too dangerous and overcrowded with the building of the school.

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Case Officer: Owen Toop

Customer Details

Name: Mr Cliff Garnham

Address: 56 Woodhall Drive, Waltham, North East Lincolnshire DN37 0UP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is unsuitable place for a School of any type to be located. Access roads to and from that area are all residential, and area not designed to take traffic associated with a School. This is unfair that local residents will have their lives made much more difficult, especially at morning and afternoon times. Also that land is a current green space, and is used by residents for walking, and by kids in summer to play on. This is a reasonably quiet and peaceful area, and this will destroy some of that.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mrs Madeleine Garnham

Address: Woodhall Drive Waltham Grimsby

56 Woodhall Drive, Waltham, DN37 0UP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is a very bad idea. This is a quiet residential area, and the road system in this area will not cope with parents trying to get as close to the school as possible to drop off/pick up their children, without doubt this will be at the vast inconvenience to current local residents who may also be wanting to arrive/leave at their own homes.

Comments for Planning Application DM/0448/23/FUL

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Case Officer: Owen Toop

Customer Details

Name: Mr Cliff Garnham

Address: 56 Woodhall Drive, Waltham, North East Lincolnshire DN37 0UP

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Traffic in Waltham at peak times is becoming overloaded, and to think about putting a School right in the middle of a quiet residential area is not practical, the road system around the village will simply not cope, and both residents and School attendees will simply be unable to reach their destination. Also of course there is health and safety to consider, if an urgent need arises in peak times for emergency services to get in/out the village, then delays to that could result in loss of life. We already have the increased traffic flow due to the developments in The Hive, and off Bradley road, and Waltham is now at capacity.

That area is also used as a recreation area by children in summer, and is a very popular area of people to walk dogs etc., putting a School right in the middle of a residential estate is simply crazy and impractical, and this has no consideration for any of the residents in this area.

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Case Officer: Owen Toop

Customer Details

Name: Mr Cliff Garnham

Address: 56 Woodhall Drive Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This is unsuitable place for a School of any type to be located. Access roads to and from that area are all residential, and area not designed to take traffic associated with a School. This is unfair that local residents will have their lives made much more difficult, especially at morning and afternoon times. Also that land is a current green space, and is used by residents for walking, and by kids in summer to play on. This is a reasonably quiet and peaceful area, and this will destroy some of that.

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works (ADDITIONAL INFORMATION & PLANS - Transport Assessment, Traffic Regulation Order, Air Quality Assessment, Noise Impact Assessment and Addendum, 2.4 metre high mesh fencing to site boundaries and 2.4 metre high acoustic fencing to the north boundary, Landscaping and Drainage Schemes, Plans and Elevations showing solar and air source heat pumps to roof, Revised Site Plan with additional car parking space and fencing around habitat area - all received from period 3rd July 2023 to 20th October 2023)

Case Officer: Owen Toop

Customer Details

Name: Mr KEITH CLIFTON

Address: 3 TURNBERRY APPROACH WALTHAM GRIMSBY

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

- Comment: 1. Who will look after the side of the fence facing the school ie painting, cutting back leylandi overhang and removing clinging ivy?
2. Will there be double yellow lines outside the front of our house to stop obstructive parking?
3. Can you confirm that there are no plans to construct a building in line with our back fence?

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, racing track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Mr Keith Clifton

Address: 3 turnberry approach waltham grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment: Just a concern about casual parking at the top end of Turnberry Approach, twice a day. We need egress from our drive so would welcome parking restrictions (lines) outside our houses. Also will there be trees planted at the back of our house to stop footballs flying over our fence and potentially breaking windows? Will the pitches align west to east not north

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Charlotte Marshall

Address: 9 Turnberry Approach Grimsby

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: Waltham Leas has just announced it is under-subscribed for the September 2023 intake. I am not sure another school within an established part of Waltham is entirely necessary? Perhaps a new school on the outskirts would be more fitting.

If it is to go ahead, I believe the current plan details insufficient parking for the various teaching, administrative and support staff. I appreciate that Waltham Leas is a larger school, however the staff continuously block each other in and park on their own yellow lines. Please ensure there is adequate parking at the proposed new school.

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works

Case Officer: Owen Toop

Customer Details

Name: Lisa Iggo

Address: 20, Sunningdale waltham, Sunningdale waltham Sunningdale waltham Grimsby

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:Waltham VILLAGE has simply become to big, building needs to stop.

Sunningdale and Woodhall is already used as a rat run and 30mph is way to fast. Will the speed limit be reduced in surrounding streets to the proposed school? Will there be parking restrictions around the school entrance, how will this be policed? Parents at WLPA are angels on days wardens are stood at gates but horrendous at other times. Accidents are waiting to happen.

Has there been a through investigation into what wildlife habitat in the proposed land site? I echo other comments of bats, newts, hedgehogs etc.

Concerns were raised at Waltham parish Council meeting from myself and other residents about the location of school and parking and the main entrance being on a bend.

It shows on plan that large establish trees at front of proposed school leading to Ashbourne will be left, is this correct.

I worry about flooding as that site often does in bad weather. I also worry that this is just going through the motions and decisions have already been made. The proposed site looks unkept, edges of grass have only been cut!

Comments for Planning Application DM/0448/23/FUL

Application Summary

Application Number: DM/0448/23/FUL

Address: Land Off Sunningdale Waltham North East Lincolnshire

Proposal: Provision of new Primary School, including erection of main school building, installation of ventilation system, erection of fencing/gates and associated landscaping. Creation of staff car parking, vehicular and pedestrian accesses from Sunningdale, pedestrian access from Archer Road, creation of playgrounds and playing pitch, athletics track, habitat area, cycle storage and associated works (ADDITIONAL INFORMATION & PLANS - Transport Assessment, Traffic Regulation Order, Air Quality Assessment, Noise Impact Assessment and Addendum, 2.4 metre high mesh fencing to site boundaries and 2.4 metre high acoustic fencing to the north boundary, Landscaping and Drainage Schemes, Plans and Elevations showing solar and air source heat pumps to roof, Revised Site Plan with additional car parking space and fencing around habitat area - all received from period 3rd July 2023 to 20th October 2023)

Case Officer: Owen Toop

Customer Details

Name: Mrs Kerry Nattress

Address: 3 Lindrick Walk, Waltham, North East Lincolnshire DN37 0UN

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment:As you can see we live in Lindrick Walk and have the following concerns:

- cars will use Lindrick Walk as a car park, we need parking restrictions for school times.
- we have lovely maturing trees opposite and hope they will not all be removed, many are not in the building area
- the fencing appears to be set back from the pavement, will we have landscaping to protect our view?
- many birds varying size, even a heron use this area, will provision be made for them?

Megan Green (EQUANS)

From: Planning - IGE (Equans)
Subject: FW: Waltham Primary School - question/comment
Attachments: image001.jpg

I am in full support of the school coming to the area but would like to ask (or add my comment if a decision hasn't been made) if there are any plans to add a crossing on the other end of Barnoldby Road (near Barnoldby le beck roundabout or the petrol station for example) so children can safely cross the road to get to school. Currently the only crossing on Barnoldby Road is near the other roundabout by Cabin News, therefore any children who travel from Chestnut Road / Westfield area like my son soon will, we will have quite a long journey to safely cross the road, especially as that road can be quite busy.

Kind regards

Katie

Item 4 - 299 Louth Road
Grimsby DM/0326/22/
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/0326/22/FUL	Drainage issues over intensification and limitation of light in neighbouring gardens

Contact Details: -

Signature ...

..... Date7th July 2022.....

NameCllr Ron Shepherd.....

Address:

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



Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Hammond

Address: 2 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Side lane is an unadopted lane in a quiet residential area off Louth road which is for access only for farmer and residents, not for business use.

There is no footpath/parking facilities or room for vehicles to turn.

Due to being unadopted there are no storm drains therefore the lane is prone to standing water.

The lane is also lower than the pavement on Louth Road, which, due to restricted views on exiting Lane it is difficult to see. I.e. children from Tollbar school, Louth road being an extremely busy main road and next to a bus stop (at times virtually impossible to get out) makes it totally unsuitable for a business premises.

2. The drainage on these properties is very old and extremely shallow and 4 Properties run into one drain. Anglian Water are responsible for the drain and are called out AT LEAST every 6 months to clear blockages. Ours (no 2) are the lowest point hence we get all the problems including unacceptable smells!

We therefore object to even more waste going into drainage system.

Please contact Anglian Water for any further details.

3. Our view on exiting our driveway onto the lane has already been restricted, by a 2.1 meter fence which has already been erected!

4. The plans shown are incorrect as far as parking is concerned as the fencing has been moved. Also there doesn't appear to be any dimensions for the proposed new building!

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished (amended plans - lowered heights for outbuilding and extension)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Hammond

Address: 2 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: 2 Side Lane

Scartho

Grimsby

FAO: Planning Committee

Re: Planning Application DM/0326/22/FUL - Amended.

299 Louth road, Scartho, Grimsby

Dear Sir/Madam

Further to the amended plans we should like the following still to be taken into consideration.

The proposed 'treatment room' is to be placed on the site of the old asbestos garage, which may we add has already been demolished and the base dug up! It is much bigger in height, length and width. Original garage was 19.6 sq metres, proposed 49.2 sq metres hence an increase of 29.6 sq metre increase, hardly same size!

I do realise they have amended this slightly but not by much!

The treatment room is to be located next to our property which will be very intrusive due to size, over 2 feet higher than our fence and 2 windows overlooking our property! It would hope that these windows would be opaque and non opening!

A 7 ft fence has already been put up next to ours (part of it on top of our wall!), making our exit onto lane difficult especially when we get tractors, combines etc using it, without a 8.2 ft high building with sloping roof also blocking light. Presume this is total height and not higher at top of slope!

Drainage is, as mentioned in previous objections, still a big concern. Our property No.2 is the lowest part of the lane/drains and therefore the drains back up into our driveway and by putting another toilet etc in will make matters worse, the people at 299 have not had the pleasure of this experience yet but will certainly get the foul smells/ blockages!

Anglian water have to be called out at least 3/4 times a year to clear blockages and have already been out 3 times this year. The sewer line according to the plans goes under part of their building etc presume Anglian Water have been consulted.

The footings have already been dug (despite plans not yet passed) for toilet and soak away which is next to our property, a down pipe/water butt to be put in (according to plans). Due to the land sloping down Side Lane this is going to cause us even more problems when water butt etc is full and runs into our drive!

For reference we would also point out we are prone to low water pressure.

With reference to the highways department comments regarding the fencing down Side Lane (which has a moveable section that needs securing) we have to go a half way over the pavement to exit Lane at the moment because of hedging etc to see pedestrians/traffic which is extremely dangerous, can we suggest the fence be lowered at road end.

Could you please seriously take these objections into your considerations

Thank you

Richard and Christine Hammond

2 Side Lane

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (amended description)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Hammond

Address: 2 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to Mr Neil Smith's comments and our previous concerns regarding parking on Louth Road and Side Lane, please refer to the Highways report 23/8/22 in which they expressed concerns on these issues.

We note that the plans have been amended and the new opening onto Louth Road, with client parking, however, a new gate with Perspex sign has been installed in boundary fence down Side Lane and a notice on the front fence directing them down the lane, which is next to a gate into garden and salon.

Clients are parking in Side lane outside the gate or cars are parked waiting for them. Side Lane is a single track unadopted lane with no footpaths or turning facilities, which is for resident and farmer access only and not for public parking.

We have seen quite a few entering and exiting the gate, despite the salon operating without planning permission being passed.

The fence they put up on our wall blocks our view down lane as our drive exit is directly onto lane, making it even more dangerous with people exiting/parking outside gate.

Photographs are available if required.

We struggle to get in or out of Lane with cars parked either side of road, oncoming traffic and a bus stop, let alone Toll bar school children's safety.

I trust you will give these comments your urgent attention before a serious accident is caused.

Thank you

From: christine hammond **Sent:** 10 February 2023 16:23
To: Cllr Ronald Shepherd (NELC) <Ron.Shepherd@nelincs.gov.uk>
Cc: margaretdevine
Subject: Planning permission DM/0326/22 - 299 Louth Road, Scartho

Good afternoon Councillor Shepherd

Further to your meetings with our next door neighbour Margaret Devine regarding the above planning permission. We will be unable to attend when the Planning Committee sit to review this case due to work commitments but would be grateful if the following could be presented in our absence.

Thanking you for your assistance in this matter
Christine & Richard Hammond
2 Side Lane

FOR THE ATTENTION OF THE PLANNING COMMITTEE

We should like to express our objections to the business proposed at 299 Louth Road. Planning Application Ref DM/0326/22

BUSINESS/HOURS

How big is the business going to get, advertising for part time assistants and models
Operating hours, 10-7 Monday to Friday, 10-3 Saturday, per FB/websites, totally unsuitable for a residential area. These hours are different to consultee comments 10/9/22 and 1/2/23 also to Miss Dobbs comments on 13/6/22. What is the truth, or can she just do as she wants like she has all the way along? May I also add that she has been trading since January without planning permission being granted.

PARKING

Clients are parking on either side of the main Louth Road and down Side Lane.

Louth Road is an extremely busy road and we've seen cyclists/pedestrians including school children from Toll Bar school having to walk on road because cars are parking on pavement blocking cycle lane. They also park right up to the edge of Side Lane with the bus stop being on the other side, making it extremely difficult/dangerous to see on exiting the Lane. Traffic travels at excessive speed on Louth Road at all times of the day and with the amount of cars parking either side of the road somebody is going to get seriously injured. Clients are also backing out of the Lane onto the main road, across pedestrian and cycle lanes between parked cars.

Side Lane is a single track unadopted Lane leading down to farmers field with no footpath or space for cars to turn round. Farm traffic, tractors, combines etc use the lane on a regular basis and need the full width of lane to get down. They (the clients) are parking in lane and even tuning round by driving into either ours or our Neighbour's driveway! We have asked people to move because refuse collection wagon can't get past, I told a young lady who was backing into our drive this is private property and she said I'll park and turn where I want!

Miss Dobbs has put a sign on her front fence advertising her business and telling people the entrance is down the lane, this gate is not on the new plans. When we exit our driveway we cannot see what is coming down lane due to the 7ft fence that has been erected, we had a near miss with someone running out of the gate.

In summary once again I would stress that this is a residential area and a business like this needs to be somewhere with suitable parking, or are we going to have to wait until someone is seriously injured or worse before something is done.

Thank you
Mr & Mrs Hammond
2 Side Lane

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (further detail regarding business)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Hammond

Address: 2 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to the environmental protection team comments may I add that Miss Dobbs has been trading since January 23 without planning permission so I would have thought another year isn't going to make any difference.

Vehicle's are still parking on the main road in dangerous positions including part way over the entrance to Side Lane. Clients are still using the Lane as a turning point and a few using our properties to turn round. Some are getting dropped off at the side gate on the lane and car waiting for them blocking lane.

As said previously the lane is used by farmer who can turn up at any time with heavy machinery and also by residents to enter their properties, therefore unsuitable for parking.

Thank you

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished

Case Officer: Emily Davidson

Customer Details

Name: Mrs Christine Hammond

Address: 2 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Side lane is an unadopted lane in a quiet residential area off Louth road, the Lane is for

access only for farmer and residents, and unsuitable for business use.

There is no footpath/parking facilities or room for vehicles to turn.

due to being unadopted there are no storm drains therefore the lane is prone to standing water.

The lane is also lower than the pavement on Louth Road, which makes exiting lane difficult and due to restricted views, children from Tollbar school, Louth road being an extremely busy main road and next to a bus stop (at times it is virtually impossible to get out) making it totally unsuitable for a business premises.

2. The drainage on these properties is very old and extremely shallow and 4 Properties run into drain. Anglian Water are responsible for the drain and are called out AT LEAST every 6 months to clear blockages. Ours (no 2) is the lowest point hence we get All the problems including unacceptable smells! We therefore object to even more waste going into drainage system. Please contact Anglian Water for any further details.

3. On exiting our drive onto Lane our views has already been restricted, by a 2.1 meter which has already been erected!

4. The plans shown are incorrect as far as parking is concerned as the fencing has been moved. Also there doesn't appear to be any dimensions for the

proposed new building!

From: Margaret Devine
Sent: 10 June 2022 09:32
To: Planning - IGE (ENGIE) <planning@nelincs.gov.uk>
Subject: DM/0326/22/FUL

Dear Sir / Madam

Further to my previous letter of concerns re the above planning application, I wish to also raise the following concerns / objections re the outbuilding treatment room:

The current garage lies behind the ' building line' of Side Lane. The proposed new treatment room comes in front of the ' building line' of Side Lane therefore not in keeping with the current vista, especially as part of the proposed building material is black timber cladding, not all rendered and painted as per the current bungalow and that of the properties in Side Lane.

Car access for 299 (and 297) Louth Road has been further down Side Lane to the garage of each property with off road parking facility. Therefore a lot safer access than that near the junction of Side Lane / Louth Road which number 299 currently use.

The current garage due to its age could contain asbestos so would need specialist contractors for demolishing and safe removal from site. I trust this would be part of the conditions of planning.

M A Devine
4 Side Lane
Sent from my iPhone



4 Side Lane
Grimsby
DN33 2JZ

Planning Application Ref DM/0326/22/FUL

Dear Sir or Madam,

Please find attached photos to support my concerns / objections already submitted.
Side lane as it is now

- 1) (No 2 drive) - restricted view coming out of driveway 2 Side Lane due to new fence.
- 2) (Lane) - view of the lane from Louth Road, showing unadopted lane road surface
- 3) Newly erected fence – height 2.1 meters on boundary. Originally boundary brick wall that was 33” in height with pillars 42” in height.
- 4) End of the driveway 2 Side Lane now with restricted view
- 5) 299 vehicle access off Side Lane near junction with Louth Road
- 6) (fence) – Newly erected fence at side of 2 Side Lane driveway
- 7) (standing water) – New fence line.

Photos of property in October 2021 when up for sale

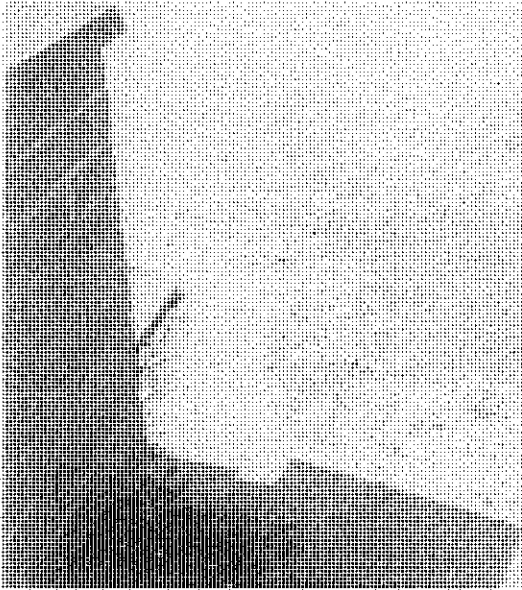
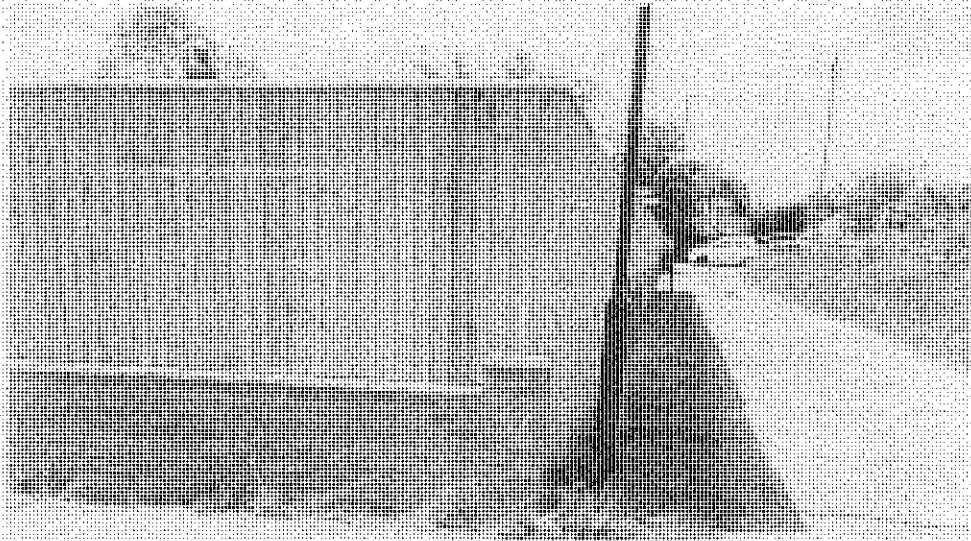
1a – Road view of 299 Louth Road

2a – Previous boundary wall (without current fence)

3a – current garage at 299 behind building line of Side Lane

Regards

M A Devine
12/06/22



2





3



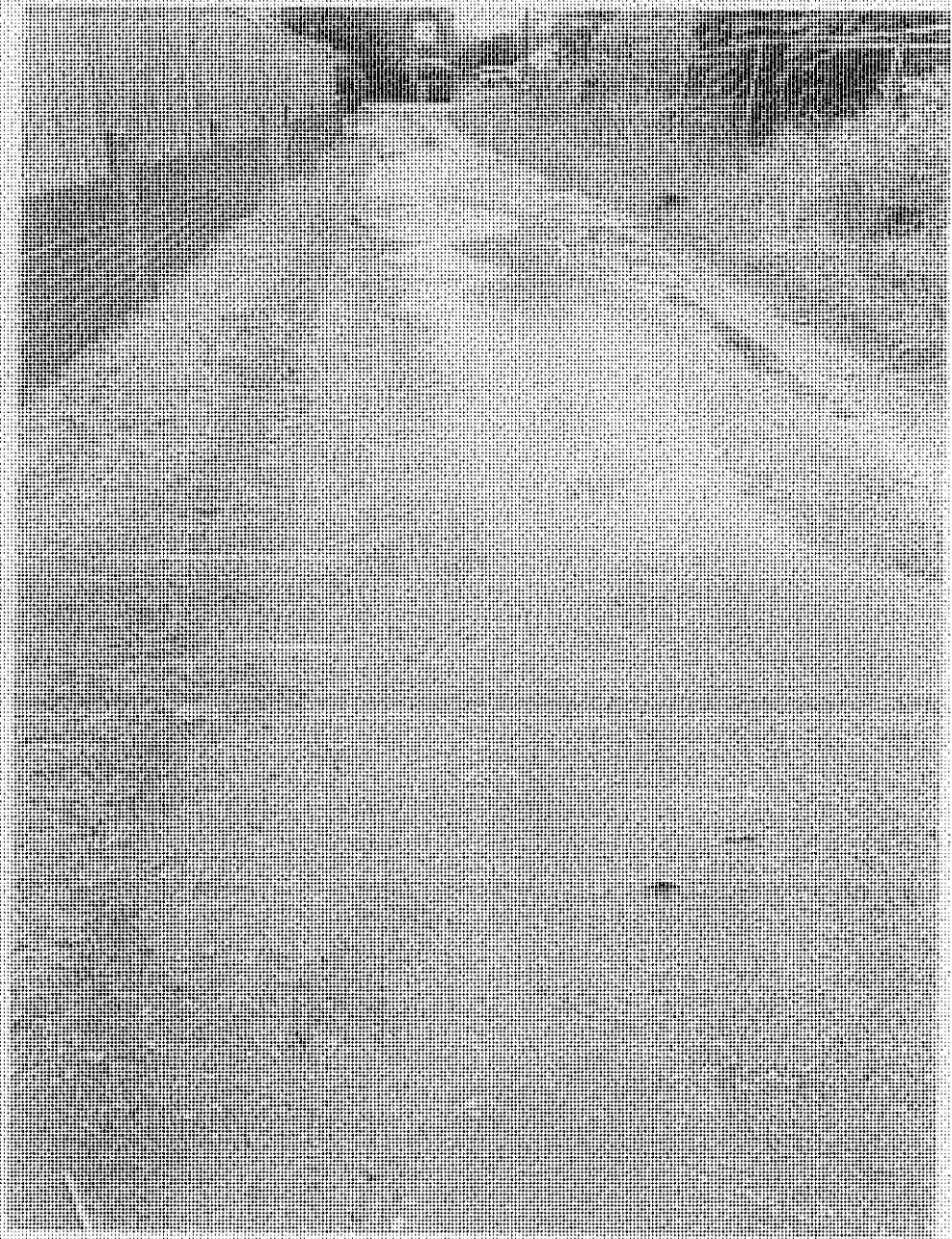
4

5





6



5

4

1a ROAD VIEW OF 299 LOUTH ROAD
OCT 21

299 Louth Rd



Image capture: Oct 2021 © 2022 Google



299 Louth Rd

All

Street View & 360°

New Waltham, England

Google

Street View - Oct 2021



29

PREVIOUS BOUNDARY WALL AS OF OCT 21

Google Maps 284 Louth Rd



Image capture: Oct 2021 © 2022 Google

← 299 Louth Rd

All

Street View & 360°

Grimsby, England

Google

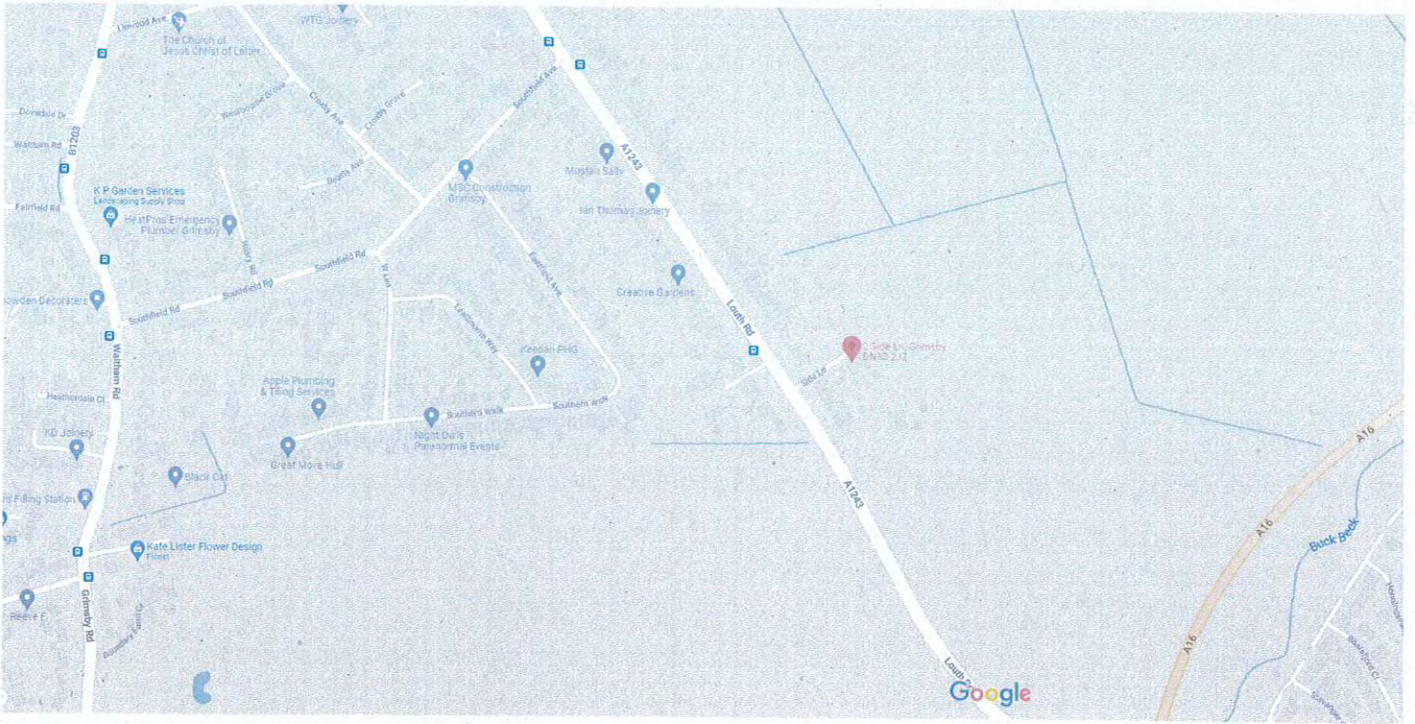
Street View - Oct 2021



34 - CURRENT GARAGE @ 299 BEHIND BUILDING LINE

Google Maps 2 Side Ln

OF SIDE LANE



Map data ©2022 50 m



2 Side Ln

Grimsby
DN33 2JZ
Building



Directions



Save



Nearby



Send to
phone



Share

Photos

Planning Application DM/0326/22/FUL – Amended



Dear Sir, Madam,

Further to my previous concerns / objections I wish to add the following now that amended plans have been submitted.

Boundary Fence

The Highways department have stated they want the access from Side Lane to 299 Louth permanently blocked off at the front of the property. Part of the 2.1 Meter fence towards the rear of the property (over the driveway in front of the original garage – already demolished) on 299 Louth Road boundary with Side Lane is designed to be removed for access to the property. This access also needs to be permanently blocked.

Side Lane is lower than Louth Road, so when currently exiting in a vehicle to get onto Louth road if you look left as you approach Louth Road as all the boundary fences / walls between them are only approx. 1 meter high you can look across and get advance warning of traffic coming into Scartho.

If 299 Louth Road continues there 2.1 Meter fence along Side Lane to meet their front boundary hedge this will make it even more difficult/ dangerous to exit Side Lane as their front boundary hedge is already very wide onto the pavement.

Could the continued fence be restricted and kept approximately 1 meter high in keeping with the other properties on Louth Road and therefore maintaining the restricted view when exiting Side Lane.

Beauty Treatment Room (BTR)

The planning application states “1 x part time employee”. The applicant has now confirmed her opening times as 09:00hrs – 17:00hrs Tuesday – Saturday, closed Sunday and Monday. I feel opening for 40 hours a week is classed as full- time business and a residential area is not the place for a business to operate from.

The amended plans state the height of the BTR has been lowered from 2.7 meters but to what height? The size of the BTR remains the same at 49.2 square meters an increase of 29.6 square meters larger than the garage which was 19.6 square meters. I feel the size of the BTR is excessive as the plans show a large unused / unidentified area.

If the BTR is allowed to be built (plans include a toilet) and a business operated from the site the increase waste and pressure put on the drainage system will only increase

the possibility of them becoming blocked more frequently and Anglian Water having to be called out far more often.

There is also a water pressure problem in the area so running a 'Beauty' business from the property with increase and prolonged water usage will only exasperate an already existing problem further.

With the proposed BTR and extension to the property there could be an increased risk of flooding in the area. 299 property garden slopes down towards the properties on Side Lane, which is already prone to standing water due to no drains on Side Lane

Regards
Margaret Devine
4 Side Lane
Grimsby
DN33 2JZ

04TH September 2022





Removable

fence

RECEIVED
- 7 SEP 2022



4 Side Lane
Grimsby
DN33 2JZ

Planning Application REF DM/0326/22/FUL

Dear Sir or Madam,

Miss Dobbs has been operating from the salon since 2nd January 2023 despite the above planning application to run a business from a residential property not being passed.

The advertised opening and working times (below) are different from the opening times confirmed by Miss Dobbs in the document dated 13/06/22.

Opening Times.

Mon – Fri 10:00 – 19:00

Sat 10:00 – 15:00

Sun - Closed

They are also outside the opening times stated in the report from the Environment Team 12/09/22.

Entrance to Salon

A new pedestrian gate with a Perspex sign has been installed in the boundary fence down Side Lane. This is the entrance for clients to use to enter and exit for the salon. There is a sign on the front fence by a pedestrian gate in the front garden with an arrow directing clients to go down Side Lane to the Salon.

Parking

The new plans submitted on 16/01/23 still show available parking on site down the side of the property. This is incorrect as the fence has moved from the rear of the property to the front of property to the boundary fence with Side Lane. Therefore available parking onsite and turning circle is greatly reduced. The new proposed access to 299 off Louth Road for clients to use to park on site and a turning circle for vehicles to access / egress in a forward direction (Highways report 23/08/22)

There has been an increase in vehicles turning, parking in the Lane. Vehicles are either parked while visiting the salon or being parked near the pedestrian gate waiting to pick up, causing difficulty in access to the properties on Side Lane. Vehicle's that do park on site, reverse blind into Side Lane when leaving.

Vehicles (several at a time on numerous occasions – photos available) are parking on Louth Road / pavement outside 299 and the opposite side of Louth Road causing an obstruction not only for residents entering or leaving Side Lane on to Louth Road but also pedestrians with push chairs, wheelchairs having to walk onto the road to pass.

There is also a 'litter / dog bin' there restricting width of pavement even more when vehicles park on the pavement. The pavement is also a cycle path used by Toll Bar School children. Road safety has become an issue and an accident waiting to happen.

Regards
Margaret Devine
30/01/2023

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (further detail regarding business)

Case Officer: Emily Davidson

Customer Details

Name: Mrs Margaret Devine

Address: 4 Side Lane Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Miss Dobbs has been trading from 299 Louth Road since 2nd January 2023 without planning permission. She is trading and advertising opening hours as Mon - Fri 10:00 - 19:00 hrs, Sat 10:00 - 15:00hrs, closed Sunday, not as stated in document submitted on 04/04/2023



4 Side Lane
Scartho
Grimsby
DN33 2JZ

Planning Application Ref DM/0326/22/FUL

Dear Sir or Madam

I wish to raise my concerns and objections re the proposed planning application at 299 Louth Road, DN33 2LA for running a business from.

Unsuitable Access

Access to 299 Louth Road is via Side Lane which is a single track unadopted Lane in a quiet residential area with no passing points and is a dead end leading to a gated field with no turning. There is no facility for parking on the lane as access to the field for the farmer with his tractors / harvesters needs to be always maintained. There are no footpaths. The Lane is not suitable for increased traffic.

Due to Side Lane being an unadopted road there are no storm drains so the lane is prone to standing water.

If I am turning into Side Lane from Louth Road and my neighbour comes out of his driveway (as his view is now restricted as a 2.1meter fence has already been erected by owners of 299 Louth Road) he has to reverse back down the lane to his driveway enabling me to pass to gain access to my property. Access is for residents and farmer only not for business use.

Side Lane is lower than Louth Road which means the view is restricted. On exiting Side Lane on to Louth Road which is a very busy main road and with the children from Tollbar school (at times virtually impossible to get out) makes the access unsuitable for increased traffic which a business premises would create.

Please see attached photos

Drains

I have lived at Side Lane for nearly 20 years and there has always been a problem with the drains becoming blocked and backing up to my property as they do not have any 'flow / slope' and are very shallow. 4 properties (301, Louth Road, 299 Louth Road, 2 and 4 Side Lane) all join in to the one drain. Anglian Water are responsible for the drains due to their age. They have been called out many a time over the years, getting more frequent over recent years, now approximately every 6 months due to

them being blocked. They have been called out at least twice this year already to clear.

I feel that running a business from the property, and more waste going into the drainage system will exasperate the issue as it states they wish to connect to the existing drainage system which already struggles to cope. I feel that Anglian Water needs to be consulted for their professional opinion prior to any planning application being considered.

Plans for Outbuilding

I have looked at the plans online and can see the increase in the size from the original garage to the proposed outbuilding plans on square footage but am unable to establish the dimensions of the 'outbuilding' which raises concerns over the width and especially the height. etc. Application also states business opening hours are not known, which raises further concerns e.g. will there be evening / late night working, weekend working?

Will full details of height, width and proposed opening hours for the business be confirmed prior to the planning application being considered and made available for public knowledge?

Parking Issues

Plans incorrect.

Since the plans have been submitted showing the fence from the bungalow attached to the perimeter fence at the back of the bungalow. This fence has been moved to the front of the bungalow therefore there is less off -road parking facilities available at 299 Louth Road for 'business' parking.

Please see attached photos.

Regards,

M A Devine

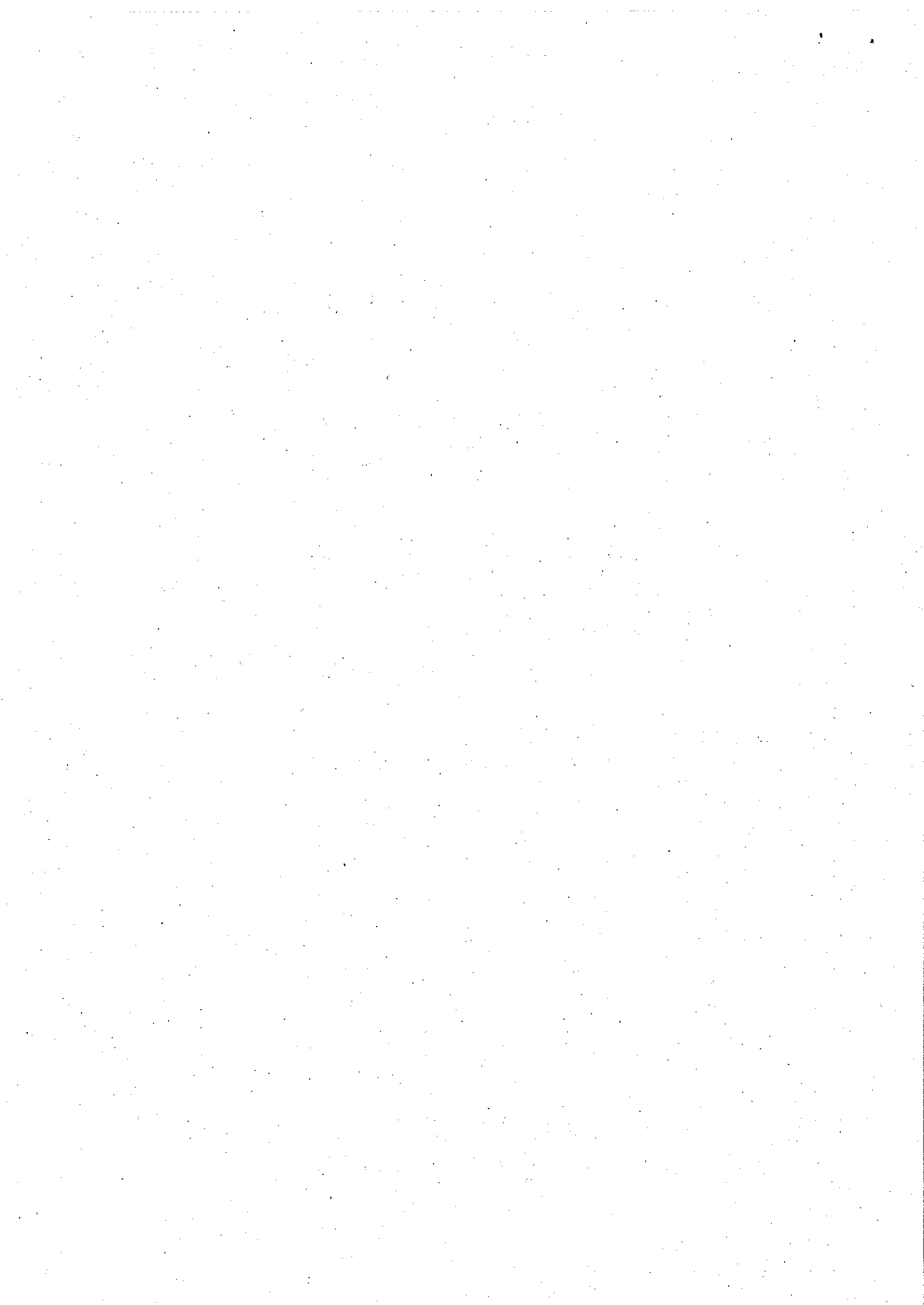
05/06/2022

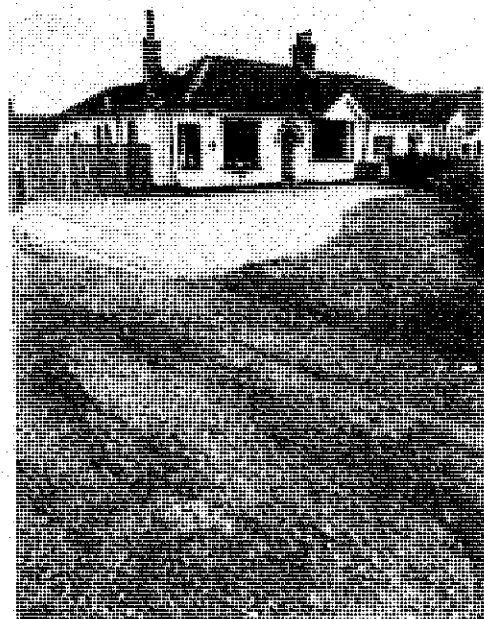


SIDE LANE

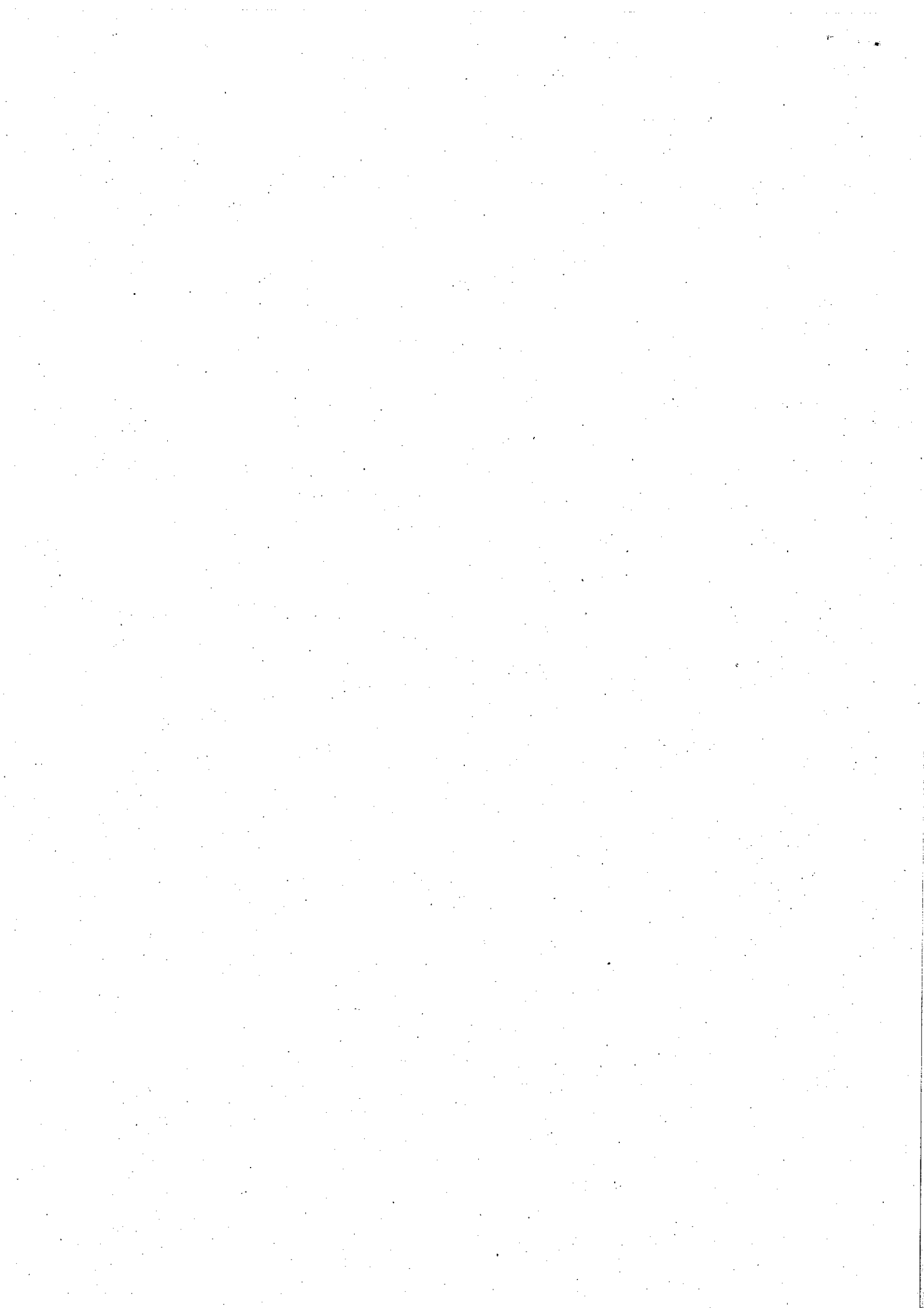


SIDE LANE ENTRANCE
DROP IN LEVEL





NEW FENCE LINE - DIFFERENT
TO PLANS SUBMITTED



299 Louth Road Planning Application:-
DM/0326/22/FUL

To Planning committee.

We would like to reiterate and agree with letters sent by other neighbours around 299 Louth Road and would like to add the following:

Road safety on Louth Road has been a problem for many years and is now becoming a major issue Between Braeton Lane and the Borough Boundary. There are 2 bus stops in this vicinity, a badly placed Waste / Dog bin already half on the foot path and over grown hedges on both side of Louth Road, an issue that has been raised with Road Safety - EQUINS – which impact safety of this extremely busy arterial highway into and out of Grimsby which is becoming more and more busy as building in the New Waltham district increases.

A recent Road Traffic Accident involving a school child at the boundary crossing point also reiterates this point.

The impact of client parking for an approved or unapproved business at 299 Louth Road is also impacting road safety in the area and an issue.

Cars parked either side of Louth Road fully on the road, reduce the highway carriage to single file resulting in traffic congestion both into and out of town and reduce visibility to other road users

Cars parked half on / half off the pavement impair use of footpaths for pedestrians, cyclists, invalid carriages, and parents with push chairs and also reduces visibility to other road users.

Parking at the end of the bus stop Yellow Line, immediately adjacent to Side Lane Junction and immediately next to drive way exits at 301,

282 and 284 create Bus operations issues and dangers to residents entering and leaving properties and side lane.

The use of Side Lane as stated in previous letter is also not accepted.

The parking area at 299 Louth Road is not adequate for business use and is rarely used by client in any case.

The highway code is a statutory provision that should be used along with common sense, the use of either of seem to be lacking.

If there is to be future development to Side Lane and beyond, even more issues will arrive.

It seems odd that the building erected at 299 Louth Road for the Sole provision and purpose of business use of this category, involving increased traffic levels, was allowed to go ahead with out full planning permission for a business and full understanding of the business impact of the neighbourhood.

Neil Smith
282 Louth Road

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (further detail regarding business)

Case Officer: Emily Davidson

Customer Details

Name: Mr Neil Smith

Address: 282 Louth Road Scartho Grimsby,

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: It is noted that despite assurance from 299 Louth road, parking not in accordance with Highway Code Ref Rule 242, 243 and 244 continues on the main road and adjacent foot paths causing obstruction to other users. This is more often than not when Parking space provided at 299 Louth Road is empty.

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (amended description)

Case Officer: Emily Davidson

Customer Details

Name: Mr Neil Smith

Address: 282 Louth Road Scartho Grimsby,

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Road Safety Issues.

As has already been the case, Parking on main road adjacent to 299 Louth Road is an issue for residents leaving properties on opposite side of Louth Road and turning south towards Toll bar and cars leaving side lane in either direction.

Traffic amounts, speed and number of young people using footpaths to and from Toll Bar needs to be considered.

Panning should include mandatory visitor parking to be limited to onsite and not side lane or Louth Road.

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished

Case Officer: Emily Davidson

Customer Details

Name: Mr Kenneth Stannard

Address: 301 Louth Road Scartho Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sent on behalf of Mr & Mrs Stannard

We have serious concerns regarding plans for business premises and conservatory and would request that you look into

The following . How high is the wall going to be between our conservatory and the new building plus what is it to be constructed of.

We use our conservatory all year round as it is heated and we are both in our 80's it is going to block all our light out plus we won't be able do any repairs to wall or clean windows

With regards to drains they are constantly blocking at 2/4 side lane and 299/301 Louth road, can you please check with Anglian water

We noted your comments on soak-aways and would say that the Lane/gardens have soak aways but when they get full after heavy rain

Are subject to standing water

Getting out of driveway is extremely difficult and will only get worse due to the amount of new property being build, traffic parking on road, school children and people not cutting back hedges.

This is a residential area and unsuitable for a business, especially one which we believe is already trading from another premises

There is no parking on side lane as it is unadopted and for residents only with. No turning room

I trust you will look into these issues

Thank you

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished

Case Officer: Emily Davidson

Customer Details

Name: Mr Kenneth Stannard

Address: 301 Louth road Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to my previous comments we have had an estate agent round to value our property and if the proposed planning goes ahead it will devalue our bungalow by £10-20 thousand pounds!

Please look into the issues

Thank you

Comments for Planning Application DM/0326/22/FUL

Application Summary

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Proposal: Erect single storey extension to rear with roof lantern and erection of a detached outbuilding comprising of a treatment room, home office, garden store and w.c. on site of existing garage to be demolished

Case Officer: Emily Davidson

Customer Details

Name: Mr Kenneth Stannard

Address: 301 Louth Road Scartho Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have still not received dimensions of buildings to be erected at 299 Louth road, these have been requested twice previously.

With respect to the closeness of the proposed building next to our conservatory as mentioned before, we will have no light in our conservatory or our two bedrooms.

This renders the plans very confusing and incomplete.

The fencing already erected around part of the garden is over 2 meters and we understand that they are also putting this fencing between our garden and theirs which is also going to affect our light.

We have previously mentioned about the drains and would still request Anglian water survey them.

We have also previously requested a visit from the planning office and as yet nobody has been or contacted us.

Comments for Planning Application DM/0326/22/FUL

Application Summary

Application Number: DM/0326/22/FUL

Address: 299 Louth Road Grimsby North East Lincolnshire DN33 2LA

Proposal: Change of use of residential outbuilding to beauty salon (amended description)

Case Officer: Emily Davidson

Customer Details

Name: Kenneth Stannard

Address: 301 Louth Road Scartho Grimsby

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Sent on behalf of Mr & Mrs Stannard

Re: parking issues

We wish to object to the business being run at 299 Louth Road

This is a residential area and is unsuitable for a business due to parking issues

Clients cars are parking either side the main Louth Road and in Side Lane (an unadopted single track lane) causing traffic flow problems including buses, HGVs etc.

The parking is also dangerous for pedestrians as some cars are parking half on pavement on the cycle paths,

resulting in pushchairs, mobility scooters etc unable to get through.

We are also concerned regarding change of driveway at 299 this would then mean people will park on our front impacting our visibility entering and exiting our driveway. We also believe this would impact parking down Side Lane.

Please take these issues seriously, as the road/path and cycle ways are used by many children from Toll Bar school (who do not look either way). We have seen near misses on many occasions, one being my wife and we do not want anyone to be seriously injured or worse because of senseless parking

Thank you

Mr & Mrs Stannard (301 Louth Road)

301 SOUTH RD
GRIMSBY
NTH EAST LINES
DN33 2LA
10/6/2022

DEAR SIR,

THE PLANNING APPLICATION
REFERENCE DM/0326/22/FULH OF
299 SOUTH RD GRIMSBY
NORTH EAST LINCOLNSHIRE DN332LA
IS CAUSING US A LOT OF CONCERN.

I RANG UP ON MONDAY FOR A COPY
OF THE PLANS BUT ITS NOW FRIDAY
AND THE PLANS HAVE NOT ARRIVED
SO ITS IMPOSSIBLE FOR ME TO
COMMENT, REGARDING OUR DEEP
CONCERNS WITHOUT VIEWING THE PLANS.
YOURS TRULY

10/6/2022

Item 5 - Flat 5 Rear
Of 11 Rowston
Street Cleethorpes
DM/0567/23/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
<p>Planning Ref DM/0567/23/FUL</p>	<p>The issue is that the developer has a site in Rowston street and wishes to build a house which faces onto Brooklands Avenue. Unfortunately, in 2000 the developer purchased a piece of garden from 24 Brooklands Avenue and although this piece of garden has a restrictive covenant stating for it not to be altered, it has been fenced off from Brooklands and attached to the Rowston Street site. There is also a main sewer running under the site and Anglian Water have stated that it should not be built over (although there is already a ground floor flat in place).</p>

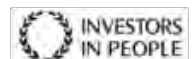
Contact Details: -

Signature Date09/07/2023.....

NameOLIVER FREESTON.....

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/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container (Flood Risk Assessment received 28th June 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Robert Tyler

Address: 1 Brooklands Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The site in Rowston Street is inadequate for the size of the proposed development. The site has been enlarged by the addition of a piece of garden bought by the Applicant from 24 Brooklands Avenue in 2000.

The garden is a separate issue; it has its own Title and contains a Restrictive Covenant. The Covenant states ' For the benefit and protection of the adjoining land belonging to the Transferor, the Transferee hereby covenants as follows: Not to alter the visual appearance of the land hereby transferred on the southern side of the existing hedge growing on the land and to maintain the said existing hedge' . This Covenant has been breached; a parking space for two cars has been built and a 6ft fence erected. The fence encloses the rest of the garden which has been added to the site in Rowston Street. With the exception of the parking space, the garden has been completely removed from Brooklands Avenue.

Not only does the fence alter the boundary between Brooklands Avenue and Rowston Street, the boundary line has been built over by the front wall of the Rowston Street flat. Additionally, a main sewer runs directly underneath this existing flat which should have prevented it being built.

Ever since the piece of garden changed hands in 2000 the Applicant has submitted several applications all with the sole intent of creating a dwelling on and in Brooklands Avenue.

Not only do we object to this further application we also request that the integrity of the Brooklands Avenue/Rowston Street boundary be restored.

Bethany Loring (EQUANS)

From: Joan Tyler
Sent: 16 November 2023 21:47
To: Bethany Loring (EQUANS)
Subject: DM/0567/23/FUL from Joan & Bob Tyler, 1 Brooklands Avenue DN35 8QP

Following Anglian Water's statement that they 'would categorically not allow any further development over the 1200mm sewer', the Applicant's Agent submitted a 24 page structural calculation document. In the 'in conclusion' segment on page 24 it states 'it is clear that the first floor extension produces less loading than currently occurs to the sewer due to the adjacent Victorian terrace properties'.

The Victorian terrace properties in the application site are 11 and 13 Rowston Street. Both properties have been extended by the Applicant. No. 11 is now 5 flats and no.13 is 4 town houses and so they are no longer regular terrace properties.

This application concerns an extension to the ground floor flat at the end of the garden of 11 Rowston Street. The flat was formerly a wooden garage. The proposed detached 3 bed house will face onto Brooklands Avenue and will effectively become an addition to Brooklands Avenue even though the site is in Rowston Street.

In 2000 part of the garden belonging to 24 Brooklands Avenue was purchased by the Applicant for £1000. It was sold with a Restrictive Covenant which stated that it must remain within Brooklands Avenue and that the boundary hedge between Brooklands and Rowston should be maintained. This piece of garden has been surrounded by a 6 ft fence and added onto the site in Rowston Street and a large metal container has been deposited and left in the corner of the garden for several years.

Not only has this piece of garden been lost to Brooklands but the boundary compromised as the flat sits on the boundary line between Brooklands and Rowston.

Brooklands Avenue is a private road. All residents pay for the upkeep of the road and all 24 houses have been maintained and kept in the style of their original design.

This latest application shows the upper floor cantilivered over the ground floor to obtain a sea view. The Mississippi house, which dates back to the early 1900s has always been visible from the promenade; this new build would dominate the Avenue from the promenade end.

At least 34 families are directly affected by this application - 24 in Brooklands, who value and preserve the history of the Avenue, 5 families in 11 Rowston Street, 4 families in 13 and residents in no.9 will all have their privacy and light affected.

Since the Applicant acquired the site there have been approximately 16 planning applications including Appeals and Amendments. It has been and is a constant source of distress for residents who have been faced with regular applications to further develop a site which has been developed to its maximum potential.

We not only ask for this latest application to be rejected but that no further applications should be allowed.

There will also be a complete loss of privacy for ourselves at no. 1 and our neighbours at no. 2 Brooklands Avenue. There should be 22 meters for facing windows and the distance from our homes is approximately 16 meters.



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
New Oxford House
2 George Street
GRIMSBY, DN31 1HB

For the Attention of Bethany Loring, Town Planner – planning@nelincs.gov.uk

Dear Sirs

PLANNING APPLICATION CONSULTATION - REFERENCE DM/0567/23/FUL

We wish to object to this particular application for the following reasons:

1. Anglian Water
The current building is sited over a main sewer (see plan below).



The Chairman of the Brooklands Avenue Residents Association has been in correspondence with Anglian Water, please see a copy of the email thread below: -

- BARA The above application is to build a first floor extension over a single storey dwelling. This dwelling is sited over a main sewer, details attached. All the adjoining properties have raised objections to this development on various grounds but this we feel is a the most serious issue. We look forward to receiving your response as a matter of urgency as our objections have to be in by 10 July.
- ANGLIAN Thank you for your email. Due to the diameter of the sewer (1200mm) we wouldn't allow a build over of this sewer in question and it would need to be relocated under a Sewer Diversion.

This may need to be taken through your neighbours' land if you do not have room inside the boundary of your property for this.

If you have any further queries, please don't hesitate to contact us on 03456 066 087, option 2 and any of my team will be able to assist.

BARA Further to my telephone conversation reference the above matter, I would like to thank you for your assistance and clarification. Would it not be possible though for the developer rather than the Sewer diversion you have mentioned, an alternative concrete raft over the Sewer would that not be allowed?

ANGLIAN Luckily I'm sat next to my manager today and I've had a conversation with her about options and **we are steadfast on not building over a 1200mm sewer**, especially a brick built sewer at that, it's just not something we would allow, no matter what protection is put in place. The 300mm sewer, we would allow to be built over for an extension, not a new dwelling – I understand this is an extension, but we believe the footings of the original building would likely need to be completely re-done and, therefore, we would view it as a new build ourselves. I note that we have a lot of codes and notes surrounding the sewers and believe that there may have been issues with the likes of flooding as well, which would also go against the building over of the sewer. The developer can look into the possibility of diverting the sewer, however, due to the diameter of the sewer, we would look to achieve a suitable easement where there are no buildings – this is usually 3m either side, but we would have to assess this properly at application stage.

This is all something that the developer will have to look into for feasibility. **However, we would categorically not allow any further development over this sewer.**

We think that this email makes the Anglian Water position quite clear, which totally overrides the current Anglian Water Comment document which has been submitted.

2. Conservation Area.

Looking at a copy of the Local Plan on the NELC website, we believe the site to be within a conservation area, and therefore it would harm the character of the Conservation Area. It will certainly harm the preserved landscaped aspect of Brooklands Avenue. The natural beauty of Brooklands Avenue, which has been established and preserved for many decades, should continue to be preserved for future generations.

3. Highway safety, including means of access and parking provision.

Brooklands Avenue is a gated tree-lined avenue, privately maintained and financed by the Brooklands Avenue Residents Association and does not provide right of way/access to the property on Rowston Street. Rowston Street does not enjoy vehicular access via Brooklands Avenue.

When the two parking areas were approved in 2001, they were not permitted to enjoy right of way through private Brooklands Avenue. That access would not be changed by this application; therefore, the two parking spaces should not be included as current available parking. The parking for this property should remain in Rowston Street.

4. We would like it noted that as Brooklands Avenue is a private road maintained by the Brooklands Avenue Residents Association, no vehicles of any type related to Flat 5, Rear of Rowston Street, including but not limited to construction, deliveries of any description or disposal of waste materials should be allowed via any entrance or exit via Oxford Street, Segmere Street or Haigh Street at any time nor for any purpose.

5. Reversal of property elevation is in breach of restrictive covenant.

The property is numbered as Flat 5, rear of 11 Rowston Street, and therefore benefits from the reduced rates of Rowston Street. The boundary between Rowston Street and Brooklands Avenue, which is a private residential road, currently follows the line of the rear fence of the current single-storey property. Its back yard is in Brooklands Avenue.

This application turns the property around so that there is a new pedestrian entrance and front garden onto Brooklands Avenue and the back yard is onto Rowston Street. As such, it would be in breach of a restrictive covenant which applies to the whole of Brooklands Avenue - that no other building be erected other than those erected therein. See below: -

Item No.	SCHEDULE OF RESTRICTIVE COVENANTS
1.	<p>The following are details of the covenants contained in the Conveyance dated 22 October 1918 referred to in the Charges Register:-</p> <p>In pursuance of the recited agreement and in consideration of the premises the Purchaser doth hereby for himself his heirs and assigns and to the intent and so as to bind not only himself personally but also (so far as practicable) all persons claiming title under him to the land and premises hereby conveyed and released or any part thereof and to bind such land and premises into whosoever hands the same may come covenant with the Vendors their successors and assigns the owners of the residue and remainder of the said estate for the time being and from time to time remaining unsold in manner following (that is to say) That the Purchaser his heirs or assigns shall and will henceforth repair and maintain such portion of Brookland Avenue as is included in the hereditaments hereby conveyed and released and the drainage and waterpipes laid therein until such roadways shall be taken over and dedicated by the Cleethorpes Urban District Council or other the Local Authority AND ALSO that the Purchaser his heirs or assigns will pay a proportionate part of the expense of keeping the three sets of gates and fences in repair and will not alter or permit to be altered the external plan or elevation of the said messuages or dwellinghouses without the license and consent of the Vendors their successors or assigns in writing for the purpose first obtained nor will without such consent as aforesaid erect or permit to be erected upon the said piece of land any other messuage or building than the said messuages or buildings now erected thereon AND ALSO that the said Purchaser his heirs or assigns will not without such consent as aforesaid do exercise or carry on or permit or suffer to be done exercised or carried on upon the said premises any trade or business or manufacture of any description or anything in the nature thereof or having the appearance or shew thereof or use or permit the same to be used as an hotel public house beerhouse beershop or tavern or for the sale of any ale or beer wine or spirituous or intoxicating liquors or for the purpose of any offensive occupation or other thing which shall or may be or become or grow to a public or private nuisance or damage disturbance annoyance or grievance to the Vendors their successors or assigns or to occupier of land for the time being in the neighbourhood of</p>

6. Design, Access and Heritage Statement – inaccuracies

The current building did not actually get planning permission to be changed from a garage and store into a dwelling until 2001.

The photographs submitted in this statement are completely inaccurate. Figure one states that it is the existing view of dwelling from Brooklands Avenue, which is considered to offer a poor quality street frontage. This photograph has in fact been taken from Segmere Street. See below the actual photograph from Brooklands Avenue where it is clear to see that the current structure is almost completely hidden from view due to the abundance of greenery on the Brooklands Avenue verge which is maintained by the Brooklands Avenue Residents Association.



Figure Two shows properties which are at the other end of Brooklands Avenue and not even visible from the proposed site.

Figure Three does not really show 23/24 Brooklands Avenue, which is listed as a Historic Asset of Special Interest – see an accurate photograph of this building below : -



The proposed building would not have a positive effect on this building since currently, this building stands in its own grounds without any buildings nearby detracting from its unique New Orleans style.

I trust you will take these objections into consideration when looking at this Planning Application.

Yours faithfully

NAME _____ ADDRESS 1, Brooklands Ave, Clarges
Member of the Brooklands Avenue Residents Association DN35 8QP

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container (Flood Risk Assessment received 28th June 2023)

Case Officer: Bethany Loring

Customer Details

Name: Ms Susan Jezzard

Address: 2 Brooklands Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

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

Comment Reasons:

Comment: I object to this application. As a resident of Brooklands Avenue my property faces proposed development. I feel it would be an over development of the the existing site. Referring to the proposed layout, I notice the proposed development is even than higher than the previously refused application. The frontage is shown on Brooklands Avenue whereas the address is clearly Rowston Street. It is obvious that the applicant is trying to get this development to look as if it is located in Brooklands Avenue which is a private unadopted road maintained by the residents and as such the applicant does not have a right to vehicular access, this includes plant machinery and building materials which could have a detrimental affect to the condition of the road.



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
New Oxford House
2 George Street
GRIMSBY, DN31 1HB

For the Attention of Bethany Loring, Town Planner – planning@nelincs.gov.uk

Dear Sirs

PLANNING APPLICATION CONSULTATION - REFERENCE DM/0567/23/FUL

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NAME

ADDRESS

2, BROOKLANDS AVE, CLEETHORPES

Member of the Brooklands Avenue Residents Association

DN35 8PF

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: Remove existing container, extension and alterations to provide additional storey at first floor, erect boundary treatments, creation of new entrance/pedestrian access onto Brooklands Avenue and associated works (Amended Description for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Taylor

Address: 2 Brooklands Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Once again, this application to extend the current property situated at the rear of 11 Rowston Street is another attempt by applicant to build a property that would be facing into Brooklands avenue.

The applicant, though owning a small parking area and a small area of land, which he has incorporated as part of his existing property, is not a resident of Brooklands avenue, has never contributed to maintenance of the upkeep of the avenue or made any attempt to maintain any part of his land at the rear of his property.

This is simply a "back-door" attempt to be able to market the property as "situated in a private gated avenue" in any future marketing.

Furthermore, the extension will only increase the density of the properties already situated in that area.

This application should be dismissed.

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container (Flood Risk Assessment received 28th June 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Paul Taylor

Address: 2 Brooklands Avenue Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I feel that the proposed development will have a detrimental effect on Brooklands avenue.

The proposed development will have a overcrowding effect on this end of the avenue where the existing road to nos. 1 & 2 is already narrow.

The applicant is seeking to add a property onto the existing avenue by a "backdoor" method.

The application is to develop an existing property located to the rear of 11 Rowston street.

Looking at the existing and proposed block diagram, the applicant has added the parcel of land that he purchased and included it within the curtilage of the existing building at the rear of 11 Rowston st.

I believe however that the original boundary of the layout of Brooklands avenue formerly owned by the owner of 24 Brooklands avenue was the rear wall of Flat 5

This area of land was purchased by the applicant and subsequently brick-paved to allow car parking for the applicant. There is an area that was fenced in and a gateway allowing access to the rear of flat 5.

Brooklands avenue is in the legal terminology an "unadopted road", however each property in the avenue owns the section of pedestrian path and the road up to approximately halve the total width. This is the responsibility of each owner to maintain.

There is however an informal residents association which the owners of each individual property contribute to a "road maintenance fund" which is currently £60 p.a. The properties that are adjacent to the Oxford st. entrance also contribute to the fund as to enable vehicular access to the rear of their properties.

As mentioned earlier in my comments, the applicant purchased the land at the rear of the proposed development and as stated brick-paved an area to enable car parking.

It should be noted that the applicant is not a resident of the Brooklands avenue and has no vehicular access rights to the avenue.

On the statement with the application, it is clearly stated that the frontage will be facing into the avenue therefore will the applicant be requesting a change of address for mail delivery or dustbin collections? It should be made a condition of approval that the address should remain as Rowston st.

I believe that the applicant has been approached several times since owning the plot of land whether he would contribute to the "road maintenance fund" but, to date, he has refused.

The applicant should be aware that the residents association, if they so choose, may in some future time, have a secured gated entrance to which only the residents will have access through.

If approval is granted, a further condition should be added that there should be no construction access via any gateway into the avenue as any material deliveries or machinery could lead to damage and wear to the road or walls leading into the avenue.



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
New Oxford House
2 George Street
GRIMSBY, DN31 1HB

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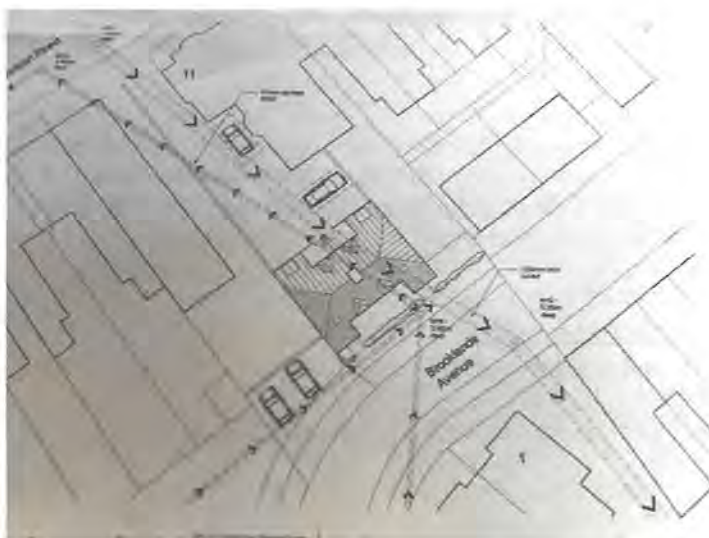
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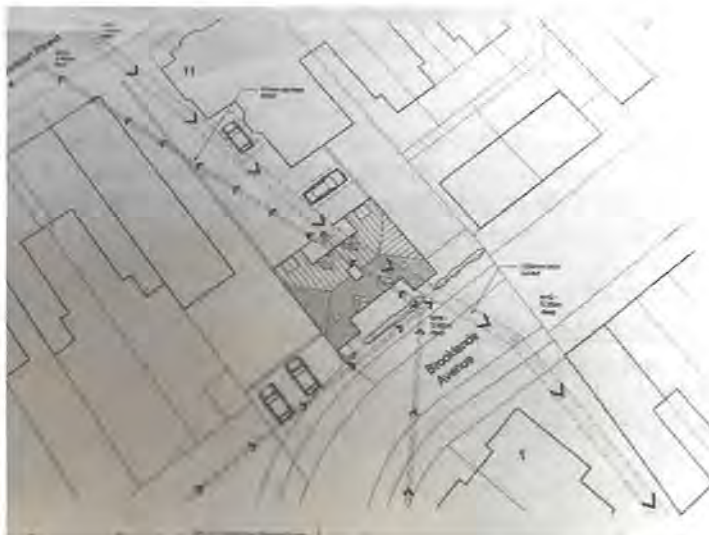
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Cleethorpes

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NAME _

ADDRESS 14 BROOKLANDS AVENUE

Member of the Brooklands Avenue Residents Association



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
New Oxford House
2 George Street
GRIMSBY, DN31 1HB

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BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

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North East Lincolnshire Planning
 New Oxford House
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 GRIMSBY, DN31 1HB

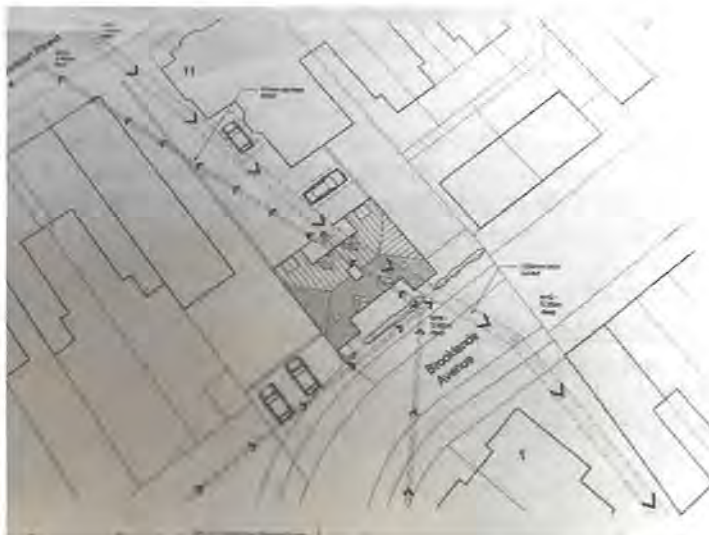
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BROOKLANDS AVENUE RESIDENTS ASSOCIATION
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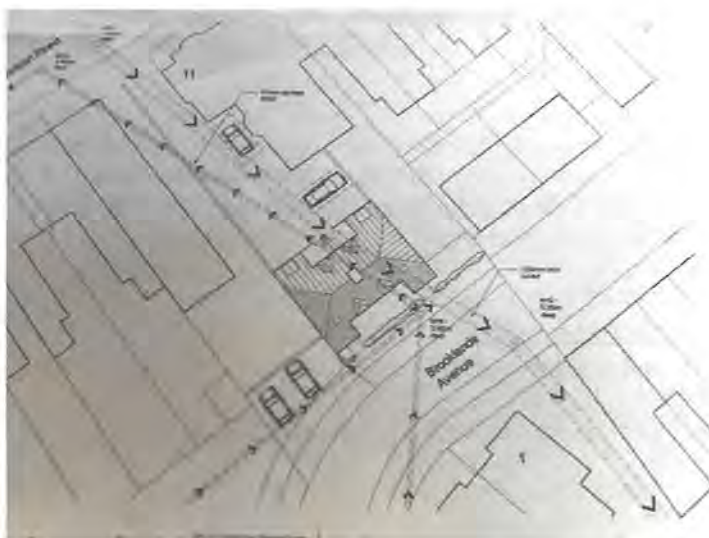
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The proposed building would not have a positive effect on this building since currently, this building stands in its own grounds without any buildings nearby detracting from its unique New Orleans style.

I trust you will take these objections into consideration when looking at this Planning Application.

Yours faithfully

NAME Tony McCabe ADDRESS 19 Brooklands Ave
Member of the Brooklands Avenue Residents Association Cleethorpes
+ Pam McCabe DN35 8 9P



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
 New Oxford House
 2 George Street
 GRIMSBY, DN31 1HB

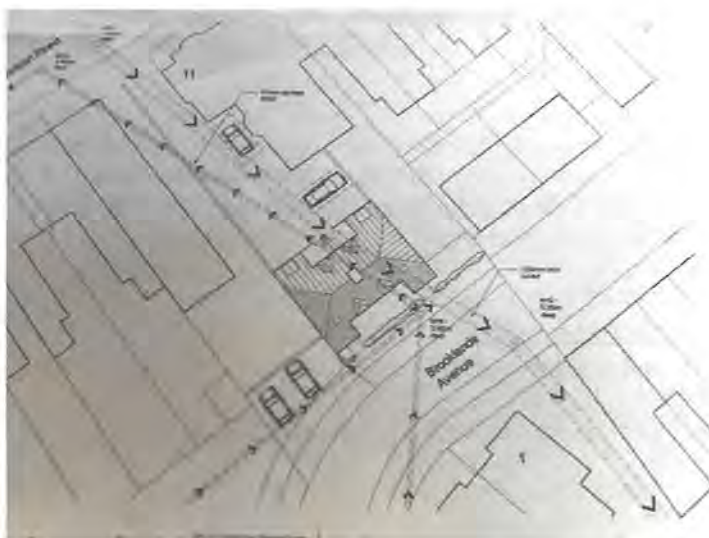
For the Attention of Bethany Loring, Town Planner – planning@nelincs.gov.uk

Dear Sirs

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This is all something that the developer will have to look into for feasibility. **However, we would categorically not allow any further development over this sewer.**

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Yours faithfully

NAME Jemma Moady ADDRESS 20 Brooklands Ave
Member of the Brooklands Avenue Residents Association Cloethorpes
DN35 8PQ

Bethany Loring (EQUANS)

From: David Holmes
Sent: 17 November 2023 10:55
To: Bethany Loring (EQUANS)
Subject: Planning Application DM/0567/23/FUL

Location Flat 5 Rear of 11 Rowston Street Cleethorpes NE Lincs

Dear Bethany please find further comments following structural calculations and further observations to be added to my objections to the proposed application.

1 / Structural calculations by Ross Davy associates obviously extremely detailed however they are purely theoretical and lack any understanding or recent assessment of the structural integrity of the culvert which was undoubtedly built during the Victorian era. This culvert is one of Cleethorpes main sewers and any damage would effect a large area of Cleethorpes given the age of the structure one can assume that brick and mortar construction will have undergone some level of degradation and any increased structural loading could result in a major impact to the whole area. The cost of a major failure which could happen during the build or sometimes after would presumably fall to the development company and I am equally sure they would not been seen or heard of again.

The calculation makes the point that current buildings would have a greater load on the structure but if you view the route of the sewer there appears to be no other houses built over the sewer as the path of which runs underneath the drive between 11 and 13 Rowston street and then to through the gardens drives of number 1 , 6 and 7 Brooklands avenue before passing through the car park of the Waterfront flats on the Kingsway. To the North the culvert runs under a garage and then gardens between Hope street and Barkhouse lane. This prospective build would therefore be the only structure built actually over the culvert so the making the calculation and conclusion meaningless.

2/ Ross Davy heritage statement, makes reference to parking facilities within the boundary of the proposed property unfortunately these will only be available if an access from Rowston street is possible which looking at the plans this is not an option. 24 houses provide the upkeep and access rights of the avenue.

3/ Shadow study. One has to be highly sceptical that a two storey building has no apparent alteration to to the shadow profile except for a small alteration in the summer am projection. The close proximity of this potential build to 13C Rowston street must virtually blackout their light.

4/ charges Register it states a) (not to alter the visual appearance of the land hereby transferred on the southern side of the existing hedge and to maintain the existing hedge) With erection of the current fence and removal of the original hedge positioning of a container and a base for parking this protection written into the property registration has been broken and therefore the said changes are in fact already illegal and any further development of this area would add to this illegality.

Regards
David
David Holmes
22 Brooklands avenue
Cleethorpes
DN35 8QP

Sent from my iPhone

From: David Holmes

> Sent: Friday, July 7, 2023 4:02 PM

> To: Bethany Loring (EQUANS) <Bethany.Loring@nelincs.gov.uk>

> Subject: Planning application DM/0567/23/FUL

>

>

> Proposal : First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements erection of boundary treatments and relocation of container.

> Location Flat 5 Tear of 11 Rowston street Cleethorpes Dear Bethany I write to object to the planning application for the following reasons:-

> 1 Character of the avenue Brooklands avenue is a collection of different Edwardian houses built at the turn of the 1900 century so 120 years old. Except for minor cosmetic changes the houses have retained their traditional Edwardian style. A new building with a front elevation facing the avenue will irrevocably alter and detrimentally affect the character of the avenue which is absolutely unique within Cleethorpes.

> 2 The detached extension will look directly into the windows of both 1&2 Brooklands Avenue being at the most 16 meters apart an obvious and significant loss of privacy for those residents, I might add the building will actually be closer to flat 13 c Rowston street less than 10 meters.

> 3 Housing density within the bounds of 11 and 13 Rowston street there are 7 flats within two essentially terraced houses to build a detached house in the back yard of a terraced house is totally incongruous especially as NELinc is one of only 3 areas in the country where the population is falling.

> 4 The proposal is particularly ill-considered on the residents of Brooklands Avenue, (Who to a house are against this application) who pay for the upkeep of the road and the proposal has an entrance and parking proposed from Brooklands perhaps difficult if there is legally no right of way!

> 5 Major sewer located directly below the Flat 5 when the garage was converted the garage had no improvement to foundations any larger building and added weight could have disastrous consequences to this 1200mm sewer and the surrounding residents. Anglian water are unsurprisingly totally against the application.

> 6 Brooklands avenue covenant there is a restrictive covenant from 1918 that precludes any further property's being built within the confines of the original building plot with a front elevation this proposal is in contravention of the covenant.

> 7 A flat of this size and nature within a quiet residential area will undoubtedly add to noise and tranquility of the neighbourhood.

>

> Please except these objections towards the aforementioned application. as I said the portal timed me out which was frustrating

Regards David Holmes

22 Brooklands Avenue

Cleethorpes

DN35 8QP



BROOKLANDS AVENUE RESIDENTS ASSOCIATION
Cleethorpes

1st July 2023

North East Lincolnshire Planning
New Oxford House
2 George Street
GRIMSBY, DN31 1HB

For the Attention of Bethany Loring, Town Planner – planning@nelincs.gov.uk

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ADDRESS

23 BROOKLANDS AVE.

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This application turns the property around so that there is a new pedestrian entrance and front garden onto Brooklands Avenue and the back yard is onto Rowston Street. As such, it would be in breach of a restrictive covenant which applies to the whole of Brooklands Avenue - that no other building be erected other than those erected therein. See below: -

Item No.	SCHEDULE OF RESTRICTIVE COVENANTS
1.	<p>The following are details of the covenants contained in the Conveyance dated 22 October 1918 referred to in the Charges Register:-</p> <p>In pursuance of the recited agreement and in consideration of the premises the Purchaser doth hereby for himself his heirs and assigns and to the intent and so as to bind not only himself personally but also (so far as practicable) all persons claiming title under him to the land and premises hereby conveyed and released or any part thereof and to bind such land and premises into whosoever hands the same may come covenant with the Vendors their successors and assigns the owners of the residue and remainder of the said estate for the time being and from time to time remaining unsold in manner following (that is to say) That the Purchaser his heirs or assigns shall and will henceforth repair and maintain such portion of Brookland Avenue as is included in the hereditaments hereby conveyed and released and the drainage and waterpipes laid therein until such roadways shall be taken over and dedicated by the Cleethorpes Urban District Council or other the Local Authority AND ALSO that the Purchaser his heirs or assigns will pay a proportionate part of the expense of keeping the three sets of gates and fences in repair and will not alter or permit to be altered the external plan or elevation of the said messuages or dwellinghouses without the license and consent of the Vendors their successors or assigns in writing for the purpose first obtained nor will without such consent as aforesaid erect or permit to be erected upon the said piece of land any other messuage or building than the said messuages or buildings now erected thereon AND ALSO that the said Purchaser his heirs or assigns will not without such consent as aforesaid do exercise or carry on or permit or suffer to be done exercised or carried on upon the said premises any trade or business or manufacture of any description or anything in the nature thereof or having the appearance or show thereof or use or permit the same to be used as an hotel public house beerhouse beershop or tavern or for the sale of any ale or Beer wine or spirituous or intoxicating liquors or for the purpose of any offensive occupation or other thing which shall or may be or become or grow to a public or private nuisance or damage disturbance annoyance or grievance to the Vendors their successors or assigns or to occupier of land for the time being in the neighbourhood of</p>

6. Design, Access and Heritage Statement – inaccuracies

The current building did not actually get planning permission to be changed from a garage and store into a dwelling until 2001.

The photographs submitted in this statement are completely inaccurate. Figure one states that it is the existing view of dwelling from Brooklands Avenue, which is considered to offer a poor quality street frontage. This photograph has in fact been taken from Segmere Street. See below the actual photograph from Brooklands Avenue where it is clear to see that the current structure is almost completely hidden from view due to the abundance of greenery on the Brooklands Avenue verge which is maintained by the Brooklands Avenue Residents Association.



Figure Two shows properties which are at the other end of Brooklands Avenue and not even visible from the proposed site.

Figure Three does not really show 23/24 Brooklands Avenue, which is listed as a Historic Asset of Special Interest – see an accurate photograph of this building below :-



The proposed building would not have a positive effect on this building since currently, this building stands in its own grounds without any buildings nearby detracting from its unique New Orleans style.

I trust you will take these objections into consideration when looking at this Planning Application.

Yours faithfully

NAME PETER TAYLOR ADDRESS 95 OXFORD STREET, CLEE

Member of the Brooklands Avenue Residents Association

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container (Flood Risk Assessment received 28th June 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mr Chris Padley

Address: 9 Rowston Street Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: With this proposed development set to be at the bottom of my garden, I whole heartedly object to the passing of the permissions.

I believe that the development will have a detrimental effect on the sunlight that enters my rear garden. As shown in the shadow study, following the development there will be no sunlight that enters my garden during the summer.

Not only that but, the plans for the situation of the windows will overlook the whole of my garden leaving no private space.

As previously stated in the previous application that was denied, this development should not go ahead.

Kind Regards

9 Rowston Street

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container (Flood Risk Assessment received 28th June 2023)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Linda Schlamp

Address: 13B ROWSTON STREET Cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My property is 13b Rowston Street. I only have windows on one side of my house, the side which is overlooked by Flat 5.

I already have very limited daylight into my house, particularly downstairs. The addition of an extra storey to Flat 5 will, I believe, have a severe impact on the amount of daylight reaching my home.

In addition, I have concerns about my privacy. I feel the addition of an extra storey to Flat 5 would potentially allow the inhabitants of the upper level to see into my bedroom and lounge.

My property already has issues with light and privacy from nearby existing properties. I believe the close proximity of Flat 5, should an additional level be built, would have a severe impact on what little natural daylight and privacy I still have at my home. On this basis, I strongly object to the proposal to add an additional storey and respectfully request the planning application be rejected.

Yours sincerely

Linda Schlamp
13b Rowston Street

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: First floor extension and alterations to existing flat to create one two storey dwelling including amended window and door placements, erection of boundary treatments and relocation of container

Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Mihai

Address: 13c Rowston street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My home of over 25 years will be greatly affected by this . I have already spoke to the town planner and i have shown her how it will effect our natural space and sunlight. We have very little sunlight and outdoor space as there is no back door or garden area for us . This property will face directly into my only outside area and upstairs master bedroom. This is now beginning to cause distress

for me , as this is probably the 3rd application .

This is about money for the applicant who already has a large buildings towering over my home . Im sure he lives in a wonderful property with a front and back garden ,he doesn't live in this small closed area where he is wanting to build more. We don't have this luxury of gardens , views or space, We only have a car park that offers a little open space for us, shared with 3 other neighbours. This extension will severely effect us .

Comments for Planning Application DM/0567/23/FUL

Application Summary

Application Number: DM/0567/23/FUL

Address: Flat 5 Rear Of 11 Rowston Street Cleethorpes North East Lincolnshire DN35 8QR

Proposal: Remove existing container, extension and alterations to provide additional storey at first floor, erect boundary treatments, creation of new entrance/pedestrian access onto Brooklands Avenue and associated works (Amended Description for clarity)

Case Officer: Bethany Loring

Customer Details

Name: Mrs Marie Mihai

Address: 13c Rowston street cleethorpes

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:Very frustrated , here we are once again, i will submit my feelings and upset again. My home of over 25 years will be greatly affected by this . I have already spoke to the town planner and i have shown her how it will effect our natural space and sunlight. We have very little sunlight and outdoor space as there is no back door or garden area for us . This property will face directly into my only outside area and upstairs master bedroom. This is now beginning to cause distress for me , as this is probably the 4th application .

This is about money for the applicant who already has a large buildings towering over my home . Im sure he lives in a wonderful property with a front and back garden ,he doesn't live in this small closed area where he is wanting to build more. We don't have this luxury of gardens , views or space, We only have a car park that offers a little open space for us, shared with 3 other neighbours. This extension will severely effect us .

I also want to comment on the window from this property that faces directly onto our private area.

Was planning permission required for this ?

Item 6 - Land South Of
Hewitts Avenue
New Waltham DM/0819/23/
CEA

	<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/0819/23/CEA	I want this to be heard by the planning committee as I believe this is over intensification of the area, and unsuitable area as i believe this area also floods

Contact Details: -

Signature H Dawkins..... Date 13th September 2023.....

Name: Cllr Dawkins

Address: 61 Glebe road, Humberston, Grimsby DN36 4JP



Comments for Planning Application DM/0819/23/CEA

Application Summary

Application Number: DM/0819/23/CEA

Address: Land South Of Hewitts Avenue New Waltham North East Lincolnshire

Proposal: Certificate of Lawfulness for proposed use to implement planning application reference DC/871/11/HUM (Change of use of land for siting of 44 timber holiday lodges and associated works including means of access and internal road layout)

Case Officer: Richard Limmer

Customer Details

Name: Mr James Wright

Address: 27A Parker Street Cleethorpes Cleethorpes

Comment Details

Commenter Type: Member of the Public

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

Comment Reasons:

Comment:

The original plan was approved eight years ago since when a new Local Plan has emerged and there have been shifts in planning policy - for instance, a greater emphasis on safeguarding biodiversity.

Mitigation for threatened wildlife has also become an important consideration - and none appears to have been offered with this proposal.

Also, just during this year, NELC has issued policy documents emphasising its commitment to safeguarding trees - and planting many more of them.

Trees are already in peril at the former Pleasure Island site, and it would be a shame to see more doomed, off Hewitts Avenue, as a result of this application.

The ecology assessment to the earlier consent acknowledges the 'richness' of the habitat, but only refers to two species - wren and barn owl.

I visit the perimeter of the site to monitor (from the perimeter) the bird life. During summer, I note the presence of many songbird species including long-tailed tits and summer-visiting warblers such as blackcap and chiffchaff. Goldcrest and green woodpecker also occur from time to time.

But no in-the-field survey of the birdlife appears to have been undertaken eight years ago which was surely an oversight at the time?

Before approving the scheme, I would urgently request that the council insists on a bird breeding survey in spring/summer 2024 and a winter survey during 2023-24 (when the wood is home to different visiting species such as treecreepers, plus redpolls and siskins from Scandinavia).

This information would clarify the extent of mitigation that is required.

Comments for Planning Application DM/0819/23/CEA

Application Summary

Application Number: DM/0819/23/CEA

Address: Land South Of Hewitts Avenue New Waltham North East Lincolnshire

Proposal: Certificate of Lawfulness for proposed use to implement planning application reference DC/871/11/HUM (Change of use of land for siting of 44 timber holiday lodges and associated works including means of access and internal road layout)

Case Officer: Richard Limmer

Customer Details

Name: Mrs Donna Burden

Address: 35 Greenlands Avenue New Waltham Grimsby

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Too much traffic congestion not fitting with the area