

Item 3

**Megan Green (EQUANS)**

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**From:** Planning - IGE (Equans)  
**Subject:** FW: Comments for Planning Application DM/0235/23/FUL

**APPLICATION SUMMARY**

**Application Number:** DM/0235/23/FUL

**Address:** The Georgian House Main Road Barnoldby Le Beck North East Lincolnshire DN37 0AU

**Proposal:** Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access

**Case Officer:** Bethany Loring

**CUSTOMER DETAILS**

**Name:** Mr Christopher Glass

**Address:** The Georgian House, Main Road Barnoldby-Le-Beck Grimsby

**COMMENT DETAILS**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Comment:** The previous application for 7 units on this site was withdrawn by the same applicant. It is highly unusual to withdraw a live planning application for any reason other than insurmountable push-back from the Local Planning Authority that would inevitably lead to a formal refusal.

Commenting on this would only be speculative, as no formal feedback is given relating to a withdrawn application but my comments and objection to that application carry over to this one, as I see little difference that the total number proposed makes when fundamentally the site is in direct conflict with core principles of settlement hierarchy set out in the North East Lincolnshire Local Plan.

**Access:** The access track is single vehicle width, bounded to the west by a beck and to the east by a private garden. This is wholly inappropriate to serve what will be a total of 5 homes (2 existing properties and 3 proposed).

**Development boundary:** The proposed site is outside of the development boundary of Barnoldby le Beck, which is a Tier 4 settlement - meaning the proposed development, as per the North East Lincolnshire Local Plan, is deemed to be within the open countryside - Tier 5 land.

Policy 5 of the NELLP does not permit dwellings in the open countryside unless one of the following exceptions is met:

- A. supports a prosperous rural economy, particularly where it promotes the development and diversification of agricultural and other land base rural businesses; or,
- B. promotes the retention and development of local services and community facilities; or,
- C. supports rural leisure and tourism developments; or,
- D. it consists of affordable housing to meet specific local needs; or,
- E. it is a development that has been specifically defined and identified through the neighbourhood planning process.

Given the new application for 3 units does not appear to have a planning statement/design and access included with the submission it is unclear how the application makes any attempt to meet any of the exceptions listed in Policy 5, never mind how it would robustly adhere to them.

**Proximity to exceptional home:**

The large property to the south of the development site was awarded planning permission using a policy that allows the development of land that would otherwise be considered open countryside and therefore refused any permission (outside of agricultural and forestry).

The site for such a home is expected to be truly unique, the house in balance with its setting and outstanding in its execution. The idea of such a property setting precedent for moving a development boundary or showing a larger urban footprint to a minor settlement is in complete conflict with the criteria for granting exceptional home permission. The proposal appears to be attempting to present itself as infill, a vacant strip of land between development, but it is clear that this is not the case due to the unique status of the property to the south, the development boundary to the village remains firm and correct in its placement.

Character, scale and layout:

Regardless of the NELLP conflicts already identified, in terms of spatial planning the development is poor in its execution. The site layout does not respond to form, layout and character of the locale. Plots 1 and 2 are attempting to 'duck' out of view with flat roof low-slung designs whilst plot 3 appears to be a completely different house type altogether. It is clear from the block plan, when looking at neighbouring existing properties, that density and character sharply contrast the existing settlements built form. If it is the developer's intent to develop beyond the development boundary of Barnoldby le Beck.

My objections are made based on policy conflict and material planning considerations, it is hoped that the local planning authority gives weight to my objection as an immediate neighbour and longtime resident of the area.

Kind regards

Christopher Glass

### Item 3

From:

Sent: Monday, October 23, 2023 10:06 PM

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

Cc:

Subject: DM/0235/23/FUL | Erection of 3 dwellings with associated works and alterations to existing vehicular and pedestrian access (Amended Plans received 28th September 2023 to amend design and materials of the plots and relocate Plot 2) | The Georgian House ...

Good evening,

DM/0235/23/FUL

Our previous comments still stand in regards this development and we object against this planning proposal.

Trevor Jackson  
Park Cottage

Kind regards

# **Consultee Comments for Planning Application DM/0300/23/FUL**

## **Application Summary**

Application Number: DM/0300/23/FUL

Address: 33 Humberston Avenue Humberston North East Lincolnshire DN36 4SW

Proposal: Variation application of condition 8 (Approved Plans) as granted on DM/0858/16/FUL to amend the layout and appearance of dwellings (Amended Plans received 12th September 2023 to amend roof design of garage, lower height and remove first floor side window of Plot 1 and Existing & Proposed Shadow Studies)

Case Officer: Bethany Loring

## **Consultee Details**

Name: Miss Lara Hattle

Address: New Oxford House, 2 George Street, Grimsby, North East Lincolnshire DN31 1HB

Email: Not Available

On Behalf Of: Highways FAO Holly Hall

## **Comments**

The Highway Authority confirms it is content with the variation application as put forward.

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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><b>DM/0300/23/ful</b> <b>33 Humberston Avenue</b></p>	<p><b>Residents at 29 Humberston Avenue are concerned that this revision will be overbearing to their property.</b></p> <p><b>I wish to address committee as a ward councillor on their behalf.</b></p>

/030

Contact Details: -

25<sup>th</sup> Oct 2023

Signature ..... Date .....

Name Cllr Stan Shreeve

.....

Address: .....

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