

Cliff Farm,
Redbourne Mere,
Kirton Lindsey.
North Lincolnshire.
DN21 4LE

03/02/10

Dear Sir/Madam

Re: Application No: PA/2009/1500

Field North Of, Redbourne Mere, Kirton In Lindsey

Planning permission for change of use of land for the siting of 59 Leisure lodges and associated works

We are writing to strongly object to the proposals outlined by the above planning application. Living within very close proximity and owning land that borders the site we feel very aggrieved to have not been contacted or informed by either party regarding the application. We were only informed of this proposal by concerned neighbours, leaving us little time to prepare our response and missing the opportunity to voice our opinions at the town council meeting. We believe, by law, being an adjoining land owner and nearest neighbour we should have been given 28 days notice along the full scheme details, as this has not only made it unfair in us raising our objection but also in finding out the relevant application information.

The proposals for the change of use to the site will not only undermine the agricultural aspect of both the land and community but also poses questions to the schemes viability. We fully object to the planning application on the basis of the following points:

- The local area, to the site has already seen substantial development in recent years which has consequently increased traffic in and around Redbourne Mere which these proposals will only amplify.
- Kirton in Lindsey is a market town by its nature and offers very little in terms of tourist attractions therefore we request evidence to prove that there is a demand and need for such development in this location.
- There are no pedestrian footpaths directly to the site which will not only encourage car use but will also constitute a risk to the families and people using the development.
- The proposals offer very little onsite amenities especially for families with children as there is no play area provided and the nearest one is in the town which has unsafe pedestrian access and may result in children playing on nearby farmland.
- The open aspect of the site (with or without screening) situated between arable land will increase the development sprawl beyond the settlement boundary.
- The land is bordered on 3 sides by arable land and on professional advice a 10m buffer zone would be required around the site along with dense screening to help prevent chemical contamination and heavy dust from spraying and farm machinery. This would therefore potentially impact on the future capacity and productivity of prime arable land.
- With the peak holiday season falling in July/August, the same time as harvest not only will issues arise from heavy farm machinery working around the clock within very close proximity to the site but there are also concerns for holiday traffic combined with agricultural machinery will cause problems on and around Redbourne Mere.

- The environmental impact on the rural agricultural landscape due to noise and light pollution.
- Yet further loss of habitat, territory and disturbance for the local wildlife including barn owls, bats, lapwings, deer, badgers, foxes, hares all of which and more are found in this vicinity.
- Recently the field has been used for short term caravan rally's which even though, these are on a much smaller scale than what is being proposed, many of the aforementioned problems are already evident with the additional inconvenience and burden of ramblers and dogs walkers using adjoining fields, with no public right of way.

We live, work and interact with the land, community and environment that encompasses the site and feel very strongly that the proposals not only go against the rural tone of the region but also raises more problems than gains to the area. We have ourselves in the past been approached to offer land for similar developments and refuse on these grounds and for the rural integrity of the community. Should these plans gain approval it will not only open up opportunities for further developments but threaten the survival of the farming fraternity. It is clear that little thought has been given on the blight to the landscape that this development will bring and lack of compassion to the environmental impact. It is obvious that these proposals have not been conceived by residents, who are familiar and understand the area but by outside bodies who have clearly failed to acknowledge the true nature of this market town and do not have to live with the consequences.

I hope that we have presented our case clearly and would be grateful if we could be kept fully informed in the future of issues regarding this matter. Please do not hesitate to contact us on the above if any further information or details are required.

Yours faithfully



Mr Graham Clements



Mrs Susan Clements



Miss Samantha Clements



Mr Richard Clements



Mr George Clements

The Bungalow
Cliff Farm
Redbourne Mere
Kirton in Lindsey
Nr. Gainsborough
Lincs
DN21 4LE

2nd February 2010

Dear Sir,

Planning Application PA/2009/1500 – Redbourne Mere

The above application has just come to our attention and would wish to make an objection to the Development.

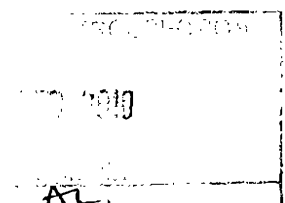
Despite being resident on Redbourne Mere, we have not been served with Notice of the Application, nor have we seen a Public Notice in the local Newspaper, hence the lateness of our objection.

We do not consider this Development is suitable for the particular site in that it is bordered by agricultural farmland and a development of this size would not be in-keeping. It also appears to be outside the development area for Kirton in Lindsey. We do not believe the field in question is large enough to accommodate the number of units requested.

We would be interested to learn what provision is to be made for mains drainage as the property in which we reside is served by a septic tank., and as the site is very close to a formal Landfill site, there is also the possibility of a danger to health from seepage of landfill gases.

The additional traffic this development would cause is a potential problem given that there is a large school within close proximity and vehicles parking along Redbourne Mere at certain times of the school year already constitute a hazard.. Redbourne Mere is a country B road with no public footpath to accommodate any occupants of the proposed lodges wishing to walk into Kirton Lindsey itself. There is also the danger of accidents involving farm machinery which are regularly used on the adjoining fields and those opposite.

Furthermore, we are not Farmers, but living where we do we know that the land has to be sprayed at certain times of the year and, as such, would have thought that any overspray from the adjoining fields could constitute a health hazard to any occupants of the lodges.



Please therefore accept this letter as our objection to the proposed development.

Yours faithfully,

A solid black rectangular box redacting the signature of Mr and Mrs B Williams.

Mr and Mrs B Williams

M Welton Esq.,
Head of Planning
North Lincolnshire Council
Church Square House
Church Square
Scunthorpe
North Lincs

From: David Tattersall <klags1@hotmail.co.uk>
To: North Lincs Planning <planning@northlincs.gov.uk>
Date: 01 February, 2010 08:52PM
Subject: FW: Objection PA/2009/1500

forgot the attachment!

From: klags1@hotmail.co.uk
To: planning@northlincs.gov.uk
Subject: Objection PA/2009/1500
Date: Mon, 1 Feb 2010 20:50:21 +0000

Dear Sirs
please find attached a doc file for ease of printing
but in case your filters prohibit this attachment I copy the text below

David Tattersall Dip Arch (Hull)
Architect

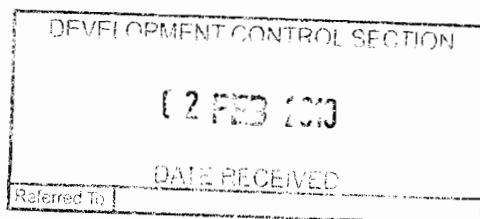
Rosedene, Gainsborough Road, Kirton in Lindsey. DN21 4EN

Tel +44 (0)1652 648800 Mobile 07906 793 655

Architects' Registration Board ref...043179F

e_mail klags1@hotmail.co.uk

1st February 2010



Dear Sirs

Planning Application PA/2009/1500

Caravan site Redbourne Mere

Kirton in Lindsey

I welcome controlled growth of Kirton and protection of local merchants... however in respect of this application... I make the following points to justify my objections

- there is pitiful little detail of this proposal submitted on the Nlincs planning website
- The site is outside the KL development Boundary as per the Local plan..
- there is no access and design statement attached,
- the site is on an old rubbish tip
- the env health only want ground gas analysis.. what about ground toxins like arsenides and cyanurates

- there is no detail of the landscaping except saying it is screening, suggesting that the development is a contentious eyesore contravenes RD2c... sensitive approach to a settlement
- It has not been proven that there is a need for affordable housing and whether this is the appropriate solution RD2iii
- There is no statement of current use... Field?
- the layout is purely getting the maximum number of units on site in straight lines and has no real internal community adhesion. In my opinion It looks like the worst of tacky seaside campsites.
- there is a sales area attracting more vans and the trappings and adverts and flags
- on site cars will squeeze between vans
- there is no idea of style of vans ... are they second hand ?
- the application form is quite bland in content ... the applicant's address is incomplete or do councillors have dispensation
- This site had to have a retrospective application in 2003 for its previous use which proved unsustainable
- the water disposal facilities are already overloaded and the app form suggests going into a watercourse even though it contradicts an earlier statement that none exists... I would ask N Lincs Council for their calculations.. it is political pressure driving unsustainable expansion of an already unprepared settlement
- there has been no meaningful consultation in town
- What about wildlife study,...
- a previous caravan site in town was overwhelmingly rejected even though this was hinterland development
- What is the applicants impact study saying about the impact on the community and infrastructure
- There is ambiguity in the application.. holiday or residential
- Albeit a lovely town I would suggest that Kirton is not a holiday destination of this magnitude
- Will the site receive maintenance in the coming decades or will it degenerate into a shanty town... better thoughtful design now would give longer sustainability. I suggest it will prove another unsustainable whim And then what?
- A caravan sales on station road failed by low take up.
- PROFIT before people? Is there a premium cash levy for local facilities?
- I find the location totally obtrusive and imposing on the East approach to the town, not to mention the increase in traffic
- The planning authority have a piecemeal approach to planning of our beautiful village with little respect for our vernacular architecture, the village type texture even urban design... All the contributions will result in a lukewarm development with no Architectural unity...they frustratingly go against their own planning policies and Kirton "planning for real"
- Im afraid the proposal will be detrimental... The NorthLincs Dev Plan is so unwieldy all solutions and arguments can be justified...
- A sports field would be more appropriate and would benefit the community

I therefore object to this application and trust you will consider this in your deliberations and that electronic mail is a valid submission

Yours Faithfully
David Tattersall

Addressed to...

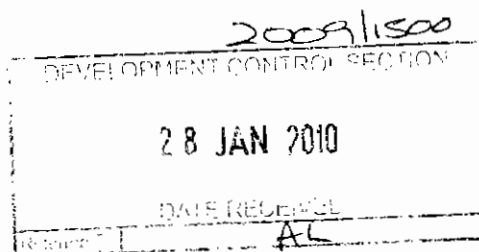
From: admin@planning.northlincs.gov.uk

To: planning@northlincs.gov.uk, [REDACTED]

Date: 28 January, 2010 04:11PM

Subject: Comment for Planning Application

Enquiry No./Application Id 523986
ApplicationNumber
Name Mr Jones
Address Kirton In Lindsey Resident!
Telephone Not Given
Email [REDACTED]
Do you? Object to Proposal
Comments If this was being set up for 'Holiday' homes, I'd not have any objection, however why anyone would want to holiday in Kirton which is a small town with nothing to do, is beyond me. But the likelihood is that it would be used as a site for 'Travellers' which I'm sorry to be stereotypical, but in my experience these kind of sites bring nothing but bother to a small town like Kirton, and besides that we have enough bother in the Town by some of its current residents, we don't need more.





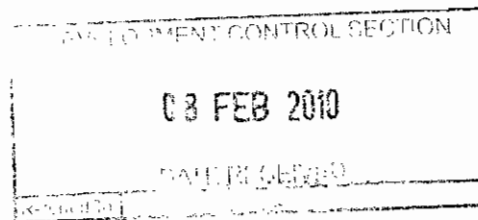
ANTHONY NORTHCOTE PLANNING

Planning Services
North Lincolnshire Council

FAO: Andrew Law
By Email: andrew.law@northlincs.gov.uk

2nd February 2010

Your Ref: PA/2009/1500
Our Ref: ABN/sam/11.02



Dear Sir

**PLANNING APPLICATION – PA/2009/1500
PLANNING PERMISSION FOR CHANGE OF USE OF LAND FOR THE SITING OF 59 LEISURE
LODGES AND ASSOCIATED WORKS – FIELD NORTH OF REDBOURNE MERE, KIRTON-IN-
LINDSEY**

I am writing on behalf of my clients Mr and Mrs J L Gladwin of Grange Farm, Kirton in Lindsey, who wish to **OBJECT** to the above proposed development. Mr and Mrs Gladwin farm the adjacent land.

The site lies on the eastern side of Kirton in Lindsey, to the north of the road known as Redbourne Mere (B1206). To the west of the application site lies the Huntcliff Comprehensive School; Waste Disposal Site; Playing Field; Cricket Ground; and Industrial Estate. To the north lies Grange Farm (my clients property); and Grange Lodge, to the east lies agricultural farmland and then the busy A15. The site measures some 1.9Ha.

Planning Policy

The site lies in the open countryside in planning terms as it is located beyond the Development Limit for Kirton in Lindsey which was saved as part of Policy ST3 of the 2003 Local Plan. The site is a Greenfield site slightly detached from the settlement edge by an intermediate agricultural field.

Policy ST2 of the Local Plan defines Kirton in Lindsey as a Medium Growth Settlement, there are two categories of settlement above this and the site itself sits in the open countryside and not within the defined settlement, therefore in sequential terms the site must be considered at the bottom of the settlement hierarchy.

South View, 16 Hounsfeld Way, Sutton on Trent, Newark, Nottinghamshire, NG23 6PX

Tel: 01636 822528; Mobile 07521 731789; Email: planning@fsmall.net

Anthony Northcote, Dip TP, Dip URP, MA, MIPSM, ACMI, MRTPI – **Managing Director**

Anthony Northcote Planning Ltd, Company Registered in England & Wales (6979909)

Office Also At: Unit 1, 26 Cleveland Road, South Woodford, London, E18 2AN

Website: www.northcote-planning.co.uk

Policy ST3 of the Local Plan indicates the following "Development outside development boundaries will be considered as development in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside."

This proposal is not essential for the purposes of agriculture, forestry or has an essential or functional need to be located within the countryside; it is therefore contrary to Policy ST3 and should be refused.

.../cont

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The long standing guiding principle of National Planning Policy set out in PPS7 is that the countryside should be protected for its own sake and development away from existing settlements should be strictly controlled. The North Lincolnshire Local Plan articulates this through Policy RD2, which is as follows:

RD2 - Development in the Open Countryside

"Development in the open countryside will be strictly controlled. Planning permission will only be granted for development which is:

- i) essential to the efficient operation of agriculture or forestry;*
- ii) employment related development appropriate to the open countryside;*
- iii) affordable housing to meet a proven local need;*
- iv) essential for the provision of outdoor sport, countryside recreation, or local community facilities;*
- v) for the re-use and adaptation of existing rural buildings;*
- vi) for diversification of an established agricultural business;*
- vii) for the replacement, alteration or extension of an existing dwelling;*
- viii) essential for the provision of an appropriate level of roadside services or the provision of utility services.*

Provided that:

- a) the open countryside is the only appropriate location and development cannot reasonably be accommodated within defined development boundaries;*
- b) the proposed development accords with the specific requirements set out in the relevant policies of this chapter and elsewhere in this Local Plan;*
- c) the development would not be detrimental to the character or appearance of the open countryside or a nearby settlement in terms of siting, scale, massing, design and use of materials; and*
- d) the development would not be detrimental to residential amenity or highway safety; and*
- e) account is taken of whether the site is capable of being served by public transport; and*
- f) the development is sited to make the best use of existing and new landscaping."*

The above Policy does not set out any positive support for a tourism or holiday accommodation proposal, criterion iv only talks about sport, recreation and community facilities, it explicitly does not include holiday accommodation either in the form of holiday lodges, static caravans or touring caravans. The development proposal does not fall within any of the other categories of development and as such the development would also be contrary to Policy RD2.

Even if it were to be considered that the provision of holiday accommodation fell within the broad spirit of criterion iv of Policy RD2, the application makes no justification as to why the open countryside is the appropriate location, and there

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has been no assessment of alternative site options within defined settlement boundaries.

The proposed siting is also considered to be detrimental to the character and appearance of the open countryside; and the approach and setting of Kirton in Lindsey from its main eastern approach from the A15.

.../cont

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The landscape setting of Kirton in Lindsey will be adversely affected by the introduction of a stark and alien form of development in the form of some 59 leisure lodges arranged in a uniform, bland, uninteresting layout which incorporates very little landscaping within the site. The area contains no existing landscape features which can help to mitigate the introduction of additional development, and the generally flat landform means that the introduction of any substantial landscape boundary features suitable to help screen this development would then itself become an adverse landscape feature which would be detrimental to the setting of Kirton in Lindsey. The proposal is therefore considered contrary to the second part of Policy RD2.

The site fronts onto a busy 'B' class road, which joins the settlement to the busy A15, a road with a poor accident record. The road already sees a number of highway use conflicts as a result of its role as a through route, traffic associated with the Huntcliff Comprehensive School and the Industrial Estate. The introduction of the proposed development will result in a substantial number of additional traffic movements, including through the introduction of a caravan sales activity according to the site layout plan, which will result in a number of traffic movements which is likely to be detrimental to highway safety contrary to Policy RD2.

It is somewhat unclear what form of holiday accommodation the applicant proposes to use, no details are included within the planning application. The description of development refers to holiday lodges; however the site layout plan refers to holiday caravans of upto 40ft x 13ft. Whilst holiday lodges fall within the statutory definition of a caravan, there is a significant visual difference between the plethora of holiday lodge designs and the design of static caravans.

Policy R11 deals with the change of use of existing transit and touring caravan and camping facilities to static holiday caravans or chalets. This is not the case here, Policy R12 sets out the context for new sites as follows:

R12 - New Caravan and Camping Facilities

"New caravan and camping facilities (both touring and static) will be granted planning permission provided:

- i) the development is closely associated with existing or proposed recreational and tourist attractions and is of an appropriate scale having regard to the size and type of attraction with which it is associated; and*
- ii) the site can be suitably screened by existing land forms and/or the provision of a scheme of landscaping; and*
- iii) the provision of any built development is restricted to those essential facilities which are required to service the site.*

In granting planning permission conditions will be imposed, where necessary, restricting the use of the site to holiday lettings."

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The proposed development fails to comply with the provisions of this policy, it is not closely associated with any existing or proposed recreational or tourist attraction. It therefore fails to meet the starting point for consideration against this policy. No details are also given as to whether the proposed holiday lodges or caravans are to be restricted for holiday lettings only or whether the applicant is effectively seeking permanent unrestricted residential occupation. .../cont

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As discussed earlier the site will also not be suitably screened by any existing landform, nor any existing landscaping and the introduction of the proposed new landscaping will be insufficient to adequately mitigate the impact of the development. The proposed development will therefore be harmful in the landscape setting of the settlement edge and the countryside in general, such that the proposed development fails to comply with the provisions of Policy R12 in addition.

The important of the protection of landscape is set out in Policy LC7 which states: *"Where development is permitted within rural settlements or within the open countryside, special attention will be given to the protection of the scenic quality and distinctive local character of the landscape. Development which does not respect the character of the local landscape will not be permitted."* The proposal will fail to respect this general stance towards landscape protection, not only from the development but additional impacts such as lighting which will detrimentally affect the rural countryside character.

It is therefore considered that the proposal is contrary to the Saved Policies ST3, RD2, R12 and LC7 of the adopted 2003 North Lincolnshire Local Plan, and in accordance with s38(6) of the Planning and Compulsory Purchase Act 2004 the development should be refused as being contrary to the provisions of the Development Plan.

Other Material Planning Considerations

The application is lacking in detail which raises a number of planning issues of concern to local residents. Local residents are already concerned about the conflict of traffic which results from the school, people visiting the civic amenity site, employees and visitors to the industrial estate, which people are concerned is already being exacerbated by an existing new development which is currently under construction in the locality.

The site is also likely to raise a number of residential amenity issues, not only from noise generated by comings and goings from residents but also from visitors who will visit the site to look at the caravans that are indicated as being for sale. When the site has been utilised in the past for infrequent caravan rallies it has given rise to noise disturbance, and has led to my client's land suffering from litter arising from poor waste management measures, and this application does nothing to suggest that suitable safeguards will be imposed or secured.

No details are set out for the treatment of foul sewerage; therefore this application fails to comply with the requirements of Circular 3/99 on Sewerage. Indeed the Circular indicates that applications that do not contain the necessary information should not be validated until such information is available.

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The planning application form indicates that it is proposed to dispose of surface water to an existing watercourse, but no details of such are shown on any plan, neither are any details of the amount of potential surface water run-off provided to allow any consideration of what effect the proposal may have on potential surface water flooding. The proposal seeks to introduce a substantial amount of new hard-surfacing together with 59 new roofs, which will accentuate the speed and volume of surface water run-off from this site. .../cont

.../Page 5 (PA/2009/1500)

The application is lacking in the basic details required to determine the application, and in the absence of such details the application should be refused on this basis.

Other Matters

There are not considered to be any suitable material planning considerations which indicate that a decision should be made not in accordance with the Development Plan.

The Yorkshire and the Humber Regional Spatial Strategy 2008, contains a policy E6 on Sustainable Tourism, this sets out a broadly supportive approach towards tourist related facilities of an appropriate scale in appropriate locations. This part of the Development Plan does not set out and guidance on the provision of holiday accommodation such as holiday lodges or caravans, therefore the policies of the Local Plan are considered to provide the most pertinent and relevant policy guidance.

The emerging North Lincolnshire Local Development Framework is still in its preparation stages and to date the Core Strategy has not reached independent examination, and as such it can be afforded no weight in decision making at this time.

The application is lacking in detail and as such it has been very difficult for consultees to put forward detailed consultation responses. The application contains no details of the design of the lodges/caravans, indication of traffic movements are not given, nor are any details of the proposed landscaping set out. In addition the site layout indicates the proposed siting of 5 caravans for sale in addition to the 59 lodges to be sited for holiday accommodation which is not included within the description of development. This has resulted in a planning application which is lacking in clarity and raises grave uncertainty about what the proposal will encompass in total.

Procedural Issues

The site measures 19,024 square metres according to the application form, which is 1.9Ha, the site size threshold for caravan sites in Part 12(e) of Schedule 2 of The Environmental Impact Assessment Regulations 1999 is only 1Ha. Therefore

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consideration needs to be given to whether an Environmental Impact Assessment is required, it is not clear from the consultation, nor the information contained within the application material on the website whether a Screening Opinion has been undertaken for this proposal.

In our view the development should have been given a positive Screening Opinion under Schedule 2 and an Environmental Impact Assessment should have been required to properly assess the effects of the development on the landscape and countryside; settlement form; residential amenity; biodiversity and ecology; site safety including ground stability and landfill gas; and effects on the highway network.

We also consider that the development constitutes a proposal which is a departure to the Development Plan and the application should have been advertised as such.

.../cont

.../Page 6 (PA/2009/1500)

It is assumed that the planning application will need to be determined by the Planning Committee, given that the applicant is an Elected Member of the Council, which makes it exempt from the scheme of delegation. We wish to be notified of when the application is to be considered at Committee in order that my clients can decide whether to take advantage of the public speaking opportunity at Committee.

Should you require any further information please do not hesitate to contact me. We urge you to **REFUSE** the planning application for the reasoning we set out above.

Yours faithfully

Anthony Northcote
Managing Director
Anthony Northcote Planning Ltd

Client

Mr and Mrs J L Gladwin, Grange Farm, Kirton Lindsey, Gainsborough, Lincolnshire,
DN21 4NJ
(JL & PM Gladwin Farmers)

South View, 16 Hounsfield Way, Sutton on Trent, Newark, Nottinghamshire, NG23 6PX

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Website: www.northcote-planning.co.uk

From: Andrew Law/PL/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

Date: 08 February, 2010 12:20PM
Subject: Fw: Planning application objection - PA/2009/1500

-----Forwarded by Andrew Law/PL/NorthLincs on 08/02/2010 12:17PM -----

To: <andrew.law@northlincs.gov.uk>
From: Becky Goodey [REDACTED]
Date: 05/02/2010 03:23PM
Subject: Planning application objection - PA/2009/1500

Dear Mr Law,

I am writing to you in reference of planning application PA/2009/1500, in Kirton Lindsey, and would like to say that I strongly object to it and given it's size believe this should be considered as a large planning application.

Having read the plans it seems quite clear that there is no real plan for this site, it says that they

will be holiday homes. Nothing written in the application states that they would only be inhabited for 48 weeks of the year as is the norm I think for holiday homes so this fact makes me feel they will indeed be residential.

Secondly the site is outside the boundaries of the local development framework and if my information is correct the land should be used for at least another 10 years for agricultural purposes.

Thirdly there has been no provision for road improvements (although its ironic the road is soon to be resurfaced!) or access for the site, the road is already dangerous at busy school times and the extra traffic will only lead to increased problems.

Fourthly the town already suffers with poor drainage and flooding problems, what provisions are being made for the extra

drainage and waste on the site ?? This is worrying in itself given the environment agencies report. This is old

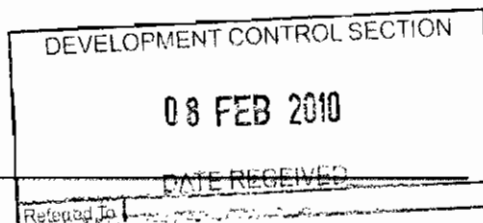
land fill surely any work carried out on this land would be harmful ?

These are my main objections, however I would like to add that the way the applicant a councillor has submitted this is extremely under handed, I sincerely hope that this application is rejected.

The town has had so much new housing built recently with NO money being put into the local community by any of the building firms to help with local amenities and I do blame the council and planning for not ensuring that the needs of the town are met, so I am asking that you do not allow anymore un-needed housing.

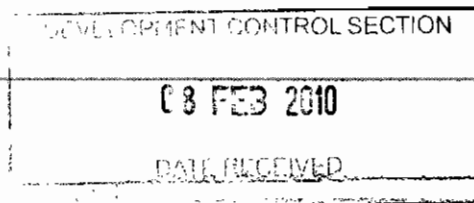
Many Thanks

Rebecca Feathersone - Richdale Avenue



Do you want a Hotmail account? [Sign-up now - Free](#)

From: Andrew Law/PL/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs
Date: 08 February, 2010 12:08PM
Subject: Fw: PA/2009/1500



-----Forwarded by Andrew Law/PL/NorthLincs on 08/02/2010 12:06PM -----

To: andrew.law@northlincs.gov.uk
 From: A DAY [REDACTED]
 Date: 04/02/2010 05:01PM
 Subject: PA/2009/1500

I have tried a few times to submit my objection on the North Lincs Planning website but it is continually crashing. Please acknowledge the receipt of this objection and confirm that it is added to the file. If you need my address it is 16 Millers Close, Kirton Lindsey.

Thank you

Alison

I would like to object to this proposal and my reasons are as follows:-

The application has very little detail in it, perhaps on purpose and as such it is very hard to determine the applicants true intentions.

I am concerned about the quality of the accomodation that may end up on the site. There are references to a variety of types of accomodation in the application.

There is no information to indicate whether there will be a limit on residency on the site - will people be able to live there in a permanent capacity or will they be limited to 48 weeks per year?

I am concerned about the management of effluent from the site and the impact the site will have on the surrounding farmland/environment.

I am concerned about the design/image of the site, on plan it looks rather bland - what is there to attract people to the site?

I am concerned about the upkeep of the site once caravans are insitu.

I am concerned about access to the site from what is already a rather congested area and I am not sure about how this application lies in terms of the Local Development Framework.

I feel it says something about an application of this nature when there are local shops helping to run a petition against it being passed. You would have thought that in todays financial climate they would welcome more custom.

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

Please think before you print- North Lincolnshire Council greening the workplace.

Jo & George Smith
Grange Farm
Kirton Lindsey
Gainsborough
Lincs
DN21 4NJ

Planning Services
North Lincolnshire Council
Scunthorpe
Lincs

REF: PA/2009/1500

2 February 2010

Dear Sir

PLANNING APPLICATION – PA/2009/1500
**PLANNING PERMISSION FOR CHANGE OF USE OF LAND FOR THE SITING OF
59 LEISURE LODGES AND ASSOCIATED WORKS – FIELD NORTH OF
REDBOURNE MERE, KIRTON IN LINDSEY**

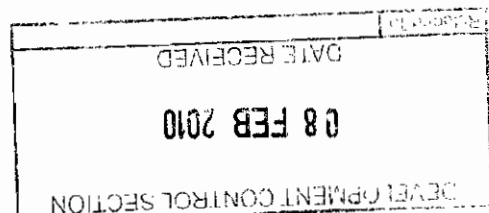
As residents of the above address which is nearby to this site, we wish to formally register our **STRONG OBJECTION** to the proposed plan to site 59 Leisure Lodges in Kirton Lindsey.

This proposal is not aesthetically pleasing. It will create danger to pupils at the school opposite due to an increase in traffic and an increase in crime figures.

I am also very concerned that this plan was not advertised, we were not informed in writing and that we discovered it by default. This seems to be very underhand way of getting planning permission.

Yours faithfully

RG & JS Smith



Anna Gladwin
Grange Farm
Kirton Lindsey
Gainsborough
Lincs
DN21 4NJ

Planning Services
North Lincolnshire Council
Scunthorpe
Lincs

REF: PA/2009/1500

2 February 2010

Dear Sir

PLANNING APPLICATION – PA/2009/1500

**PLANNING PERMISSION FOR CHANGE OF USE OF LAND FOR THE SITING OF
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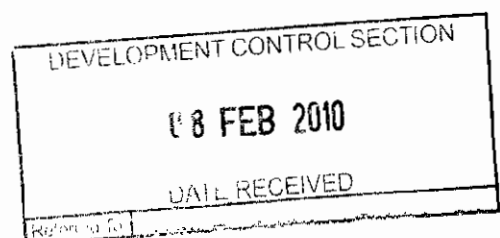
I wish to STRONGLY OBJECT to the above proposed development. My reasons are as follows:-

1. The introduction of 59 Leisure homes will adversely affect the landscape setting of the existing open countryside.
2. It will create problems of fly tipping and excess rubbish being dumped over the hedges or left lying on the ground which will affect the environment, harm livestock and an increase in rats.
3. Traffic congestion will be worse with the additional traffic from the leisure homes. The B road is already suffering due to school traffic, new housing estate and the industrial estate.
4. Increase in crime rate e.g burglary, drug trafficking within Kirton Lindsey due to the social class therefore residents of Kirton Lindsey will feel vulnerable and at risk of harm.
5. Increase in sewage and drainage problems due to high number of leisure homes.
6. Encourage squatters into empty Leisure Homes during the winter months.

Being a local resident I am very disappointed that I was not informed by writing about this proposal and that I found out by word of mouth. I feel this is an appalling way of getting planning permission.

Yours faithfully

A K GLADWIN



From: admin@planning.northlincs.gov.uk
To: planning@northlincs.gov.uk, pc2219@hotmail.co.uk

Date: 06 February, 2010 09:18AM

Subject: Comment for Planning Application PA/2009/1500

Enquiry No./Application Id 526425
ApplicationNumber PA/2009/1500
Name Lee Curtis
Address 24 Windmill WaySpa HillKirton In LindseyDN21 4FE
Telephone 07985156463
Email [REDACTED]
Do you? Object to Proposal
Comments I strongly object to this proposal. This will create more traffic in the Kirton area on one of the main roads into the area whilst passing a secondary school. The location is not suitable at all for this reason. Secondly this will be the first thing people see as they enter the built up area, and peoples negative views on caravan sites no matter how screened and nice will give a negative view on the area. Thirdly the primary and secondary schools in the area already struggle with numbers due to the fluctuation in the raf/army bases....naturally with the nature of these caravans it will create a bigger turnover of people and children wanting to attend the schools. Finally, one of the nicest things about Kirton is the size and honesty of the area. Over development will ruin this area....however being a councillor im sure this will be approved despite much unhappiness from the residents. Maybe a local consultation with residents will show the feeling they have towards this.



From: admin@planning.northlincs.gov.uk
To: planning@northlincs.gov.uk, akk@vodafoneemail.co.uk

Date: 05 February, 2010 05:07PM
Subject: Comment for Planning Application PA/2009/1500

DEVELOPMENT CONTROL SECTION

08 FEB 2010

DATE RECEIVED

Enquiry No./Application Id 526339
 ApplicationNumber PA/2009/1500
 Name Mr A. Kirk
 Address Millers Close Kirton in Lindsey North Lincolnshire DN21 4FG
 Telephone
 Email
 Do you? Object to Proposal

Comments

I feel I must strongly object to this planning application. This proposed development is not necessary in an area such as Kirton in Lindsey, as there is no demand for holiday homes. It will also look out of character and destroy the appearance of the town. Call them what you like, but a holiday lodge is basically a caravan. Fifty-nine caravans will look ridiculous and have a serious impact on the environment visually. Another issue is the fact that the applicant wants to develop and build on perfectly good agricultural land. Yet more of our green fields and countryside is being encroached on and destroyed. Kirton needs these surrounding fields and countryside preserving. As you will probably be aware, this proposed development is outside of the Kirton development boundary. Having spoken to many Kirton residents, I have not met anybody who thinks this is good for the town. Everyone has concerns and worries about the development. It is the views of local residents that should be taken into account. We do not need an eyesore like this on our doorstep. On the application it states the applicant has spoken to local residents and businesses about the development. Who are the people he has consulted? There are many businesses I know of who have not been consulted. One serious consideration should be the site drainage. The applicant on his application does not know how to deal with the drainage. As you are aware, Kirton in Lindsey has serious issues with poor drainage and as a consequence, flooding occurs. A development of this kind will require surface drainage and sewage disposal. This could seriously overload the drainage and sewage systems of the town and cause further problems and misery for local

residents..I imagine you will receive many similar objections from other residents living in the town and I trust you will refuse this application on the basis that they most definitely contravene your planning regulations.

[REDACTED]

.

6 North Cliff Road
Kirton-in-Lindsey
Gainsborough
Lincs.
DN21 4NH

4 February 2010

North Lincolnshire Council
Planning Department
Pittwood House
Scunthorpe
DN16 1AB

Dear Sir,

Re. Change of use of land for siting of 59 Leisure Lodges
and associated works

With regard to the proposed caravan development on the B1206 east of the council tip, there are concerns that it may directly affect our local amenities.

Huntcliff School playing field is almost opposite to the site and additional traffic would create a further safety hazard as the young people move about especially at school start and leaving times.

The road towards the A15 away from the town after the tip is not particularly well maintained and further traffic could exacerbate the problem.

The suggestion for a screening of the site is a placebo of dubious value in that foliage could take a generation to become sufficiently dense. The environmental impact would be detrimental to the view of the Wolds.

The gain to the local community is itself doubtful in that such travellers usually arrive with cardboard boxes of necessities bought from their local supermarket.

In spite of the plans being available on the N. Lincs. website, the planning application only became known generally at the end of last week.

Such a development would appear to be detrimental to the locality in this agricultural situation and should be opposed.

Yours faithfully,



M C Rands.

