

## Application number: PA/2015/1213

(please quote in all correspondence)

**Case officer:** Joanna Heweth Tel: 01724 296006

**Email:** [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

29 September 2015

Mr D Ettridge  
Ettridge Architecture Ltd  
86D Hull Road  
HESSLE  
HU13 9LU

Dear Sir/Madam

### TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

**Proposal:** Planning permission for a single-storey extension to rear of the property with glass walkway  
(Re-submission PA/2014/0451)

**Site location:** Eagle House Care Home, 46 Fleetgate, Barton upon Humber

**Applicant:** Mr N Thakerar, Care Plus Homes

Your application was received as valid on 23/09/2015. A decision should be reached by 18/11/2015. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, please write to me within 21 days of the date of this letter. If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 18/11/2015, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

Yours faithfully

**Phil Wallis**  
**Head of Development Management**

# NORTH LINCOLNSHIRE COUNCIL

## NOTICE OF RECEIPT OF A PLANNING APPLICATION AFFECTING THE SETTING OF LISTED BUILDINGS SITUATED WITHIN A CONSERVATION AREA

### PLANNING APPLICATION NO. PA/2015/1213

The Council has received the following proposal:

**Planning permission for a single-storey extension to rear of the property with glass walkway (Re-submission PA/2014/0451)**

**Location: Eagle House Care Home, 46 Fleetgate, Barton upon Humber**

**Listed buildings affected: 48-66 Fleetgate, Barton upon Humber**

The application and submitted plans may be seen in the Development Management office at the Civic Centre, Ashby Road, Scunthorpe, between 9am and 5pm Monday to Thursday (inclusive) and 9am and 4.30pm on Friday. It can also be viewed on line at [www.northlincs.gov.uk](http://www.northlincs.gov.uk).

If you wish to express any views about the proposal you should do so by writing to the Development Management team at North Lincolnshire Council, Civic Centre, Ashby Road, Scunthorpe, DN16 1AB, quoting the application reference number stated above.

**Householder Development\*\*** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site [www.northlincs.gov.uk](http://www.northlincs.gov.uk). We will consider all relevant comments although we cannot enter into detailed correspondence. Once a decision has been reached, a copy of the decision notice will be viewable online.

Written representations received by the council on or before will be considered before the application is determined.

\*\* Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

**Phil Wallis**  
**Head of Development Management**



**From:** Clare Allcock/NorthLincs  
**To:** Planning/PL/NorthLincs@NorthLincs

---

**Date:** Friday, 23 October, 2015 12:31PM  
**Subject:** Fw: RE: WD-2014-1213 Poplars Farm, Crowle

---

*Clare Allcock, Planning & Building Control Admin Team Leader  
Planning & Regeneration  
Places Directorate, Civic Centre  
North Lincolnshire Council*

*Email: [clare.allcock@northlincs.gov.uk](mailto:clare.allcock@northlincs.gov.uk) or [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)  
Direct dial: 01724 297487 or alternatively planning enquiries on 01724 297420*

-----Forwarded by Clare Allcock/NorthLincs on 10/23/2015 12:30PM -----

To: Ann Scott <Ann.Scott@northlincs.gov.uk>  
From: John Morrison <johnmorrison@jhwalter.co.uk>  
Date: 10/21/2015 10:05AM  
Cc: David Wordsworth <David.Wordsworth@northlincs.gov.uk>, Clare Allcock <Clare.Allcock@northlincs.gov.uk>  
Subject: RE: WD-2014-1213 Poplars Farm, Crowle

Thanks for this Ann, I appreciate the email.

Please take this as agreement of the extension of time you advise and trust that we will be in receipt of a decision by the end of next week.

Many thanks

**From:** Ann Scott [mailto:Ann.Scott@northlincs.gov.uk]  
**Sent:** 21 October 2015 09:31  
**To:** John Morrison  
**Cc:** David Wordsworth; Clare Allcock  
**Subject:** Re: WD-2014-1213 Poplars Farm, Crowle

Dear John,

Further to your email. I would advise you that I have the application on a list to write up. I am presently dealing with committee items and anticipate that I will be able to write the application up for a decision by the end of this month. I would therefore request one further extension of time until the 31st October.

I apologise for the delay but would advise that I do appreciate your concerns and have prioritised this application once I have done my committee items.

If you could confirm by return of email it would be much appreciated. Thanking you for your attention in this matter.

Yours sincerely

Ann Scott

Senior Planning Officer

Development Management

Civic Centre

Ashby Road

Scunthorpe

DN16 1AB

Tel 01724 297488

-----John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)> wrote: -----

To: "Ann Scott ([Ann.Scott@northlincs.gov.uk](mailto:Ann.Scott@northlincs.gov.uk))" <[Ann.Scott@northlincs.gov.uk](mailto:Ann.Scott@northlincs.gov.uk)>, "[david.wordsworth@northlincs.gov.uk](mailto:david.wordsworth@northlincs.gov.uk)" <[david.wordsworth@northlincs.gov.uk](mailto:david.wordsworth@northlincs.gov.uk)>  
From: John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)>  
Date: 10/13/2015 11:43AM  
Subject: WD-2014-1213 Poplars Farm, Crowle

Good morning both, I refer to the above and my previous emails. I have attached them as far as they are relevant to the current situation.

Offer of JHW services aside, I appreciate the workload issues and also what Ann has advised me of in terms of her own situation. I am however being pushed by our client for a resolution to the application since it has been in for so long.

If you could advise as to a timescale this would be helpful.

Many thanks

**John P P Morrison** BA (Hons) MSc MRTPI  
Senior Planning Consultant



T: 01522 504352 | M: 07919 694235  
F: 01522 512720 | E: [johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)  
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----- Message from John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)> on Thu, 1 Oct 2015 09:21:27 +0000 ---  
--

**To:** "[david.wordsworth@northlincs.gov.uk](mailto:david.wordsworth@northlincs.gov.uk)"  
<[david.wordsworth@northlincs.gov.uk](mailto:david.wordsworth@northlincs.gov.uk)>

**Subject:** FW: WD-2014-1213 Poplars Farm, Crowle

Good morning David, I trust you do not object to me contacting you via email.

I have been liaising with Ann Scott with regards the above application for which she is the case officer. I was sorry to hear of the reasons for her recent absence and appreciate therefore that there has been reason for a backlog developing. I need to say in fairness that Ann has done what she can to progress matters, initial delays being largely down to consultees not responding to requests for a view. I do not therefore apportion any direct blame for the time it has taken for the application to be determined.

The application has been in for nearly a year however and we have addressed all issues that we needed to. The decision is due to be a delegated one as far as I understand and since we appear to have got to the point Ann has, without prejudice I appreciate, suggested that she would be recommending approval.

Ann has advised me that due to an imminent hospital visit and some time on leave she may not be able to conclude matters until sometime at the end of this month and I therefore wondered if there was any possibility of the application being re allocated and the decision issued. I appreciate the complexities of Ann having to explain all of the issues that have arose and how they have been addressed but this may mean that we could expect a decision sooner. To my mind we had everything concluded back in June but have not been in receipt of a decision yet.

I trust that you may be able to assist in this?

On another note, and this is something we may be able to assist with as a practice, I would like to offer our consultancy services and would be pleased to discuss how we might be able to assist in the delivery of the Council's Development Management function.

JHWalter LLP is a Chartered Town Planning consultancy with private and public sector experience spanning more than 30 years. The varied and local nature of the consultancy's work affords the team with extensive Lincolnshire and Nottinghamshire experience across rural and urban issues.

The team includes two extensively experienced ex Local Planning Authority and principal/management level case officers, one of which being myself. Both are corporate members of the Royal Town Planning Institute. Each has experience spanning across Lincolnshire and Nottinghamshire representing public bodies and private clients in the submission and processing (determination) of planning applications, planning appeals (written representations, hearings and public enquiries), representations on allocations and general advice pertaining to all aspects of planning legislation and case law.

The planning team at JHWalter are able to offer a consultancy service to assist the Council in the delivery of their development management function on either a short term contract basis or agreement to handle and recommend on a fixed number or type of planning application.

I hope to hear back from you and trust that we may be able to offer assistance.

Look forward to speaking with you.

**John P P Morrison** BA (Hons) MSc MRTPI  
Senior Planning Consultant

T: 01522 504352 | M: 07919 694235  
F: 01522 512720 | E: [johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)  
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----- Message from John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)> on Thu, 1 Oct 2015 08:51:26 +0000 -----

**To:** Ann Scott <[Ann.Scott@northlincs.gov.uk](mailto:Ann.Scott@northlincs.gov.uk)>

**Subject:** RE: WD/2014/1213 Poplars Farm, Crowle

Thanks for coming back to me Ann and please accept my condolences, I am sorry to hear of your loss.

I am grateful that you are able to pick this up but in light of the circumstances is there any spare capacity to re allocate any of your case work. I feel slightly bad making this request after hearing of your plight and again my apologies but if there is a way that it could be passed to another officer to process as we have had the application in for approaching a year.

I'd be happy to speak to management if that would help?

**From:** Ann Scott [<mailto:Ann.Scott@northlincs.gov.uk>]  
**Sent:** 30 September 2015 15:23  
**To:** John Morrison  
**Subject:** Re: WD/2014/1213 Poplars Farm, Crowle

Good Afternoon John,

I apologise for the delay. I was off for a period of time, in August due to illness and a death in my family. This might have been why I did not respond. I will be off again for a short period as I will be going into hospital next week. I anticipate a couple of weeks and will hopefully return on the 19th October. I will however be on leave the end of October. If I am able to on return that week I will issue the decision. I am yet to write a report. I will issue the decision as soon as I am able to upon my return. I have a high volume of applications and can only deal with so much at a time. Once again I apologise but this has been unavoidable.

Ann Scott  
Senior Planning Officer  
Development Management  
Civic Centre  
Ashby Road  
Scunthorpe  
DN16 1AB  
Tel 01724 297488

-----John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)> wrote: -----

To: "Ann Scott ([Ann.Scott@northlincs.gov.uk](mailto:Ann.Scott@northlincs.gov.uk))" <[Ann.Scott@northlincs.gov.uk](mailto:Ann.Scott@northlincs.gov.uk)>  
From: John Morrison <[johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)>  
Date: 09/30/2015 02:16PM  
Subject: WD/2014/1213 Poplars Farm, Crowle

Afternoon Ann, I refer to the above.

I am yet to hear back from you with regards a decision on the application which has now been in with NLC for approaching a year. I have previously agreed an extension of time more than once and last heard from you in June.

I chased in August but have not heard anything.

If you could provide an update I'd be most grateful.

Many thanks

**John P P Morrison** BA (Hons) MSc MRTPI  
Senior Planning Consultant

T: 01522 504352 | M: 07919 694235  
F: 01522 512720 | E: [johnmorrison@jhwalter.co.uk](mailto:johnmorrison@jhwalter.co.uk)  
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**John P P Morrison** BA (Hons) MSc MRTPI  
Senior Planning Consultant



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# Fw: Fw: Eagle House - PA/2015/1213

**James Roberts**

Thu 17/08/2017 14:00

To: Andrea Beacock <Andrea.Beacock@northlincs.gov.uk>;

Another withdrawal.

Kind regards,

James Roberts  
Senior Planning Officer  
North Lincolnshire Council

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

---

From: david ettridge [REDACTED]  
Sent: 17 August 2017 13:56  
To: James Roberts  
Subject: Re: Fw: Eagle House - PA/2015/1213

Hi James,

I confirm that we will withdraw the application.

Best wishes and good luck wherever you are going,

Dave Ettridge

> Hi David,  
>  
>  
>  
> Please see below - this is the last correspondence on file for this one so  
> I am not sure if Colin's comments made it to you?  
>  
>  
>  
> I am unable to support the application as things stand. I am leaving the  
> Council next week so I need to issue a decision, which will be for  
> refusal.  
>  
>  
>  
> In the circumstances I would suggest that you withdraw the application and  
> contact our current Tree Officer (Andrea Brocklebank) to discuss before  
> you resubmit.  
>  
>  
>  
> Please can you advise?

>  
>  
>  
> Kind regards,  
>  
>  
>  
> James Roberts  
>  
> Senior Planning Officer  
>  
> North Lincolnshire Council  
>  
>  
>  
> Please let us know what you think about the customer service you received  
> during your enquiry by completing our customer satisfaction survey on our  
> Consultations Page on the council web site: <http://ow.ly/4mNWDJ>  
>  
>  
>  
> \_\_\_\_\_  
> From: Colin Horton  
> Sent: 18 May 2017 10:40  
> To: James Roberts  
> Cc: Andrea Brocklebank  
> Subject: Re: Eagle House - PA/2015/1213  
>  
>  
> Hi James,  
>  
>  
>  
> As I wrote in my email of 09 Nov 16, as far as I can tell the report  
> you've sent through is no different to that sent to me on 07 Mar 16. If  
> it is the applicant needs to make clear what those differences are and how  
> they've addressed our concerns. Also the submitted report is formatted in  
> such a way that it is extremely slow to navigate and so difficult to read.  
> Perhaps the background formatting style is the culprit. That needs to be  
> addressed before I view the document again.  
>  
>  
>  
> Regards,  
>  
>  
>  
> Colin  
>  
>  
>  
> Colin Horton  
>  
> Tree Officer  
>  
> Environment Team  
>  
> North Lincolnshire Council  
>  
> 01724 297000  
>

> \_\_\_\_\_  
> \_\_\_\_\_  
> From: James Roberts  
> Sent: 14 February 2017 10:48  
> To: Colin Horton  
> Subject: Fw: Eagle House - PA/2015/1213

> Hi Colin,

> Please see below/ attached.

> Any comments gratefully received.

> Kind regards,

> James Roberts

> Senior Planning Officer

> North Lincolnshire Council

> Please let us know what you think about the customer service you received  
> during your enquiry by completing our customer satisfaction survey on our  
> Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

> \_\_\_\_\_  
> From: David Ettridge [REDACTED]  
> Sent: 14 February 2017 10:24  
> To: James Roberts  
> Subject: RE: Eagle House - PA/2015/1213

> Hi James,

> Apologies for the slow response.

> Please see revised tree report.

> Also, if we need to, we could offer to locally raise the ground during  
> construction with stone and then a ground protection grid (see  
> <http://www.gridforce.co.uk/> ). This would protect the roots and allow  
> moisture through.

> If we need to alter the building, we could opt for mini-piles at 4m  
> centres and a low ground beam, therefore not digging deep footings (max  
> 500mm deep).  
> Please let me know your thoughts.

> Kind regards,

> David Ettridge RIBA

> 07795 145 796  
> 01482 644450  
>  
> [cid:image001.jpg@01CE5218.C2A92200]<<http://www.ettridge.net/>>  
>  
>  
>  
> From: James Roberts [<mailto:James.Roberts@northlincs.gov.uk>]  
> Sent: 09 February 2017 11:23  
> To: [REDACTED]  
> Subject: Fw: Eagle House - PA/2015/1213

> Hi David,

> I don't appear to have had a response to my e-mail of 9th November.

> Please can you let me know how you wish to proceed? It may be easiest to  
> withdraw the application at this stage.

> Kind regards,

> James Roberts  
> Senior Planning Officer  
> North Lincolnshire Council

> Please let us know what you think about the customer service you received  
> during your enquiry by completing our customer satisfaction survey on our  
> Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

> \_\_\_\_\_  
> From: James Roberts  
> Sent: 09 November 2016 16:39  
> To: [REDACTED]  
> Subject: Fw: Eagle House - PA/2015/1213

> Hi David,

> Please see comments below from our Tree Officer.

> Please can you let me know how you wish to proceed?

> Kind regards,

> James Roberts  
>  
> Senior Planning Officer  
>  
> North Lincolnshire Council  
>  
>  
>  
> Please let us know what you think about the customer service you received  
> during your enquiry by completing our customer satisfaction survey on our  
> Consultations Page on the council web site: <http://ow.ly/4mNWDJ>  
>  
>  
>  
> \_\_\_\_\_  
> From: Colin Horton  
> Sent: 09 November 2016 16:32  
> To: James Roberts  
> Subject: Re: Eagle House - PA/2015/1213  
>  
>  
> James,  
>  
>  
>  
> I appreciate it's difficult stepping in, so the past emails I sent to  
> Joanna might help.  
>  
>  
>  
> 23 Jun 14 - I asked for the application PA-2014-0451 to be withdrawn or  
> refused as tree protection and landscape issues were not provided.  
>  
> 10 Nov 15 - I asked for the similar application PA-2015-1213 to be  
> withdrawn or refused as tree protection and landscape issues were not  
> provided.  
>  
> 07 Mar 16 - I replied to Joanna as follows about the tree report submitted  
> to me that day;  
>  
> \* I'm afraid the 'tree report' doesn't help, falling short in a number  
> of areas. I'd asked for an Arboricultural Impact Assessment and  
> associated plan (as per BS 5837:2012 Trees in relation to Design,  
> Demolition and Construction). Section 5 of that document details the  
> information we require, and much of it is missing in this 'tree report'.  
> Without the relevant information I can't assess whether appropriate  
> consideration has been given to the impact the proposal will have on  
> trees or whether suitable measures have been put in place for their  
> protection.  
>  
> As far as I can tell the report you've sent through is no different to  
> that sent to me on 07 Mar 16. If it is the applicant needs to make clear  
> what those differences are and how they've address our concerns.  
>  
>  
>  
> Also the submitted report is formatted in such a way that it is extremely  
> slow to navigate and so difficult to read. Perhaps the background  
> formatting style is the culprit. That needs to be addressed before I view  
> the document again.  
>

>  
>  
> So at the moment I've seen nothing to change my views expressed in my  
> email of 10 Nov 15.  
>  
>  
>  
> Hope that helps.  
>  
>  
>  
> Regards,  
>  
>  
>  
> Colin  
>  
>  
>  
> Colin Horton  
>  
> Tree Officer  
>  
> Environment Team  
>  
> North Lincolnshire Council  
>  
> 01724 297000  
>  
> \_\_\_\_\_  
> From: James Roberts  
> Sent: 08 November 2016 10:23  
> To: Colin Horton  
> Subject: Fw: Eagle House - PA/2015/1213  
>  
>  
> Hi Colin,  
>  
>  
>  
> Unfortunately Joanna is off on sick leave so I have been asked to take  
> this case on.  
>  
>  
>  
> I have had some difficulty working out exactly what stage the application  
> is at but it would appear that the only outstanding issue relates to  
> trees. It looks like you objected in November 2015.  
>  
>  
>  
> The agent has forwarded me the email below (and attachment). Have you seen  
> this and provided a response?  
>  
> Kind regards,  
>  
>  
>  
> James Roberts  
>  
> Senior Planning Officer

>  
> North Lincolnshire Council  
>  
>  
>  
> Please let us know what you think about the customer service you received  
> during your enquiry by completing our customer satisfaction survey on our  
> Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

> \_\_\_\_\_  
> From: David Ettridge [REDACTED]  
> Sent: 08 November 2016 08:40  
> To: James Roberts  
> Subject: FW: Eagle House

> Hi James,  
>  
> This is where we left it. Revised tree report and my comments below.  
>  
> Please get in touch with any queries.  
>  
> Kind regards,  
>  
> David Ettridge RIBA

[REDACTED]  
[REDACTED]  
>  
> [cid:image001.jpg@01CE5218.C2A92200] <<http://www.ettridge.net/>>

>  
> From: David Ettridge [REDACTED]  
> Sent: 07 April 2016 14:25  
> To: 'Joanna Heweth'  
> <[Joanna.Heweth@northlincs.gov.uk](mailto:Joanna.Heweth@northlincs.gov.uk)<<mailto:Joanna.Heweth@northlincs.gov.uk>>>  
> Subject: FW: Eagle House

> Hi Joanna,  
>  
> Please find attached revised tree report.  
> If we need to, we could offer to locally raise the ground during  
> construction with stone and then a ground protection grid (see  
> <http://www.gridforce.co.uk/>). This would protect the roots and allow  
> moisture through.  
> If we need to alter the building, we could opt for mini-piles at 4m  
> centres and a low ground beam, therefore not digging deep footings (max  
> 500mm deep).  
> Please let me know your thoughts.

>  
> Kind regards,  
>  
> David Ettridge RIBA

[REDACTED]  
[REDACTED]  
>  
> [cid:image001.jpg@01CE5218.C2A92200] <<http://www.ettridge.net/>>

>  
 >  
 > From: Aaron Bailey [REDACTED]  
 > Sent: 23 March 2016 17:06  
 > To: David Ettridge <david@ettridge.net<mailto:david@ettridge.net>>  
 > Subject: Eagle House

>  
 > I've attached the updated report for Eagle House. I've not really added  
 > that much. I've just added a bit more detail on what needs cutting on T2  
 > and what should be done to protect the root plate area. Hopefully it  
 > should be ok.

>  
 > Thanks  
 > Aaron

> [AB Forestry] <<http://www.abforestry.co.uk/>>

> Aaron Bailey

> [REDACTED]  
 > [REDACTED]  
 > [REDACTED]

>  
 >  
 > AB Forestry and Tree Surgeons  
 > 93 Lomond Road  
 > Hull  
 > HU5 5BP  
 > [<http://www.abforestry.co.uk><<http://www.abforestry.co.uk>/]<<http://www.abforestry.co.uk><<http://www.abforestry.co.uk>/>

>  
 >  
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>  
 >  
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>  
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