

Meeting of the Development Management Committee held on 8 February 2012.

RESOLVED that the Minutes of the meeting of the Development Management Committee held on 8 February 2012 be confirmed and signed as a correct record.

79 MEMBERS' DECLARATIONS OF INTEREST

All Members of the Committee declared a personal interest in Item 4, as the Council was the applicant.

All Members of the Committee declared a personal interest in Item 3, as they knew the applicant as an employee of the Council. Councillor William Parry declared that as he worked closely with the applicant he would abstain from voting on the application.

Councillor Alan Caine declared a personal interest in Item 1 as he was the Ward Member, he had had involvement with both supporters and objectors but had expressed no views on the application. Councillor Caine was also the Chairman of the Lincolnshire Wolds Management Committee.

The Director of Regeneration and Planning informed the Committee Members that the decision required on Item 4 was not a Planning Decision, so was not constrained by the same regulations. The recommendation was that the application be passed to the Secretary of State for determination. Councillors Sellars and Milne noted that they had sat on the Prosperous Communities Committee which had recommended the decision to the Policy and Resources Committee. Councillors Cotton and Bierley noted that they had sat on the Policy and Resources Committee which had affirmed the decision to progress the application.

80 UPDATE ON GOVERNMENT CHANGES TO PLANNING POLICY

There were no recent updates to report.

81 PLANNING APPLICATIONS FOR DETERMINATION (DM.22 11/12)

RESOLVED that the applications detailed in report DM.22 11/12 be dealt with as follows:-

Item 1 - 127804 - Caistor

Planning application for change of use of land to touring caravan park with 40 touring pitches, 20 tent pitches, storage for 62 touring caravans, a reed bed drainage system and associated facilities – including an amenity building

containing shower and toilet facilities, reception area and small shop, laundry room and café-lounge with commercial kitchen.

The Development Management Team Leader updated the Committee on a further representation which had been received from the Brigg Road Residents Association received after preparation of report. He understood that Councillors may have been sent a copy of the letter directly from the residents group with a covering letter.

The Development Management Team Leader confirmed that the following matters were not referred to in the representations section of the report, were considered in the assessment, but benefitted from a comment by officers.

1. Back development - The site is not the garden of 115 Brigg Road, it is the paddock beyond it.

The Development Management Team leader commented that the adjoining scrap yard use also extended for the entire length of the site and that the caravans would be mostly screened from view from back gardens when the landscaping scheme had matured.

2. Access - Reference to application 120995 which was for two dwellings at 113 Brigg Road (next door).

The Development Management Team Leader commented that each application must be determined on its own merits and development for permanent dwellings and tourism use had different impacts – tourism had economic benefits. He also noted that LCC. Highways did not object and it had been shown that two caravans could pass each other at the entrance. Furthermore, a condition was being suggested here that the pavement would extend to the site to ease access into the town.

Mr Phil Lodder-Manning, the applicant addressed the Committee, and noted that the government were currently promoting British holidays and that he wished to promote Caistor in the same way. Much work had been done to integrate into the community and establish family connections, and Mr Lodder-Manning thanked the Council's officers for their assistance in preparing the application.

Mr Geoff Handford, Chair of the Brigg Road Residents Group, spoke on the application. The Group represented 70% of the residents, and Caistor Town Council had voted 7-2 against the application. Mr Handford raised six main points against the application:-

- There was fast traffic on the main road, which would be slowed down by caravans
- The site would create no extra employment
- Visitors would not use the facilities in Caistor as there were to be shops on site

- The proposal would present a change of use to commercial premises, which would create an imbalance of commercial and residential at that side of the town
- The site would be an eyesore from the Wolds and the Viking Way
- The proposal was simply not in the right place considering the impact it would have upon Brigg Road.

Mr Handford then suggested that the Committee would benefit from a site visit to see for them selves the impact of the proposals.

Dr McKinlay, lived adjacent the site, and stated that the proposals had not been discussed with him. The need for tourism was understood but this was not the right place. The proposals would be detrimental to his property and residential amenity. A noise impact assessment had been carried out, but this was done during rush hour so was not indicative of the usually quiet surroundings. It was also noted that the ground was on a high water table so would be liable to flooding and unsuitable, as indicated by PP59. There had been few changes since the original submission, so Dr McKinlay's previously raised concerns were still valid, and it was felt that there were no material considerations of sufficient weight to justify approval of the application.

Councillor Caine, Ward Member for Caistor, agreed he could see the argument from both sides, and that a site visit would enable the Committee to make a more reasoned decision.

It was moved, seconded and voted upon, and **AGREED** that the application be deferred to enable a site visit to be undertaken by the Committee. Details to be agreed.

Item 2 – 128149 - Bardney

Planning application for change of use from dwellinghouse - C3 - to residential care home - C2 - to include minor alterations including converting the ancillary building, known as The Berries, to form two living bedrooms with communal kitchen and dining room and other alterations within the main building.

Mr Hugo de Savary, the applicant, attended the meeting to present his case. Home From Home had started as a business in 2005, emanating from personal circumstances and now employed 170 people. The staff at the Hawthorns equated to 27 full time people, and had become an integral part of the community. The property had been purchased in 2004 as a Bed and Breakfast, and had previously been a nursing home. No new building was proposed at the property, just a change of use to the Berries, to provide accommodation for an additional two residents. There was plenty of parking at the property and an additional three spaces were to be provided as recommended by LCC Highways. Electronic gates were to be fitted which would facilitate easier access for staff and visitors.

Mr Sankey, who lived opposite the Hawthorns, stated that the concerns of the local residents in terms of parking, had been addressed by the recommendations, so he had no further comments to add.

Councillor Fleetwood, spoke on the application as Ward Member, stating that the main concerns on the application related to on street parking and access and egress to the property. Station Road was not particularly wide and photographs showing restricted traffic movement were displayed. Councillor Fleetwood suggested that a site visit could be useful.

The Development Management Team Leader clarified that the application was for a change of use from a dwellinghouse to a residential institution and that the number of residents would be limited to two at the Berries and seven at the Hawthorns.

Members noted that the Home was already established and that a similar proposal at Faldingworth had been granted on appeal. It was not considered necessary by LCC Highways for more than an additional three parking spaces be provided, and that the siting of the electronic gates would facilitate access for all that required it.

The recommendation was then voted upon and it was **AGREED** that planning permission be granted subject to the conditions as set out in the report.

Item 3 – 127260 - Morton

Planning Application to erect a wooden panel fence to a height of six feet along the property boundary.

The Development Management Team Leader informed the Committee that the application had been submitted for consideration in line with the requirement of the Constitution, as the applicant was an employee of the Council. The applicant had responded to concerns raised and no objections had been received.

Following a short discussion, members concurred with the conclusions on the officer's report.

It was then **AGREED** that permission be granted subject to conditions as per the officer's report.

Item 4 – 123840 - Gainsborough

Conservation Area Consent to demolish The Guildhall, the former West Lindsey District Council Offices.

The Development Management Team Leader reiterated that this would be an application determined by the Secretary of State, but members were being asked to make a recommendation to the Secretary of State as to whether

consent should be granted or not. Slides were shown which depicted aerial photographs from 1960 and 2007.

Councillor Rainsforth, Ward Member, said that she felt sad at the proposal and had voted against demolition in 2009. She liked the current building but it was costing a fortune to maintain and the only realistic option was to agree to demolition in order to regenerate that part of Gainsborough.

Other members of the Committee agreed that regretfully demolition would be the best option, as it would be too costly to renovate the building, and it was not currently weatherproof.

Members noted that if permission was sought now to erect the building, which was not vernacular to the area or streetscene, it would likely be refused. Much work had been done in order to try to save and revive the building, however no interest had been expressed by any developers in the existing structure.

Members collectively considered that the Council had to look forward, and if regeneration of the area was the objective, the Old Guildhall would have to be demolished. In contrast to the previous application to demolish the building, this time there were schemes being proposed for redevelopment of the area.

Councillor Sellars declared a personal interest in the application as a member of his family was involved in one of the proposals for redevelopment.

The Chairman suggested that as the Secretary of State was not familiar with Gainsborough, the local MP Edward Leigh be approached to represent the Council's views.

It was moved and **AGREED** that when the Council applies to the Secretary of State for consent to demolish the building, he be advised that the Council would have been minded to grant consent subject to conditions requiring a methodology for the demolition of the site and the signing of a contract for a programme of redevelopment of the site if the decision had rested with Council.

82 SITE VISITS (DM.23 11/12)

The Development Management Team Leader presented the report which sought approval to undertake two site visits in relation to two current planning applications each of which were the subject of finely balanced issues, which had the potential to affect designated landscapes and heritage assets and raised considerations of district wide importance. They were intended to be reported to a subsequent meeting of the Development Management Committee.

RESOLVED that

- a) Members undertake a Development Management Committee Site Visit for application 127898 (Planning application for the erection of a single wind turbine on existing poultry farm – 49.9m to the hub and 79.6m to the blade tip, Bardney Poultry Farm, Gautby Road, Bardney) prior to it being reported for determination to a subsequent meeting of the Committee.
- b) Members undertake a Development Management Committee Site Visit for application 128203 (outline application for 10 No. log cabins providing self-catering accommodation – all matters reserved – Wold View Fisheries) prior to it being reported for determination to a subsequent meeting of the Committee.

83 ATTENDANCE AT SUMMER SCHOOL (DM.24 11/12)

The Democratic Services Team Leader presented the report which sought nominations for three Councillors to attend the Planning Summer School which in 2012 was to take place in Liverpool from 14-17 September.

Councillor Doran expressed an interest in attending subject to work demands, and Councillors Milne and Patterson said they would attend, but that the places be offered in the first instance to other Members of the Council to express an interest. Councillor Curtis also stated that he would be a reserve.

It was noted that although the Summer School was generally useful and interesting, it was felt that a seminar could be provided locally and be opened up to other Councils in Lincolnshire and be cost effective.

The Director of Regeneration and Planning said that he would discuss the proposal with other members of the Heads of Planning in Central Lincolnshire, but that it would be important to secure speakers of a high calibre.

RESOLVED that:-

- a) all West Lindsey District Councillors be offered the opportunity to be one of the three attendees at the 2012 Planning Summer School; and
- b) the Director of Regeneration and Planning investigate the possibility of a local seminar being arranged in future years.

84 DETERMINATION OF APPEALS

It was noted that in dismissing the appeal at Appendix Bi the Inspector had again made reference to the Housing Land Supply. In the future officers and Members will need to consider applications against the over supply.

The Development Management Team Leader informed the Committee that the Draft Planning Policy Framework would become the National Policy Framework at the end of the month and would supersede all Planning Policy

Statements. A presentation would be given on the new policies later in the year.

RESOLVED that the determination of appeals be noted.

The meeting concluded at 7.53 pm

Chairman