



**Guildhall Gainsborough
Lincolnshire DN21 2NA
Tel: 01427 676676 Fax: 01427 675170**

This meeting will be recorded and published on the website

AGENDA

Planning Committee

Wednesday 28 November 2012 at 6.30 pm

The Council Chamber, Guildhall, Gainsborough

Members: Councillor Chris Underwood-Frost (Chairman)
Councillor Stuart Curtis (Vice-Chairman)

Councillors Owen Bierley, Alan Caine, David Cotton, Richard Doran,
Ian Fleetwood, Malcolm Leaning, Giles McNeill, Jessie Milne, Roger
Patterson, Judy Rainsforth

1. Apologies for absence.
2. Public Participation Period. Up to 15 minutes are allowed for public participation. Participants are restricted to 3 minutes each.
3. Minutes.
Meeting of the Planning Committee held on 17 October 2012, previously circulated.
4. Members' Declarations of Interest.

Members may make any declarations of interest at this point but may also make them at any time during the course of the meeting.
5. Update on Government/Local Changes in Planning Policy

Agendas, Reports and Minutes will be provided upon request in the following formats:

Large Clear Print: Braille: Audio Tape: Native Language

6. Planning Applications for Determination
Print herewith PL.09 12/13
Summary attached at Appendix A

PAPER A

7. To note the following determination of appeals:

- i) Appeal by Mr & Mrs Roberts against West Lindsey District Council's refusal to grant planning permission for a roof lift loft conversion at 23 Rivehall Avenue, Welton.

Appeal Dismissed – see copy letter attached as Appendix Bi

Officer's original recommendation to refuse permission.

8. Next Meeting

verbal

M Gill
Chief Executive
The Guildhall
Gainsborough

20 November 2012

Appendix A - Summary of Applications

1 Planning Application Nos: 128044, 128045, 128047 and 128048

PROPOSALS:

Planning application for erection of a livestock building (Building A)

Planning application for erection of a livestock building (Building B)

Planning application for erection of a livestock building (Building C)

Planning application for erection of a livestock building (Building D)

LOCATION: Holme Hill Farm Waddingham Road South Kelsey Market Rasen, Lincolnshire LN7 6PN

RECOMMENDED DECISIONS:

128044 – Grant planning permission, subject to conditions and a Unilateral Undertaking requiring the owner of the adjacent land to undertake disposal of the slurry in accordance with the Waste Management Plan dated May 2012 and restricting HGV routing.

128045 – Grant planning permission, subject to conditions and a Unilateral Undertaking requiring the owner of the adjacent land to undertake disposal of the slurry in accordance with the Waste Management Plan dated May 2012 and restricting HGV routing.

128047 – Grant planning permission, subject to conditions and a Unilateral Undertaking requiring the owner of the adjacent land to undertake disposal of the slurry in accordance with the Waste Management Plan dated May 2012 and restricting HGV routing.

128048 – Grant planning permission, subject to conditions and a Unilateral Undertaking requiring the owner of the adjacent land to undertake disposal of the slurry in accordance with the Waste Management Plan dated May 2012 and restricting HGV routing

2 Planning Application No: 128778

PROPOSAL: Planning application for proposed replacement hangars, ancillary workshops and offices

LOCATION: Wickenby Airfield Watery Lane Wickenby Lincoln, Lincolnshire LN3 5AX

RECOMMENDED DECISION: That the decision to grant permission subject to conditions be delegated to the Director of Regeneration and Planning upon the signing and completion of a section 106 agreement obligating the applicant to not use the part of the existing North Hangar, subject to the application 128788, for the storage of aircraft following the expiration of 3 months from the date of first use for storage of aircraft of the two hangars granted by this permission.

3 Planning Application No: 128788 Hazardous Substances Consent application: 129059

PROPOSALS:

A. Planning application for change of use of existing aircraft hangar to B8 Storage and Distribution, storage facility, with a replacement modular office building.

B. Hazardous Substance application for the storage of oil and gas, fuel, oil, under very toxic, toxic, oxidising, flammable, highly flammable, highly flammable liquid, extremely flammable, dangerous for the environment and any classification substances

LOCATION: Wickenby Airfield Watery Lane Wickenby Lincoln LN3 5AX

RECOMMENDED DECISIONS:

A: Grant planning permission 128788 subject to conditions.

B: Delegate the determination of the hazardous substances consent 129059 to the Director of Regeneration and Planning upon the receipt of the consultation response from the Health & Safety Executive.

4 Planning Application No: 128827

PROPOSAL: Planning application for construction of a new community hall with associated hard landscaping and boundary treatments. Change of use from residential garden land

LOCATION: Welton Methodist Church Cliff Road Welton Lincoln LN2 3JJ

RECOMMENDED DECISION: Grant Planning Permission subject to conditions

5 Planning Application No: 128606

PROPOSAL: Planning application to instal 2 no. 50kw wind turbines and ancillary works - 35m height to tip of blade

LOCATION: Heath Farm Normanby Cliff Road Normanby-By-Spital Market Rasen, Lincolnshire LN8 2AE

RECOMMENDED DECISION: Grant permission subject to conditions

6 Planning Application No: 128996

PROPOSAL: Planning application for proposed KFC drive-thru restaurant, including erection of new building, creation of new vehicular access, new boundary wall and soft landscaping.

LOCATION: Gainsborough Magistrates Court Roseway Gainsborough Lincolnshire DN21 2BB

RECOMMENDED DECISION: Grant planning permission subject to conditions

7 Planning Application No: 128577

PROPOSAL: Planning application to erect timber cutting area and dry storage area

LOCATION: Village Farm Marton Gainsborough DN21 5AP

RECOMMENDED DECISION: Grant permission subject to conditions

8 Planning Application No: 128979

PROPOSAL: Planning application for ground floor extensions to existing care home

LOCATION: Cheyne House Main Street North Carlton Lincoln LN1 2RR

RECOMMENDED DECISION: Grant planning permission with conditions



Appeal Decision

Site visit made on 6 November 2012

by L Crosby MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 November 2012

Appeal Ref: APP/N2535/D/12/2184851
23 Rivehall Avenue, Welton, Lincoln, LN2 3LH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Roberts against the decision of West Lindsey District Council.
 - The application Ref: 128891 was refused by notice dated 22 August 2012.
 - The development proposed is a roof lift loft conversion.
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue is the effect of the proposal on the character and appearance of the host dwelling and the surrounding area.

Reasons

3. Rivehall Avenue contains a number of different types of dwellings. While some are 2 storeys high, most in the vicinity of the appeal site are single storey like No 23. The appeal bungalow is located within a short, slightly staggered row of closely grouped detached bungalows that are similar in design. Their heights follow the gentle slope in the road. I saw when I visited the site that other dwellings in the street tend to be laid out in short rows of similar house types, as is the case here.
4. The proposal involves replacing the existing pitched roof with a steeper pitched roof. The ridge height would increase by around 1.8m. This would represent a significant increase in the overall height of the bungalow, taking it from around 4.8m high to about 6.6m. The increase in height would be particularly noticeable given the position of the bungalow, nestled among others of the same height and design. Consequently, the proposed extension would appear as a discordant feature on this modest sized bungalow and the resultant dwelling would appear incongruous in the streetscene. As such, the proposal would conflict with adopted West Lindsey Local Plan First Review 2006 policies RES11 and STRAT1.
5. I note that there are dwellings on other streets in the surrounding area that have been altered in a similar manner to that proposed here. However, I saw no such examples on bungalows near the appeal site and I have dealt with this case on its own merits.

6. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

L Crosby

INSPECTOR