

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Wednesday 17 October 2012.

- Present:** Councillor Stuart Curtis (In the Chair)
- Councillor Owen Bierley  
Councillor David Cotton  
Councillor Richy Doran  
Councillor Ian Fleetwood  
Councillor Malcolm Leaning  
Councillor Malcolm Parish  
Councillor Roger Patterson  
Councillor Judy Rainsforth  
Councillor Lewis Strange
- Apologies** Councillor Alan Caine  
Councillor Jessie Milne (on other Council business)  
Councillor Chris Underwood-Frost
- Membership:** Councillor Parish substituted for Councillor Underwood-Frost  
Councillor Strange substituted for Councillor Milne
- In Attendance :**
- |                 |  |
|-----------------|--|
| Simon Sharp     | Senior Growth Strategy and Project Officer |
| Rob Lawton      | Area Team Manager                          |
| George Backovic | Senior Area Development Officer            |
| Zoe Raygen      | Planning Officer - Lincoln City Council    |
| Dinah Lilley    | Governance and Civic Officer               |
- Also Present** Councillor Sue Rawlins  
Councillor Chris Darcel  
24 members of the public

**Note** The Acting Chairman, Councillor Curtis, expressed the wishes of the Committee members that their thoughts be with Councillor Underwood-Frost during his illness, and hoped to see him return to the committee soon.

### 33 PUBLIC PARTICIPATION

There was no public participation.

### **34 MINUTES**

Meeting of the Planning Committee held on 19 September 2012.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 19 September 2012 be confirmed and signed as a correct record.

### **35 MEMBERS' DECLARATIONS OF INTEREST**

Councillor Ian Fleetwood declared a personal and pecuniary interest as being the partner of the applicant for Item 5 and would leave the meeting for consideration of the item.

### **36 UPDATE ON GOVERNMENT CHANGES TO PLANNING POLICY**

There were no recent changes in Government policy to report.

### **37 PLANNING APPLICATIONS FOR DETERMINATION (PL.08 12/13)**

**RESOLVED** that the applications detailed in report PL.08 12/13 be dealt with as follows:-

#### Item 1 - 128044, 128045, 128047 and 128048 - South Kelsey

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)  
at Holme Hill Farm, Waddingham Road, South Kelsey.

The Planning Officer updated the Committee on discussions that had taken place with the applicant on the feasibility of the Unilateral Undertaking, the omission of a condition on noise attenuation, and the requirement that the spreading of slurry shall be undertaken in accordance with the waste management plan. The Unilateral Undertaking had been revised to require either party to give two years' notice to withdraw from the agreement.

Jenny Stimson of the Parish Council requested that previously applied conditions on the existing units be enforced prior to permission being granted for further units. There had been no waste management plan in place, activity was not restricted to Monday-Friday, proposed landscaping had not been carried out, and despite the high level of odour experienced by residents, and daily reporting taking place, Environmental Health did not seem to take the matter seriously, yet agreed that the additional units would incur increased odour. Lorries often used the road through the village of South Kelsey, and

dead pigs were left on site. It was requested that a slurry agreement, agreed with the Parish Council, be put in place.

Ian Pick, agent for the applicant, described how the units would cost £2million and create four jobs for the area. An Odour Impact Assessment had determined that the odour was within the limits of acceptability, and all technicians consulted on the noise modelling were satisfied. Legal agreements were in place to prevent lorries passing through South Kelsey.

Councillor Strange began by stating that he had come to the Committee with an open mind and would listen to other Members prior to deciding on how to vote. Nevertheless, he stated that the concerns of the community must not be pushed aside, there would be an increase in the level of odour, and there were outstanding issues from the previous application. A public meeting in the village had supported the proposals in principle, but not at any price. Councillor Strange suggested that the application be deferred to address the concerns.

The Committee gave consideration to the issues raised, and sought clarification on the Unilateral Undertaking and the terms of the Waste Management Plan. It was acknowledged that the current application had to be considered on its own merits regardless of previous applications and conditions and their enforcement. It was noted that there were no outstanding current enforcement issues, however it was felt that the traffic plan should be being adhered to, and concerns were raised at the lack of comments from Highways officers.

It was moved and seconded that the application be deferred in order to obtain further clarification from the County Council Highways department as to whether their lack of comments were predicated on the assumption of compliance with the previous condition. The Parish Council and residents were encouraged to produce evidence of non-compliance.

Assurance was given that the Waste Management Plan was an existing part of the application.

On being voted upon it was **AGREED** to **DEFER** the application pending further investigation.

#### Item 2 - 128788 and 129059 - Wickenby

Planning application for change of use of existing aircraft hangar to B8 Storage and Distribution, storage facility, with a replacement modular office building, and 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, at Wickenby Aviation Ltd, Wickenby Airfield, Watery Lane, Wickenby

The Senior Growth Strategy and Project Officer explained that the Change of Use application and the Hazardous Substance application, whilst two separate applications, were to be considered together although different decisions could be made. However the subsequent agenda item, application for replacement hangars was a different matter to be considered separately.

Slides were shown in the presentation which clarified that the access to the site was across the end of the runway, but not across the runway itself. The Health and Safety Executive (HSE) and also the Civil Aviation Authority (CAA) had both considered the application and had no objections. The Rase Distribution site was already subject to existing Control of Major Accident Hazard Regulations 1999 (COMAH).

Members had concerns regarding safety on what was defined as an uncontrolled airfield, despite the existence of Condition 9 requiring a scheme for vehicular movements, and a site visit was suggested. It was agreed to hear the speakers on the application prior to voting on a site visit.

A representative from Wickenby Parish Council addressed the Committee and expressed concerns regarding safety and the potential for serious accidents. It was also felt that the subsequent application for a replacement hangar was of an inappropriate design.

Steve Turley, part owner of the airfield, representing a number of small businesses on the airfield, clarified that most similar sized airfields were defined as uncontrolled, and the Wickenby one had already operated under CAA rules without problems. The T2 hangar in question had previously stored wood shavings and utilised the same access across the end of the runway. The future likely traffic movements from the airfield and the hangar were to be at different times and on different days, and a barrier was now in place, so no conflict was anticipated.

Michael Olds, resident of Wickenby, agreed that encouragement should be given to the airfield to grow, prosper and provide employment but not at the cost of safety. There was no control over aerobatic flying and an accident had recently occurred. The two activities could not co-exist.

Councillor Sue Rawlins and Councillor Chris Darcel, Ward and Neighbouring Ward Members reiterated the concerns of the Parish Council and residents, and suggested that, as the consultation period had not yet closed, further consideration be given to the application. Other Members noted that whilst the access point was currently in use, this was by aviation related traffic which would be more alert to the potential dangers.

It was subsequently moved, seconded and voted upon that all three applications be deferred and a site visit be undertaken to better understand the safety implications of the crossing point, given that the Change of Use was for non-aviation related purposes, and also to consider the impact of the replacement hangar on the landscape.

It was **AGREED** that the applications be **DEFERRED** to enable a site visit to take place at a date and time to be determined.

Item 3 - 128778 - Wickenby

Planning application for proposed replacement hangars, ancillary workshops and offices, at Wickenby Airfield, Watery Lane, Wickenby

As per the discussion on the previous item, the application to be deferred pending a site visit by the committee.

It was **AGREED** that the application be **DEFERRED** to enable a site visit to take place at a date and time to be determined.

Item 4 – 128994 – Great Limber

Planning application to erect an agricultural anaerobic digestion plant, at Pimlico Farm, Grasby Road, Great Limber

The Senior Area Development Officer updated Committee Members on representations recently received, one of which asserted that the previous representations from the Parish Council were in fact incorrect, and that the Parish Council had no objections providing that traffic was managed appropriately.

Slides were shown depicting the surrounding bund, the proposed replacement landscaping with native species of trees, and clarification was given that only grass and maize were to be fed into the digester, which would be sealed to prevent oxygen ingress and subsequently there would be no escape of fumes.

Committee Members recalled a previous visit to another similar scheme at Branston and agreed that the proposal was innovative and exemplar, and congratulations were expressed to officers and the applicant. Members were pleased that potential traffic concerns had been allayed to the satisfaction of interested parties.

It was then moved, seconded and voted upon, and unanimously **AGREED** that the permission be **GRANTED** subject to the conditions as set out in the report.

**Note** Councillor Fleetwood left the meeting at this point having previously declared a personal and pecuniary interest in the following item.

Item 5 – 129095 - Southrey

Planning application for proposed double garage and garden room, at 1 High Thorpe, Southrey.

The Senior Growth Strategy and Project Officer informed Members that the application had come for Committee consideration due to the applicant being the partner of a West Lindsey District Councillor.

**RESOLVED** that permission be **GRANTED** subject to the conditions as set out in the report.

**Note** Councillor Fleetwood returned to the meeting.

### **38 MEMBERS' FEEDBACK FROM PLANNING TOUR**

Councillors had recently undertaken a guided tour of the District to visit previously approved application sites. Those that had attended were enthusiastic in their feedback, expressing how valuable it had been to be able to see at first hand the completed permissions. All Members agreed that they would appreciate another trip being arranged, possibly in the Spring to visit sites in the Southern part of the District. Of particular interest would be applications which had been refused by the Committee which were subsequently granted at appeal. Members were encouraged to suggest sites for a future visit which they felt might be of interest.

### **39 FUTURE MEETINGS**

Members of the Committee were informed that due to the forthcoming elections for the Police and Crime Commissioner in mid November, it would be necessary to rearrange the November Planning Committee. It was therefore proposed that the meeting be arranged for two weeks later (28 November) and at that meeting consideration be given to the date of the December meeting.

**RESOLVED** that the next meeting of the Planning Committee be rearranged to take place on 28 November 2012.

The meeting concluded at 8.30 pm.

Chairman