

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Thursday 25 April 2013.

**Present:** Councillor Chris Underwood-Frost (Chairman)  
Councillor Stuart Curtis (Vice Chair)

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

**Apologies** Councillor Jessie Milne

**Membership** Councillor Jeff Summers substituted for Councillor Jessie Milne

**In Attendance :**  
Nick Ethelstone Acting Head of Development and Neighbourhoods  
George Backovic Senior Area Development Officer  
Dinah Lilley Governance and Civic Officer

**Also Present** Councillor Jackie Brockway  
Councillor Lewis Strange  
11 members of the public

### 70 PUBLIC PARTICIPATION

There was no public participation.

### 71 MINUTES

Meeting of the Planning Committee held on 6 March 2013.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 6 March 2013 be confirmed and signed as a correct record.

## **72 MEMBERS' DECLARATIONS OF INTEREST**

Councillor Alan Caine declared a non pecuniary interest in Item 1 as he knew the applicant, and also had been a founder member of the Caistor Energy Project, but had had no direct involvement with the current application.

Councillor Jeff Summers declared a non pecuniary interest in Item 1 as he knew the applicant, and worked in agriculture.

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

There were no recent updates to report.

## **74 PLANNING APPLICATIONS FOR DETERMINATION (PL.16 12/13)**

**RESOLVED** that the applications detailed in report PL.16 12/13 be dealt with as follows:-

### Item 1 - Planning Application No: 129445 Clixby

Planning application for installation of anaerobic digestion plant, including technical building and flare stack, storage, digester and hydrolyser tanks, earth bund, silage clamps and associated infrastructure, at Manor Farm, Brigg Road, Clixby.

The Senior Area Development Officer informed the Committee of four updates which included additional objections which had been received, an additional condition proposing a detailed landscape scheme, and discussions on HGV traffic routing.

Tom Armfield and James Wooliams, the applicant and agent, then addressed the Committee describing how the Anaerobic Digester was a diversification of the farm's existing business and would be more sustainable than importing foreign materials. It was proposed that lorries would not be travelling through Grasby. Government Policy was supportive of renewable energy and sustainable development, and all statutory consultees were in favour of the proposals.

Councillor Lewis Strange spoke on the application in his ward. Councillor Strange said there had been some residents' concerns, particularly regarding odour. No business should be to the detriment of others or have any negative impact on residents, and assurance was sought that should any problems occur, action would be taken.

The Committee discussed the application, several Members noting that they had visited an anaerobic digester at Branston and seen a scheme first hand. There was general support for the application but further assurance was sought on the impact on the landscape. The Senior Area Development

Officer confirmed that a detailed landscaping scheme had been submitted and discussed with officers and this was subsequently amended to provide proposals that were considered acceptable and suitable to help integrate the development within the wider landscape. Clarification was also given that an operational permit would be required from the Environment Agency.

It was then moved, seconded, voted upon and **AGREED** unanimously that Permission be **GRANTED** with the amended conditions set out below.

Condition 3 – deleted and subsequent conditions to be renumbered accordingly.

Condition 4 wording to be amended to read:

With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: 9653/C/001, 9653/C/003, 9653/C/004, 9653/C/005 and 9653/C/007 date stamped 12 DEC 2012 [and drawing number 5516-L-01 Rev C Dated April 12<sup>th</sup> 2013](#). The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with Policy STRAT 1 of the West Lindsey Local Plan First Review 2006 (Saved Policies)

Condition 8 wording to be amended to read:

All planting, seeding or turfing comprised in the approved details of soft landscaping [shown on drawing no. number 5516-L-01 Rev C Dated April 12<sup>th</sup> 2013](#) shall be carried out in the first planting and seeding season following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation and shall thereafter be retained in perpetuity.

**Reason:** To ensure that a landscaping scheme to enhance and integrate the development within the open countryside is provided in a speedy and diligent way and that initial plant loss is overcome in accordance with Policies STRAT 1, CORE 10 and NBE 10 of the West Lindsey Local Plan First Review 2006 (Saved Policies)

#### Item 2 - Planning Application No: 129722 Normanby by Spital

Planning application to erect 2no wind turbines - resubmission of 128606 at Heath Farm, Normanby Cliff Road, Normanby-By-Spital.

The Senior Area Development Officer informed the committee that the application had been withdrawn.

Item 3 - Planning Application No: 129621 Burton

Planning application for replacement dwelling – resubmission – at The Aviary, Hall Drive, Burton.

The Senior Area Development Officer updated the committee on proposed amendments to the conditions.

Rob Bradley, agent for the applicant, spoke on the application, describing how the existing dwelling was uninhabitable and could not be retained. There had been much discussion on the proposals, and agreement that any new dwelling could not attempt to copy the existing buildings without a negative impact. It was felt that a contemporary design would contrast and complement the setting better. Many consultees had been supportive, the proposals were sustainable and complied with all required policies.

Jonathon Roberts, of Burton Hall Estates, told the Committee that as well as representing Burton Hall as an objector he was also an architect, and whilst agreeing with some of what the agent had said, felt that the design was not of a sufficiently high quality. The site was very sensitive and there was no opportunity for mistakes.

Councillor Jackie Brockway, Ward Member for the application echoed some of the concerns raised by the objector and residents who had concerns regarding the design and its impact on the sensitive area. Councillor Brockway suggested that a site visit would be useful for the Committee to see the context of the site. Councillor David Cotton also expressed concerns in relation to the design and appropriateness of the proposals.

The Committee then voted and **AGREED** that a site visit take place on a date to be agreed, prior to consideration of the application.

**75 TREE PRESERVATION ORDER – MIDDLE RASEN (PL.17 12/13)**

An assessment for a Tree Preservation Order (TPO) had been requested by a tree owner, due to concerns that her trees may be in danger of excessive or inappropriate pruning. An assessment was done and a horse chestnut tree and an ash tree met the criteria for a TPO to be made. The TPO Middle Rasen 2012 was made on 11 December 2012 and posted to the tree owner and to any neighbours that may have an interest in or be affected by the trees.

A letter objecting to the TPO due to overhanging branches from the horse chestnut tree was received from a neighbour whose house is the closest to it. The TPO protects two large mature trees, but the objection to the TPO is specifically about the horse chestnut branches.

**RESOLVED** that Tree Preservation Order Middle Rasen 2012 be confirmed.

#### **76 PLANNING SUMMER SCHOOL (PL.18 12/13)**

The Governance and Civic Officer presented the report which set out the information for the Planning Summer School to which Councillors were invited annually. Traditionally three volunteers were sought to attend on a residential basis, however because this year's event was to be held in Leeds, it was proposed that Councillors be given the opportunity to attend as day visitors.

Members felt that there were many benefits to be gained from attending the summer school on a residential basis and the networking aspect was important. It was therefore proposed that three Members be offered the residential places as per previous arrangements, and consideration be given to an alternative next year.

**RESOLVED** that three Councillors be permitted to attend the Planning Summer School 2013 in Leeds on 6-9 September.

#### **77 DETERMINATION OF APPEALS**

**RESOLVED** that the determination of appeals be noted.

The meeting concluded at 8.14 pm.

Chairman