

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Wednesday 11 December 2013.

**Present:** Councillor Stuart Curtis (Chairman)  
Councillor Ian Fleetwood (Vice Chairman)

Councillor Owen Bierley  
Councillor Chris Darcel  
Councillor Paul Howitt-Cowan  
Councillor Giles McNeill  
Councillor Jessie Milne  
Councillor Roger Patterson  
Councillor Judy Rainsforth  
Councillor Geoff Wiseman

**Apologies** Councillor Alan Caine  
Councillor David Cotton  
Councillor Richard Doran  
Councillor Malcolm Leaning

**Membership** Councillor Darcel substituted for Councillor Caine and Councillor Wiseman substituted for Councillor Leaning.

**In Attendance:**  
Simon Sharp Principal Area Development Officer  
Joanne Sizer Area Development Officer  
Dinah Lilley Governance and Civic Officer

**Also Present** 12 members of the public  
Councillor Jeff Summers

### PUBLIC PARTICIPATION

There was no public participation.

### 61 MINUTES

Meeting of the Planning Committee held on 11 December 2013.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 11 December 2013, be confirmed and signed as a correct record.

### 62 MEMBERS' DECLARATIONS OF INTEREST

Councillor Darcel declared a personal interest in Item 3 as he knew both the applicant and objector so would not take part in the deliberation of the application.

Councillor Milne and Councillor Rainsforth both declared a personal interest in Item 1 as they had attended the College.

Councillor Patterson declared a personal interest in Item 1 as he worked for the company that provided transport to the college.

Councillor Curtis declared a personal interest in Item 2 as he was the Ward Member and Parish Councillor, but had not expressed any views during prior discussions on the application.

### **63 CHAIR'S ANNOUNCEMENT**

It was proposed that the order of the agenda be changed to take Paper A Item 2 prior to the other applications.

**RESOLVED** that the order of the agenda be changed.

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

The Principal Area Development Officer reminded Committee Members of the withdrawal of the Central Lincolnshire Joint Core Strategy, which was reflected in the applications on the agenda. Whilst it had carried limited weight previously in the determination of applications, it was now of very little weight and a new Central Lincolnshire Local Plan with core policies and allocations was to be produced. It was intended to adopt this plan by the end of 2016.

The current development plan remained the West Lindsey Local Plan 1<sup>st</sup> Review 2006. The National Planning Policy Framework advised that policies the weight afforded to the Plan policies was dependant on their consistency with this national framework and also that there was a presumption in favour of sustainable development and a priority for growth.

### **65 PLANNING APPLICATIONS FOR DETERMINATION (PL.12 13/14)**

**RESOLVED** that the applications detailed in report PL.12 13/14 be dealt with as follows:-

#### **2 - 128675 – Sudbrooke**

Outline planning application for proposed development of six detached dwellings with associated garages, plots and infrastructure including new passing places to Poachers Lane, new bridge crossing Sudbrooke beck and necessary works to existing road. Also, proposed new cycle, pedestrian

pathway to parish boundary with Nettleham. Land off Poachers Lane, Poachers Lane, Sudbrooke.

The Principal Area Development Officer summarised and responded to a recently received representation from 16 Scothern Lane. The representation commented on matters such as the number of dwellings, the football field, the footpath designation and the local infrastructure.

Bob Waller, representing the Parish Council informed the Committee that the application had been pending for some time and many discussions had taken place. The Parish Council wished to be fair and sought benefits from any developments. There was general support for the application subject to adherence to the S106 agreement.

Brian Sutcliffe spoke in objection to the application, describing how all four properties on the lane were against the proposals. It was felt that the footpath and playing field would be of little benefit and not used. When Mr Sutcliffe's property had been bought in 1998 assurance had been given by Truelove Properties that no further development was proposed. The proposals would have a negative impact on the value of the executive properties.

Susan Steel, also objecting to the application, spoke emotionally about how she had searched for three years to find a quiet, peaceful area for her son who was quadriplegic following an accident. The development would have an impact on his rehabilitation. When her property had been purchased there had been no knowledge of the proposals until contracts had been exchanged.

Councillor Curtis spoke as Ward Member noting that if the S106 was not completed within six months the application would be resubmitted to the Committee. There was no alternative site for the playing field, and the footpath would provide safe access to Nettleham which Sudbrooke relied on for facilities. It was anticipated that the footpath would be extended into Nettleham once funding became available.

Members of the Committee discussed the application and expressed concern that whilst having sympathy for Mrs Steel and her family, could not find any valid planning reasons for refusal of the application. Any claims of existing properties being mis-sold was a civil matter and not for the Planning Committee to consider.

The Principal Area Development Officer informed the Committee that there was a duty to have regard to the protocols of the Human Rights Act and that residential amenity was a material consideration. A site visit was then suggested to establish the impact of the proposals on the existing properties.

**RESOLVED** that the Committee undertake a site visit at a time and date be arranged.

1 - 130684 – Grange-de-Lings

Hybrid planning application for proposed agricultural further education college - full details for buildings to include agricultural innovation and science centre and student accommodation. Outline planning application for the development of education buildings and facilities associated with a land based agricultural college and associated works on land adjacent Lincolnshire Showground, Grange-de-Lings, Lincoln.

The Principal Area Development Officer reminded members that they had undertaken a site visit previously. No further representations had been received and no comments had been received from the Defence Infrastructure Organisation, so it could be assumed that it had no objection to the proposals.

Councillor Cotton, the Ward Member had been unable to attend the Committee but had sent a statement to be read out.

“As local member I wanted to be at the meeting for the Agricultural College Application. While I was unable to attend the pre-site visit due to other commitments, I had previously attended the evening presentation at the Epic Centre and from that I am fully aware of the proposals and what it means for the college and for the Agricultural Society in terms of the development being on the show-ground. But this seems to me a natural tie-in and a positive way forward for both facilities.

While we should not forget the important historical context of the college being at Riseholme, this is a new phase of the college's history and will hopefully mean a secure future for many years to come.

Lincolnshire remains an agricultural county and it is important, in my view, to retain an agricultural college in the county. This application does just that and without this proposal then there is a real danger that we would lose a facility in the county and not have the ability to train the farmers and other agricultural trades for the future and lose the excellence which the current college is known for.

I am happy to fully support the application and hope the committee can also support and grant this application, and in doing so seeing its full potential and the importance of that retention of such a college locally and within the district. I would have been proposing a granting of this application had I been at the Committee.

If granted I would wish Bishop Burton College every success in this new venture and hope that the new facility becomes a facility which the college, the district and the county can be very proud of and in our small way we will be able to say we had a hand in this by granting the application.”

Brief discussion ensued during which Members expressed support for the application, stating that it was important to keep the facility within West Lindsey, due to the agricultural connections, and that it would be an ideal addition to the Lincolnshire Showground. The design of the building would also be compatible with the existing EPIC Centre.

Questions were raised regarding the provision of student parking, and it was explained that a sustainable Travel Plan was to be required as part of the S106 agreement.

On being moved, seconded and voted upon it was **AGREED** that:

That the decision to grant permission subject to the following conditions be delegated to the Director of Regeneration and Planning upon:-

The completion and signing of a section 106 that delivers

- a) The undertaking of a travel survey of staff and students to establish a baseline within 3 months of occupation.
- b) The setting of SMART targets, against which progress of the travel plan will be monitored by the County Council.
- c) The implementation of measures and actions in the submitted Travel Plan
- d) The monitoring of the travel plan which will include a travel survey to be undertaken with 3 months of first occupation, then annually thereafter for a period of 5 years and information realistically reported to LCC.
- e) Additional monitoring and the implementation of additional agreed measures if the travel plan does not, or is expected not to meet the SMART targets.

### 3 - 130532 – Scotton

Planning application to erect detached dwelling, two detached garages and garden store. Amendment to previously approved application M05P0590, allowed at appeal, at 33b Crapple Lane, Scotton.

The application was for consideration by the Committee due to the applicant being related to an officer of the Council.

The Area Development Officer informed the Committee of a late representation that had been received in relation to termination procedures and disturbance during construction. Officers considered that the application has been considered in accordance with proper procedures and the Constitution. Permission could be granted subject to an additional condition relating to construction hours if Members considered it necessary. .

Following assessment of the consideration, members agreed with the conclusions of officers.

Planning Committee – 22 January 2014

On being moved, seconded and voted upon it was **AGREED** that permission be **GRANTED** subject to conditions.

The meeting concluded at 7.30 pm.

Chairman