

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Wednesday 25 June 2014.

<b>Present:</b>	Councillor Ian Fleetwood (in the Chair)  Councillor Gill Bardsley Councillor Owen Bierley Councillor Alan Caine Councillor David Cotton Councillor Richard Doran Councillor Paul Howitt-Cowan Councillor Malcolm Leaning Councillor Giles McNeill Councillor Jessie Milne Councillor Geoff Wiseman
<b>Apologies</b>	Councillor Stuart Curtis Councillor Roger Patterson Councillor Judy Rainsforth
<b>Membership</b>	Councillor Wiseman substituted for Councillor Rainsforth Councillor Howitt-Cowan substituted for Councillor Curtis Councillor Bardsley substituted for Councillor Patterson
<b>In Attendance:</b> Zoë Raygen Diane Krochmal Dinah Lilley	Acting Area Team Manager Housing and Communities Project Officer Governance and Civic Officer
<b>Also Present</b>	30 members of the public Councillor Jackie Brockway Councillor Di Rodgers Councillor Malcolm Parish

## PUBLIC PARTICIPATION

Gordon Allen addressed the meeting, stating that he was astonished at the way Saxilby and other rural villages were growing following changes in government guidance. Eric Pickles MP had now said that lots of houses were needed but that these should be built on brownfield and windfall sites. 70 houses were currently being built within the footprint of villages but the two applications tonight were for development on greenfield sites. West Lindsey did not have a current Local Plan and the Central Lincolnshire Local Plan was

still emerging following the Core Strategy being thrown out. Rural villages were being subjected to urban expansion and someone needed to step in and say “wait”.

## **12 MINUTES**

Meeting of the Planning Committee held on 19 May 2014.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 19 May 2014, be confirmed and signed as a correct record.

Meeting of the Planning Committee held on 28 May 2014.

**RESOLVED** that the Minutes of the meeting of the Planning Committee held on 28 May 2014, be confirmed and signed as a correct record.

## **13 MEMBERS’ DECLARATIONS OF INTEREST**

Councillor McNeill declared a personal and non-pecuniary interest as he knew several of the speakers.

Councillor Fleetwood noted that Mr Allen who spoke in Public Participation and on the Saxilby application was known to several Councillors as he had previously been a West Lindsey District Councillor and sat on the Planning Committee.

The Sturton application at Item 3 was submitted by a West Lindsey District Councillor so all members of the Committee had a personal interest.

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

There were no recent updates to report.

## **15 PLANNING APPLICATIONS FOR DETERMINATION (PL.03 14/15)**

**RESOLVED** that the applications detailed in report PL.03 14/15 be dealt with as follows:-

### **1 – 131174 – Land at Church Lane, Saxilby**

Outline planning application for residential development, to include associated estate roads and open space. Access to be considered and not reserved for subsequent applications.

The Acting Area Team Manager updated the Committee on two further representations which had been received raising concerns of traffic safety and pressure on amenities such as the doctors' surgery, school and the police.

Sue Speirs, Chairman of the Parish Council, reiterated many of the concerns already listed in the report, principally traffic issues, road width, access and congestion. The terms of the S106 would provide no community benefit to the village.

Mark Foster, Planning Manager for Lindum, referred to the need for additional housing to address the current identified shortfall. Saxilby was recognised as a sustainable settlement and appropriate for growth. The proposals would be a logical extension to the village. The scheme satisfied all requirements and there were no outstanding objections from statutory consultees.

Gordon Allen spoke in objection to the application, quoting a local MPs' fears of rural villages being lost. This application would open the floodgates for further urban development and rural aspects would be ruined forever.

Councillor Jackie Brockway spoke as Ward Member saying that she had been approached by many residents with concerns about traffic issues, the narrowness of Church Lane and lack of a footpath, and access to amenities such as the Doctors' surgery.

Councillor Cotton, as the other Ward Member, concurred with comments previously made about the current status of planning guidance and Local Plans, and agreed with statements regarding traffic problems and access to amenities. However, whilst Members and residents may not like, or want, the development there did not appear to be valid planning reasons for a refusal, however there was a need to safeguard the countryside for its own sake.

Members of the Committee acknowledged that the emerging Neighbourhood Plan did not yet carry sufficient weight to be a consideration, but expressed concerns regarding the access roads, the lack of a footpath on Church Lane and it was suggested that a site visit could be useful to assess the likely impact of the development on the existing road network.

It was moved, seconded and **AGREED** that a site visit be undertaken on a date to be agreed.

## **2 – 130150 – Land east of Hackthorn Road, Welton**

Outline planning application for erection of 63 dwellings - all matters reserved.

The Acting Area Team Manager informed the Committee that the Environment Agency had withdrawn its objection, and clarified that the percentage of affordable dwellings was to be 14% and that there was a

misprint in the report. Slides were shown which depicted an indicative layout to demonstrate the sustainable drainage of the layout.

Stephen England spoke as Chairman of Welton Neighbourhood Plan Committee and asked the Committee to consider the impact of the application on the upcoming Neighbourhood Plan. The Plan Committee had repeatedly tried to engage in consultation with the applicant but not been able to do so. Concerns of traffic congestion and access to amenities, principally healthcare, had not been addressed.

Steve Catney, Agent for the applicant then spoke on the proposed development, stating that the site was on the edge of Welton and in a sustainable location on poor agricultural land. It would be a natural extension to the village and walking distance to facilities, with community benefits to be gained from the S106.

Mrs Dickinson, local resident, stated that if the application was granted without community consultation the development would be forced on residents. There would be a loss of open space and the density was unsuitable for the area. Problems such as parking, drainage and detriment to wildlife habitat were quoted.

Councillor Rodgers and Councillor Parish attended the Committee meeting and spoke as Ward Members for Welton. Both Ward Councillors cited traffic congestion and parking problems, and accessibility of facilities such as the health service. The benefits of the contributions through the S106 were questioned as to their impact.

Following brief discussion a site visit was suggested, which could be tied in with the visit to Saxilby, to consider the sustainability and access problems of the application.

It was moved, seconded and **AGREED** that a site visit be undertaken on a date to be agreed.

**Note** Members of the Committee requested that a LCC highways officer be invited to attend the site visit.

### **3 – 131348 – Land adjacent Obam Lift Services Ltd, Tillbridge Lane, Sturton by Stow**

Application for approval of reserved matters following outline approval 130005 granted 16th September 2013 for three detached dormer houses.

The Acting Area Team Manager noted that additional comments had been received from the Parish Council stating that the proposals may be more acceptable with an agreement for reinstatement of the footpath, however this had previously been considered at the Outline Planning Permission stage and would not be an appropriate condition to apply.

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On being moved, seconded and voted upon it was **AGREED** to grant reserved matters consent.

The meeting concluded at 8.42 pm.

Chairman