

WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Wednesday 28 May 2014.

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

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

Apologies Councillor Richard Doran

Membership There were no substitutions

In Attendance:
Zoë Raygen Acting Area Team Manager
Simon Sharp Principal Area Development Officer
Dinah Lilley Governance and Civic Officer
Diane Krochmal Housing and Communities Project Officer

Also Present 9 members of the public

PUBLIC PARTICIPATION

There was no public participation.

6 MINUTES

Meeting of the Planning Committee held on 16 April 2014.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 16 April 2014, be confirmed and signed as a correct record.

7 MEMBERS' DECLARATIONS OF INTEREST

Councillor Alan Caine declared a personal interest in that he knew two of the speakers on the applications.

8 UPDATE ON GOVERNMENT CHANGES TO PLANNING POLICY

There were no recent updates to report.

9 PLANNING APPLICATIONS FOR DETERMINATION (PL.01 14/15)

RESOLVED that the applications detailed in report PL.01 14/15 be dealt with as follows:-

Item 1 – 130227 - Blyton

Planning application for proposed siting of 1no. 36.6m height to hub wind turbine with 46.3m height to tip of blade on land North of Kirton Road, Blyton.

Prior to consideration of the application the Acting Area Team Manager showed slides and photo montages, and a location plan. No further representations had been received.

The Applicant, Mr Jacques addressed the Committee and described how the family had farmed the area for many years and would not want to harm the countryside they treasured. Energy costs were rising and the solar panels provided insufficient energy to power the grain dryer. The proposed turbine would not have an unacceptable impact on the landscape and was no higher than nearby pylons, it would comply with all national and local policies.

Councillor Lesley Rollings, Ward Member, then spoke on the application, acknowledging that turbines were always controversial. Green energy was needed but this had to be in the right place. A formal strategy was required, rather than ad hoc development. The benefits needed to outweigh the harm caused and it was not felt that this one complied. Lincolnshire residents appreciated the 'big skies' and quietness of the county and did not want turbines to become the defining characteristic of the countryside. Councillor Rollings requested that if Members were minded to grant the application, then a site visit be undertaken prior to the decision.

Members considered the merits of a site visit but on being voted upon the motion was lost. Questions were asked about the size of the turbine and whilst acknowledged that it was higher than some, it was the same size as pylons. The proposed location was to be adjacent the grain dryer which it was to power, however Members felt that it would be less obtrusive if the colour of the turbine could be closer to that of the dryer and the surrounding sky and countryside.

It was proposed and seconded that the application be granted subject to an appropriate colour scheme being submitted to planning officers and approved.

On being voted upon it was **AGREED to GRANT CONSENT** with conditions with the additional condition: No development shall take place until a scheme for the graded colour finish of the turbine shaft, with darker colour at the base, has been submitted to and approved in writing by the Local Planning Authority.

Item 2 – 130995 – Welton

Planning application for erection of 50 residential dwellings, to include 31 affordable and 19 open market dwellings on land to the East of Halfpenny Close and North of The Hardings.

The Principal Area Development Officer gave updates on representations that had been received. Councillor Rodgers, Ward Member, had submitted extensive comments which were read out in full to the Committee. Cllr Rodgers raised such issues as infrastructure, in particular the school and health service. Welton had previously been designated a 'Travel to Work Area' for the City of Lincoln so was not sustainable in itself. Note was also made of the cumulative impact of this and other pending applications. Cllr Rodgers requested that consideration of the application be deferred until such time as the Welton Neighbourhood Plan was in place.

Further representations had also been received from the Highways authority requesting amendments to the internal layout, and Environment Agency requesting confirmation that the receiving stream was acceptable. The recommendation on the application was therefore amended to allow for a delegation to the Chief Operating Officer to grant the application subject to the receipt of the amended plans addressing the highway authority issues and confirmation from the applicant of the waterway to the satisfaction of the Environment Agency and the signing of a S106 legal agreement

Two residents of the Hardings, Mr Stocking and Mr Capes addressed the committee and spoke in objection to the application. Concerns were expressed regarding the impact on the infrastructure of Welton to be caused by the increase in people and traffic. The impact on the school and health service were again cited, and also issues regarding access roads and busy junctions on the A46. It was stated that a protected species survey had not been carried out, however the Principal Area Development Officer affirmed that this had been undertaken.

Councillor Malcolm Parish, then spoke as the other Ward Member for Welton, reminding the Committee that a Housing Needs Survey had been undertaken two years ago and a need had been established for affordable housing. The Parish Councils of both Welton and Dunholme had been involved. Welton Parish Council had affirmed that their concerns regarding this application had

now been addressed. Cllr Parish stated that he had only been approached by three people with concerns regarding this application, and he felt that it was not possible to stand still and that progress needed to be made.

The Principal Area Development Officer addressed some of the issues which had been raised by the representations, some of which were set out in the report, and clarified some misapprehensions. Members of the Committee acknowledged that it would not be possible to defer the application pending adoption of the Neighbourhood Plan as this would raise issues of Non-Determination.

There was a presumption in favour of sustainable development and greenfield land was acceptable where a need had been proven. The Principal Area Development Officer noted that housing land was required to fulfil the five year supply requirement and that there would be insufficient brownfield land in West Lindsey to meet this need. It was further noted that a S106 agreement to provide for education and health improvements would not be appropriate for this application as it would make the development unviable.

The amended recommendation with was then moved, seconded and voted upon. It was subsequently **AGREED**: that the decision to **GRANT PERMISSION** subject to conditions be delegated to the Chief Operating Officer upon the signing and completion of an agreement under the amended s106 of the Town Planning Act 1990 that delivers:-

1. Affordable housing
2. Maintenance and management of public open space

and the receipt of amended plans addressing the Highway Authority requirements, and confirmation of the issues raised by the Environment Agency to their satisfaction.

That, if the s106 is not completed and signed within 6 months of the date of this Committee, or the relevant information received to the satisfaction of the Highway Authority or the Environment Agency, then the application be reported back to the next available Planning Committee for determination following the expiration of the 6 month period.

Note Councillor Leaning abstained from voting, having not been present on the site visit.

10 NOCTON WIND FARM (PL.02 14/15)

A report had been submitted to advise the Planning Committee of the timetable and procedure for the application for a wind farm at Nocton Fen, North Kesteven and how it impacts on the communities of West Lindsey.

Because of the size of the application this would be determined by the Secretary of State, and was merely at scoping exercise stage at this time.

The proposed timetable was set out in the report, and no turbines were anticipated before 2017.

Members agreed that once turbine positions were being proposed it would be useful to undertake a site visit to experience the Zone of Visual Impact on settlements such as Bardney and Southrey. Extensive consultation was underway with exhibitions and leaflet drops, so it was important to be aware of any areas omitted from this process. Station Road, Bardney was highlighted as having been missed.

West Lindsey, North Kesteven and the City of Lincoln were all equal consultees and officers were working together.

RESOLVED that:

- a) the national process that the application has to go through, be recognised;
- b) a joint officer working group for the project with NKDC and City of Lincoln Council be endorsed;
- c) a joint procurement exercise for external consultants to work on the project on behalf of NKDC and City of Lincoln Council be agreed; and
- d) along with the parishes of Fiskerton, Cherry Willingham and Reepham, Short Ferry be added to where Vattenfall should carry out community consultation.

11 DETERMINATION OF APPEALS

RESOLVED that the determination of appeals be noted.

The meeting concluded at 7.52 pm.

Chairman