

WEST LINDSEY DISTRICT COUNCIL

MINUTES of a Meeting of the Planning Committee held in the Council Chamber at the Guildhall, Gainsborough on Wednesday 6 February 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 No apologies had been submitted

In Attendance :
Nick Ethelstone Acting Head of Development and Neighbourhoods
Simon Sharp Senior Growth Strategy and Project Officer
Zoë Raygen Development Management Officer
Dinah Lilley Governance and Civic Officer

Also Present 16 members of the public

55 PUBLIC PARTICIPATION

There was no public participation.

56 MINUTES

Meeting of the Planning Committee held on 9 January 2013.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 9 January 2013 be confirmed and signed as a correct record.

57 MEMBERS' DECLARATIONS OF INTEREST

All Members of the Committee declared a personal interest in items 1 and 3 as the applicant was a fellow Councillor.

58 UPDATE ON GOVERNMENT CHANGES TO PLANNING POLICY

There were no recent updates to report.

59 PLANNING APPLICATIONS FOR DETERMINATION (PL.12 12/13)

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

Item 1 – 128623 - Torksey

Planning application for new office accommodation block and upgrade to existing access at Land off Main Street, Torksey.

Prior to consideration of the application, Jonathon Roberts, agent for the applicant, addressed the Committee. Mr Roberts wished to address the salient points in response to objections which had been submitted. The site was an established commercial business with storage facilities, and was allocated as commercial use in the West Lindsey Local Plan. The proposals would provide an improved buffer zone between the business and the adjacent properties as well as improving the existing access. There would be benefit to the local economy.

Heidi Green, objector, then spoke on the application. Ms Green stated that she was not opposed to the development of business in Torksey, but there was a 100 name petition expressing concerns about the proposals. The community had fears for the archaeological remains in the area and were concerned about setting a precedent in the area. There were two residential properties adjacent to the business, one of which was Ms Green's. The upgrade to the access was directly adjacent to the boundary of one house and vehicles accessing the site from the direction of Lincoln directly traversed the driveway. Cars exiting the house would directly cross the access to the site and there were fears for traffic safety, and also regarding an increase in HGVs in the village.

Members gave consideration to the application, noting that the site was allocated for business use B1 and B2 in the Local Plan. LCC Highways were satisfied with the proposals, and the setting of precedent could not be a consideration. Whilst the Members had sympathy for the neighbouring residents there were no overarching reasons to refuse the application, and the concerns had been addressed in the conditions. It was suggested that the conditions could be amended to ensure that security lighting and the hours of operation would not be detrimental to the neighbouring properties. These matters would need to be discussed with the applicant.

It was then moved, seconded and voted upon, and **AGREED** that the decision to grant permission, subject to the amended conditions, be delegated to the Director of Regeneration and Planning, following consultation with the applicant.

Item 2 – 129187 - Gainsborough

Planning application for erection of 6no. retail units; units 1 and 2 for Class A1 and units RU3-RU6 for use classes A1, A3 and A5-together with associated access, car parking and landscaping at Junction of Carr Lane and Lea Road Gainsborough.

The Senior Growth Strategy and Project Officer gave updates to the Committee. LCC Highways had requested a travel plan for the development, however this was not felt to be appropriate as the site was in a sustainable location. Kerry Foods had submitted concerns and were now satisfied that these had been addressed in the report.

Jenny Hill and Tim Bradford agents for the applicant spoke to the Committee noting that the proposals were compliant with the NPPF and there would be no significant impact on the town centre. The proposals were to provide a local need of a neighbourhood centre and it had been agreed that advertising of jobs would initially be local. The site had been promoted for some time without any interest and this scheme would help to regenerate one of the most deprived areas in the country.

Jackie Helliwell, representing Marshall's Yard spoke in opposition to the proposal, noting that Marshall's Yard had transformed the town centre, but there were many vacant shops which could accommodate the proposals. An out of town plan would detract from the town centre and a clear message should be sent to protect it.

Councillor Rainsforth, Ward Member for the South West area of Gainsborough said that the proposal was of a small scale and would not affect the town centre. It would provide jobs and tidy up the area. Competition was not a reason to refuse an application.

Other Members of the Committee echoed Councillor Rainsforth's views that the whole of Gainsborough needed to be considered, not just the town centre. The location was sustainable and needed regeneration and the local recruitment of staff was welcomed. It was noted that permission had recently been granted for over 2,000 houses just around the corner, and there was potential for further regeneration across the road.

The recommendations were moved, seconded and voted upon and it was unanimously **AGREED** that **permission be granted** subject to conditions and the completion and signing of an agreement under section 106 of the amended Town & Country Planning Act 1990 to secure the advertising of employment opportunities associated with the development to the local area.

Item 3 – 128652 - Torksey

Planning application for change of use of roof space above garage and store into accommodation for staff members of the John Kinch Group at The Elms, Residential Park, Torksey Lock, Torksey.

Members noted that the application was for a minor development and had only been submitted to the Committee because the applicant was a West Lindsey District Councillor.

It was **AGREED** that **permission be granted**.

60 OBJECTION TO TREE PRESERVATION ORDER CAISTOR NO2 2012 (PL.13 12/13)

An objection had been received to a proposed Tree Preservation Order on Castle Hill in the Conservation Area of Caistor. The Development Management Officer showed photographs and plans depicting the location and setting of the tree.

Councillor Caine, Ward Member for Caistor, sought confirmation that if works were required to the tree these could be carried out, this was affirmed.

RESOLVED that, notwithstanding the objections made by the owner, confirmation of the Tree Preservation Order Caistor No2 2012 be approved.

61 DETERMINATION OF APPEALS

RESOLVED that the determination of appeals be noted.

62 SITE VISIT

The Acting Head of Development and Neighbourhoods informed Members that an application was pending which had received significant public interest and a number of representations, and it was felt that it would be useful to undertake a site visit prior to consideration of the application at the next meeting. A draft report would be provided to Members prior to the site visit.

RESOLVED that the date and time of a site visit to Hill Top be agreed with Members.

The meeting concluded at 7.30 pm.

Chairman