

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall, Marshall's Yard, Gainsborough, DN21 2NA on 14 December 2016 commencing at 6.30 pm.

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

Councillor Owen Bierley
Councillor Michael Devine
Councillor David Cotton
Councillor Thomas Smith
Councillor Roger Patterson
Councillor Judy Rainsforth
Councillor Mrs Jessie Milne
Councillor Giles McNeill

In Attendance:
George Backovic Principal Development Management Officer
Ann Scott Development Management Officer
Simon Johnson Senior Town Planner
Stuart Tym Lincs Legal
Dinah Lilley Governance & Civic Officer

Also present 15 Members of the public
Councillor Angela White – visiting Member

Apologies: Councillor Matthew Boles

Membership: No substitutes were appointed.

56 PUBLIC PARTICIPATION PERIOD

There was no public participation.

57 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

Meeting of the Planning Committee held on 16 November 2016.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 16 November 2016, be confirmed and signed as a correct record.

58 DECLARATIONS OF INTEREST

Councillor Giles McNeill declared that all Members of the Planning Committee had a personal interest in item 6b (134720 Land South of Hemswell Cliff) as the applicant was the father of a West Lindsey District Councillor (Cllr Duguid), and Councillor Duguid was also a Director of the Development Company.

Councillor David Cotton declared that he had been invited to comment on Item 6c (133741 Saxilby) but had declined.

Councillor Jessie Milne declared that she had accompanied Sire Edward Leigh MP to a meeting on Item 6a (134990 Riseholme College), but that she had not taken part.

Councillor Ian Fleetwood noted that all Members of the Planning Committee had a personal interest in Item 6d (135031 Caistor) as the applicant was the son of a West Lindsey District Councillor (Councillor Angela Lawrence).

59 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Principal Development Management Officer informed Members of the Committee that a Written Ministerial Statement on Neighbourhood Planning had been issued. The letter from Gavin Barwell MP, Minister of State for Housing and Planning and Minister for London was read out in full by the Principal Development Management Officer. This made reference to the Written Ministerial Statement of 12 December 2016. Members requested that this be emailed to all Councillors for information, and welcomed the ongoing work.

60 PLANNING APPLICATIONS FOR DETERMINATION

RESOLVED that the Planning Applications as set out in Item 6 be determined as set out below.

60a 134990 RISEHOLME COLLEGE

Planning application for a proposed Agri-Robotics Research Facility to form part of the new Lincoln Institute for Agri-Food Technology Centre-to accompany application reference 134780 at University Of Lincoln, Riseholme Park, Riseholme.

The Senior Town Planner introduced the report which had been deferred from the previous meeting in order for Members of the Committee to undertake a site visit. Since that time the Riseholme Neighbourhood Plan had been made. A typographical error was pointed out on page 9 of the papers, which stated 8 metres but which should say 8.7 metres height, as on page 3.

Ruth Andrews, speaking for Riseholme Parish Council, stated that it was hoped that following the site visit Members had a better understanding of the area. Whilst there

was an acknowledgement of the need for agriculture to advance there were concerns about the proposals. It was feared that there would be an impact on the trees, which would be overshadowed by the building, and also fears of flooding, as ponds appeared on the paddock and road during heavy rainfall. A felling licence had been applied for, but the trees helped to absorb surplus water and also give wind protection. It was noted that a court case was pending regarding ownership of the land, and questioned whether it was appropriate to determine the application whilst this was ongoing. This site was a unique Lincolnshire asset and it was requested that the protection of the trees be conditioned, should the application be granted.

Alex McCallion, Planning Agent for Lincoln University, spoke on the application, stating that the proposed building was to sit within the current yard, and ERDF funding had been granted, the deadline for which had been extended to accommodate the site visit. No buildings were proposed to be removed, nor trees and hedges affected. Educational uses of buildings were promoted in the CLLP (which was now at an advanced stage), and the NPPF was robust in its support for rural agricultural policies. The building's proposed use was for the storage of agri robots, which would help to reduce the use of chemicals on land, and had been featured recently on the BBC's Countryfile programme. The Institute was successful and had enormous potential but lacked facilities. A meeting had been held with Riseholme Parish Council and a working group had been proposed. Mr McCallion would be happy for this to be included in the Conditions and the Terms of Reference formalised.

Councillor Angela White spoke as Ward Member and stated that she had mixed feelings about the proposals. The expertise at Lincoln University was acknowledged and there was worldwide future potential, but there were unresolved issues for residents, some of whom felt there had been a lack of communication. Part of the residential proposals in a different application were not acceptable.

The Chairman reminded Members of the Committee that they were to determine the application on its own merits regardless of other pending applications.

The Senior Town Planner responded to points raised by the speakers, affirming that no trees were to be affected by the proposals, and photographs showed the shelter belt behind the existing buildings. A sustainable drainage scheme was proposed and was set out in Condition 3. The legal issues of ownership were not a material consideration in determination of the application. All relevant policies had been assessed and the proposals were in accordance with the Riseholme Neighbourhood Plan.

It was clarified that the site had an established Use Class of Educational and any other proposals would require a Change of Use application. Discussion ensued regarding the design and colour scheme and the visual impact of the existing and proposed buildings. Whilst it was acknowledged that design was subjective, it was suggested that additional hedges or trees be planted, which would assist with screening and also be beneficial for biodiversity.

It was proposed that additional planting be provided particularly in the form of an extension to existing hedgerows. The Principal Development Management Officer

said that this could be delivered by requiring the submission of a landscape scheme by condition with a note to be attached to the decision notice to this effect. It was noted that implementation of the approved proposals together with the need for replacement planting would also be required. This was seconded, and agreed.

The recommendation was moved, seconded and voted upon and it was **AGREED** that permission be granted with conditions as set out in the report with the addition of the landscaping conditions.

60b 134720 LAND SOUTH OF HEMSWELL CLIFF

Outline planning application for up to 180 residential units with access to be considered and not reserved for subsequent applications on land south of A631 Hemswell Cliff.

The Principal Development Management Officer read out comments which had been received from Councillor Lewis Strange, the Ward Member. Cllr Strange raised the matter of increased numbers of children needing to cross the road to the school to the north of the site, and requested that a footbridge be installed and that this be conditioned.

He noted that although LCC Highways had recommended refusal of the application this was only on the grounds of insufficient information being provided to demonstrate that the surface water flood risk had been adequately addressed. There were no reasons set out in terms of harm to highway safety. LCC Highways had also requested that, should the application be approved by the Committee, conditions be included to require an upgrade to the frontage footway from Dog Kennel Road to Lancaster Green to a 1.8 metre wide footway, and also improvement to the public highway by means of a signalised crossing to aid pedestrians across the A631, both of which to be certified complete by the local planning authority. Conditions 13 and 14 were set out in the report and the s106 agreement also required a signalised crossing which adequately addressed the requirements of highway safety.

John Williams, agent for the applicant, spoke on the proposals and thanked officers for their support. The application was for outline planning permission, and there were no unresolved objections to Policy LP53 in the CLLP, which was at an advanced stage. The proposals aligned with the CLLP and the site was allocated for housing within the document. S106 contributions were proposed for Education, Health, Affordable Housing, Public Open Space and Highway Improvements. There was to be a sustainable drainage scheme by way of a pond to address water runoff, the design of which was to be submitted at the Reserved Matters stage. With only three objections, there was community support for the proposals.

Confirmation was sought that the site was allocated for Housing within the emerging Local Plan and that the Education Contribution would be directed to the local Primary school. These were affirmed.

Members debated the application briefly and agreed that all issues had been addressed. The recommendations in the report were moved, seconded and voted

upon and it was **AGREED** that:

That the decision to **GRANT** planning permission, subject to conditions, be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- Capital contribution towards primary school facilities (amounting up to £146,593) in lieu of on-site provision;
- Capital contribution (£425 per dwelling) towards health care provision, in lieu of on-site provision;
- On site provision of or off site provision for the delivery of affordable housing and/or enhancement of affordable housing (as defined within the NPPF) within Hemswell Cliff, equivalent to a 25% contribution of the overall amount of housing;
- Measures to deliver and secure the ongoing management and maintenance of Public Open Space (equating to a minimum of 10% of the overall site);
- Provision of a controlled pedestrian crossing on the A631 to serve the development.

And, in the event of the s106 not being completed and signed by all parties within 6 months from the date of this Committee, then the application be reported back to the next available Committee meeting following the expiration of the 6 months.

Note: Councillor Patterson arrived at 19.17, having given advance notice that he would be arriving late due to a Civic Engagement in his capacity of Chairman of the Council.

60c 133741 SAXILBY

Planning application to erect six detached, two-storey houses with attached garages and driveways with a new vehicle and pedestrian access from Gainsborough Road, on land to West of Fosdyke House, Gainsborough Road, Saxilby.

Mel Holliday, Managing Director of Chislewood, spoke for the application, describing how Chislewood had been a local employer for many years and was nationally recognised for innovative development and had received awards for their work. The site of the application contained many trees and a unique design had been sought, to protect the trees. Eco-technology was to be used to embrace the woodland, similar to the design of CentreParcs, and have a neutral impact on the surroundings. Any trees that did need to be removed would be replaced with mature specimens. There would be a walkway along the riverside with access to a restaurant. Development partners Gusto and SGS were known for exemplar project design, and the project was intended to be prestigious and facilitate enjoyment of the woodland.

Whilst the application was recommended for refusal the Chairman felt that the proposals were finely balanced. There were no objections from the Environment Agency but concerns raised by the Upper Witham Drainage Board. The site was located in Flood Zone 3.

The recommendation to refuse was moved, but not seconded. Further discussion ensued, with some Members noting that although there had been significant risk of flooding during 2001 and 2007 the site in question did not flood. It was suggested that a site visit would be useful to assess the topography of the land. It was agreed that the matter was finely balanced and that there were differing views from consultees. The site visit was formally proposed and seconded, and on being voted upon it was agreed that a **Site Visit** take place at a time and date to be agreed.

60d 135031 CAISTOR

Planning application for proposed 17 rural enterprise units, consisting mainly of business use along with a retail unit, café and office. Demolition of existing buildings at Hillcrest, Caistor Top, Caistor.

Comments from County Councillor Lewis Strange were read out in support of the application. The proposals replaced current development on the edge of the AONB, and would encourage much needed economic development in Caistor.

Oliver Lawrence, the applicant informed the Committee of how he had joined the Caistor Neighbourhood Plan Steering group some three years previously and discussed how to regenerate this prominent site on the approach to the town. There were a number of dilapidated sites within the town and this one was at the gateway to Caistor. There was a lack of available enterprise units, and these were proposed to be attractive and encourage business growth in the town. Lindsey Action Zone funding had been awarded, subject to planning permission.

Councillor Bierley, speaking as a Member of the Committee, echoed the comments of Councillor Strange. Caistor, as West Lindsey's third market town, deserved support to bring forward rural employment sites, and this would be a fundamental refresh of an existing commercial site. Any concerns would be addressed by the proposed conditions. The recommendation to approve was proposed.

Confirmation was sought as to whether, had the applicant not been the relative of a Councillor, the report would have been submitted to the Committee. It was affirmed that this would otherwise have been delegated for approval.

The site was currently an eyesore and was in existence before the area was designated as AONB, and was brownfield land. Members were happy to support rural business, and the motion to approve was seconded.

Questions were raised in relation to lighting near the AONB, this was covered by condition, and also hours of use, as no condition was proposed. Explanation was given by officers why these were not considered necessary and this was accepted by the Committee.

On being voted upon it was **AGREED** to approve the application subject to the conditions as set out in the report.

61 PRE-CONSIDERATION SITE VISIT - RISEHOLME CAMPUS

The Senior Town Planner presented the report which set out that a further application was to be considered by the Committee adjacent that approved at item 6a. The next application would require the demolition of specified buildings and it was felt that Members needed to be able to appreciate the layout of the site, therefore it was recommended that a site visit be undertaken prior to consideration of the application.

The details of the application were: - Full Planning Permission for the demolition of a number of specified buildings together with Outline Planning Permission, access, scale and some landscaping to be considered, for a mixed-use development comprising the following: Sport and recreational facilities including a University Sports Pavilion with associated playing fields - Use Class D2; Up to 180 residential dwelling houses - Use Class C3; public realm and landscaping; replacement farm buildings to create the new Lincoln Institute for Agri-Food Technology-Use Class D1; Community Uses - Use Class D1, A1, A3, A4 and B1, other associated infrastructure-with all other matters reserved-at the University of Lincoln, Riseholme Campus.

RESOLVED: That Members undertake a Site Visit for planning application 134780, prior to subsequent consideration at Planning Committee.

The meeting concluded at 7.46 pm.

Chairman