

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 6 February 2019 commencing at 6.30 pm.

Present: Councillor Ian Fleetwood (Chairman)
Councillor Owen Bierley (Vice-Chairman)

Councillor Matthew Boles
Councillor Michael Devine
Councillor Giles McNeill
Councillor Mrs Jessie Milne
Councillor Mrs Judy Rainsforth
Councillor Thomas Smith
Councillor Robert Waller

In Attendance:
Russell Clarkson Development Management Team Leader
Rachel Woollass Principal Planning Officer (Major Projects)
Martha Rees Legal Advisor
Ele Durrant Democratic and Civic Officer

Apologies: Councillor David Cotton

Also In Attendance: 1 member of the Press
4 members of the public

75 CHAIRMAN'S WELCOME

The Chairman welcomed all present and explained the housekeeping arrangements for the public in attendance. He also explained there were two points he wished to speak about prior to commencing with Committee business.

The Chairman explained he was aware of a lady within the public gallery who had attended with the intention of making a representation to Committee. He noted that the representation was not quite within the planning agenda although the topic may be something that arose in the future. It was clarified that anyone wishing to address the Committee should register by 5pm on the Monday before the meeting and that, unfortunately, the lady had not done this. The Chairman stated that he had been shown what the lady had intended to say and although it was not entirely in context with the application for consideration, she would be able to attend a meeting of Full Council or other committee to make the same comments and anything she said could be heard and addressed at that point.

The second comment the Chairman wished to make was to announce, with great sadness, that Oliver Fytche-Taylor, Planning and Development Manager, was leaving the Council. The Chairman commended him as a very valued Planning Officer of the Council who had, over many years, served the district well. The Chairman stated it was great to have had his

abilities within the district, thanked him for all his efforts over the years and wished him well for his future.

76 PUBLIC PARTICIPATION PERIOD

There was no public participation.

77 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

Meeting of the Planning Committee held on 9 January 2019.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 9 January 2019 be confirmed and signed as a correct record.

78 DECLARATIONS OF INTEREST

The Chairman spoke on behalf of all Committee Members regarding the application to be considered (138607), and declared a non-pecuniary interest as the applicant was West Lindsey District Council.

He stated that the application was before the Committee in accordance with West Lindsey District Council's constitution. The role of the Planning Committee was within the Council's role as local planning authority and for no other issue, and was distinct from the Council's role as a provider of community services and facilities and services to the district. The Planning Committee's role was to determine the planning application before it, in accordance with the National Planning Policy and against the provisions of the development plan (Central Lincolnshire Local Plan) and any other relevant material planning considerations.

Councillor T. Smith declared a non-pecuniary interest in that he was a member of Middle Rasen Parish Council and Market Rasen Town Council but confirmed he had not discussed the application with anyone.

79 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Leader advised Members that the Cherry Willingham Neighbourhood Plan had been passed through the referendum, now carried full weight in decision-making and would be presented at the meeting of Full Council on 4 March 2019 with a recommendation to be formally "made".

He also informed Members that it had been agreed at the Joint Strategic Planning Committee on 14 January 2019 for a review of the Central Lincolnshire Local Plan to commence this year. He advised the report regarding this had been passed at the Prosperous Communities Committee on 29 January 2019, however, the full scope of the review had not yet been set and it would be 'business as normal' under the existing plan.

A Member of Committee enquired as to whether local villages would have a say in the review and whether previous agreements regarding new housing and developments would be taken into consideration. It was confirmed that there would be community consultations, policies and allocations would be looked at but the full scope of the review had not yet been agreed. The Chairman added that it was early days and it would be expected for there to be more detail available over the coming months.

80 PLANNING APPLICATIONS FOR DETERMINATION

RESOLVED that the applications detailed in agenda item 6 be dealt with as follows:-

81 138607 - LAND ADJ THE LIMES HOTEL GAINSBOROUGH ROAD MARKET RASEN

The Chairman introduced application number 138607 highlighting that it was an application for the development of a dry leisure centre, together with an external sports pitch. He invited the Principal Planning Officer to provide any updates for Members, she advised that there had been a further two letters of support received and the comments were available online.

With no further comment from the Principal Planning Officer, the Chairman invited the only registered speaker, Councillor Stephen Bunney, to address the Committee.

Councillor Bunney introduced himself as a Councillor for Market Rasen Town Council and thanked the Committee for the opportunity to speak. He explained that it had been the intention of the Town Council to improve the recreational facilities in Market Rasen for some time. They had invested in new facilities, such as a skate park and a children's play area, situated in an area (Mill Road playing fields) which had been earmarked by the Town Council as ideal for development of leisure facilities. He detailed the positive attributes of the site and explained why the Town Council had preferred this option. It had become apparent that the Mill Road playing fields site was not big enough for the Leisure Centre, but the adjacent playing field [the application site] had plenty of space to build for the sports centre and was a good place with opportunity to keep the green area adjacent to the road. Moving the green wedge to the other side of the Limes Hotel would still keep Market Rasen and Middle Rasen separate. Councillor Bunney concluded by thanking the Committee again and highlighting that Market Rasen Town Council were in total support of the proposed application.

With no additional comments from the Principal Planning Officer, the Chairman invited comments from Members.

A Member of Committee enquired as to why there was no assessment of LP7 regarding sustainable visitor economy as he believed it would further support the application. The Principal Planning Officer confirmed that although it was not directly related, the application would meet the criteria under LP7.

There was significant discussion between Members regarding the acceptability of building on green wedge land. Members made reference to LP22, specifically points D and E, which explained acceptable use of green wedge land for leisure purposes. The recommendation to

approve the application was moved and seconded.

A Member of Committee enquired whether the land considered by Market Rasen Town Council had been given due attention as a possible site and the Principal Planning Officer confirmed that sequential testing was carried out on a number of sites, the details of which, and reasons for unsuitability, were all contained within the report.

With no further comments from the Committee it was voted upon and agreed that permission be **GRANTED**.

82 DETERMINATION OF APPEALS

A Member of Committee noted his disappointment with the outcome of the Honeyholes Lane appeal. There were no other comments or questions from the Committee.

RESOLVED that the determination of appeals be noted.

The meeting concluded at 6.56 pm.

Chairman