

## WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 2 February 2022 commencing at 6.30 pm.

**Present:** Councillor Ian Fleetwood (Chairman)  
Councillor Robert Waller (Vice-Chairman)

Councillor Michael Devine  
Councillor David Dobbie  
Councillor Mrs Jessie Milne  
Councillor Peter Morris  
Councillor Roger Patterson  
Councillor Mrs Judy Rainsforth  
Councillor Jeff Summers  
Councillor Mrs Angela White  
Councillor Mrs Caralyne Grimble

**In Attendance:**  
Russell Clarkson Interim Planning Manager (Development Management)  
Martha Rees Legal Advisor  
Ian Elliott Senior Development Management Officer  
Daniel Evans Senior Development Management Officer  
Ele Snow Senior Democratic and Civic Officer  
Andrew Warnes Democratic and Civic Officer

**Also in attendance:** Six members of the public.

**Apologies:** Councillor Matthew Boles  
Councillor David Cotton  
Councillor Cherie Hill  
Councillor Mrs Cordelia McCartney

### 89 PUBLIC PARTICIPATION PERIOD

There was no public participation at this point in the meeting.

### 90 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

**RESOLVED** that the minutes of the meeting of the Planning Committee held on Wednesday, 5 January 2022 be confirmed and signed as an accurate record.

### 91 DECLARATIONS OF INTEREST

Councillor I. Fleetwood declared that several emails had been received in relation to application number 143728 (agenda item 6a). It was likely this declaration was valid for all Members of the Committee. The Chairman stated that whilst he had skim-read all correspondence received, he declared it did not affect his judgement of the application as presented at the meeting.

Councillors A. White, R. Patterson, J. Milne, M. Devine, J. Rainsforth and R. Waller also declared that they had received the emails but remained unbiased in respect of the presented application.

## 92 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members heard an update provided by the Planning Manager. He confirmed, whilst there were no updates regarding policy, the Corringham Neighbourhood Plan had been received by Full Council and was now afforded 'Full Weight' in planning decisions. The Officer also noted that the examinations of the Sturton by Stow and Stow joint Neighbourhood Plans were underway, with this now being afforded 'Increasing Weight'. The Officer also detailed that the Hemswell Neighbourhood Plan was under consideration.

<b>Neighbourhood Plan/s</b>	<b>Headlines</b>	<b>Planning Decision Weighting</b>
Made Neighbourhood Plans	Brattleby, Caistor*, Cherry Willingham, Dunholme*, Great Limber, Lea, Nettleham*, Osgodby, Riseholme, Scotter, Scothern, Saxilby, Welton, Willoughton, Glentworth, Spridlington, Sudbrooke, Scotton, Bishop Norton and Atterby, Gainsborough, Morton, and Corringham (see below).	Full weight
Corringham NP	NP recently made (adopted) by Full Council on 24 Jan 2022. The plan now forms part of the development plan and should be given full weight in helping determine future planning applications within the parish area.	Full weight
Sturton by Stow and Stow joint NP	Examination of NP well underway.	Increasing weight
Hemswell Cliff NP	Submission version to be released (Reg16) shortly by parish council for final consultation and examination.	Some weight
Hemswell and Harpswell joint NP	Final submission version expected soon. Consultation (Reg16) will follow.	Some weight
Keelby NP	Draft to be considered by parish council for approval this month. Reg 14 consultation will follow.	Little weight

Reepham NP	Early draft version recently reviewed by WLDC. Expect to receive Reg 14 consultation version in near future.	Little weight
Caistor NP Review*	Early consultation starts in near future including workshops, parish wide survey, and community events.	Little weight
Nettleham NP Review*	Character Assessment completed and opening consultation exercise undertaken.	Little weight
Dunholme NP Review*	Call for land exercise underway. Public meeting to discuss review scope to be held 5 <sup>th</sup> Feb 2022.	Little weight
Neighbourhood Plans - made (22) - in preparation (19) - future (42) - being reviewed (3)*	To view all of WLDC's neighbourhood plans go to: <a href="https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/">https://www.west-lindsey.gov.uk/my-services/planning-and-building/neighbourhood-planning/</a>	<b>NP stage-weighting</b> - Made–full weight - Referendum successful–full weight - Examination successful/Decision Statement issued–significant weight - Submission Reg 16 - increasing weight - Draft Reg14 - some weight - Designated – little weight

**93 143728 - PLANNING APPLICATION TO ERECT 49NO. DWELLINGS... "LAND NORTH OF HAWKS ROAD", WELTON**

The Chairman introduced the first application of the meeting, application number 143728, to erect 49no. dwellings on the Land North of Hawks Road, Welton. This item had been deferred from the Committee's previous meeting, with a site visit having taken place in the intervening time.

The Chairman stated that Members needed to consider their positions regarding their past attendance at the previous meeting and the site visit, as several new Members of the Committee had not been involved in either the previous meeting or the site visit. The Chairman explained that only those who had attended should consider voting.

The Officer gave an update on the application. The Section 106 agreement had been signed and was with the legal officer for completion. Anglian Water had submitted a new consultee response declaring the surface water drainage scheme as acceptable but the Officer did not recommend a condition. The role of the Lead Local Flood Authority had remained unchanged in condition 7. The Officer also noted that the applicant had suggested an amended condition 3 due to flora. The Lincolnshire Wildlife Trust had commented that the flora on the site required a grassland survey, which was reflected in the updated condition. This was in reference to avoidance and mitigation, following comments from the Officer from Lincolnshire Wildlife Trust to have legal constraints in line with the Local Plan. The condition

was sent to the Lincolnshire Wildlife Trust Officer who agreed with the condition.

The Officer then presented slides of a newly submitted indicative landscaping plan from the agent regarding condition 11. However, the Officer stated that this had not been considered in detail by himself or the authority's landscape officer. The Officer then went through additional slides of the types of houses proposed for the site. These included photos of the site, including the path along the eastern boundary.

**Note:** The meeting was adjourned at 6.46pm owing to a technical issue. The meeting reconvened at 6.53pm

The Chairman stated there were two registered speakers on the application and invited the first speaker, Mr Foster, Applicant, to address the Committee.

During his statement, Mr Foster summarised the key attributes of the proposed site. He responded to comments and queries made by Members at the previous meeting. The speaker stated that Lincolnshire County Council had given their comments about the highway access and raised no objections to the access. The speaker also gave specific points to pedestrian access, with the existing right of ways being retained. The speaker asserted that Lincolnshire Wildlife Trust had also stated that no protected species were seen on-site and that no wildlife delegation had been made for the site.

**Note:** Councillor D. Dobbie arrived at 6:56 pm

Mr Foster then stated that the Wildlife Trust had given consent to the Neighbourhood and Local Plans for Welton. The speaker also confirmed that a monetary contribution to Welton Surgery would also be made. Members of the Committee heard that Lincolnshire County Council had stated there were sufficient spaces for primary school students, with Community Infrastructure Levy funding provided for secondary school students.

The Chairman thanked Mr Foster and invited the second speaker, Mr Heward, to address the Committee.

During his statement, Mr Heward stated that access to the dwellings on the site would be precarious and commented that it would likely cause an accident, though he did not oppose the building of new homes. The speaker highlighted that he had been present at the site visit and stated that the Members observing would have likely noticed the narrowness of Hawks Road, in addition to the potential issue of public access,

The speaker stated that the affordable housing section was placed away from the main development on the Hampden Close section, with no link between them. The speaker went on to say that this was not to affect the price of the market properties that were to be accessed through Hawks Road.

Later in his statement, the speaker suggested that they open the access of the dwellings that come off Hampden Close and have that as part of the access route, with access off Hawks Road only for pedestrians, cyclists, and mobility vehicles.

The speaker referenced that without adequate footpaths on the new development, there would be a massive concern of safety and that the current plans for access were not fit for

purpose. The speaker concluded that the numbers were incorrect regarding the usage and that due to his view of future-proofing, there would be another 100 properties that might access through the same area.

The Chairman thanked Mr Heward for his comments and invited any response from the Officer. It was clarified that they meant 12 dwellings would be accessed on the Hampden Close access during the site visit, not seven.

After the speakers, the Chairman invited comments from the Committee. Many Members who were not present at the Site Visit had visited independently. During this section, the following information was provided.

The site was allocated in 2017, with the current grassland situation happening due to no development since the allocation. Many Members referred to this during their comments on the application. Some Members said that if it was compliant with the Local Plan, there was no reasonable objection on material grounds. Some Members stated that it was suitable ground for the number of properties proposed. Furthermore, many Members commented that Welton had the facilities to provide for this extra development, including surgeries and shops.

Regarding the Highways point, Members raised queries and concerns about access, both for the future residents and for construction. It was noted that no objections had been raised by Lincolnshire County Council Highways. Members acknowledged the issue of parking in the area, with pavement parking being referred in some comments. With regard to the construction phase, and the concern about heavy vehicles for said purpose, Members' attention was drawn to condition 4, requiring a construction management plan.

On the affordable housing aspect, including the suggestion made by the objector, it was highlighted that the Committee was required to give consideration to the application as presented.

With the application having been proposed and seconded, on voting it was agreed that permission be **GRANTED** subject to the following conditions:

**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted must be begun before the expiration of three years from the date of this permission.

**Reason:** To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

**Conditions which apply or require matters to be agreed before the development commenced:**

2. No development may take place until a remedial strategy for the re-use of existing topsoil with none technical summaries, conclusions and recommendations, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme must be fully implemented. [Outcomes must appropriately reflect end use and when combining another investigative

purpose have a dedicated contaminative summary with justifications cross referenced]. The scheme must include all of the following measures unless the LPA dispenses with any such requirement specifically in writing

a) A proposed remediation strategy must be submitted to the LPA. The LPA must approve such remedial works as required prior to any remediation commencing on site. The works must be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

b) Approved remediation works must be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination must be fully assessed and an appropriate remediation scheme agreed with the LPA.

c) Upon completion of the works, this condition must not be discharged until a closure report has been submitted to and approved by the LPA. The closure report must include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria must be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

**Reason:** In order to safeguard human health and the water environment as recommended by Environmental Protection and section 9.2 of the Geo- Environmental Assessment dated September 2021 by deltasimons to accordance with Policy LP16 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

3. No development must take place until a further grassland survey has been undertaken on the site between the start of May and the end of September. The results of that survey should inform the preparation of an ecology enhancement and management plan which must be submitted to and approved by the local planning authority prior to the commencement of development. Where a significant quantity of grassland specialist species are identified by the survey, the plan must demonstrate measures to seek to avoid harm through the development; or where that is shown to be impracticable, must demonstrate mitigation measures such as the translocation to new areas of grassland habitat within the site. The ecology enhancement and management plan must evidence (and quantify) a measurable biodiversity net gain (through an agreed biodiversity metric) and be informed by the recommendations of the Extended Phase 1 Ecology Survey (EPES) by CBE Consulting dated 9th September 2021. The development must be completed in strict accordance with the approved details of the ecology enhancement and management plan and retained and maintained thereafter.

**Reason:** In the interest of nature to accord with the National Planning Policy Framework, local policy LP21 of the Central Lincolnshire Local Plan 2012-2036 and policy EN1 Environmental Capital and EN2 Habitat of the Welton by Lincoln Neighbourhood Plan.

4. No development must take place until a construction method statement and plan has been submitted and agreed in writing by the local planning authority. The approved statement(s) must be adhered to throughout the construction period. The statement must

provide for:

- (i) the routing and management of traffic including any off site routes for the disposal of excavated material;
- (ii) the parking of vehicles of site operatives and visitors;
- (iii) loading and unloading of plant and materials;
- (iv) storage of plant and materials used in constructing the development;
- (v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (vi) wheel cleaning facilities;
- (vii) measures to control the emission of dust and dirt;
- (viii) protection of the public right of way along the east boundary;
- (ix) details of noise reduction measures;
- (x) a scheme for recycling/disposing of waste;
- (xi) the hours during which machinery may be operated, vehicles may enter and leave, and works may be carried out on the site;
- (xii) strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

**Reason:** To restrict disruption to the living conditions of the neighbouring dwellings and surrounding area from noise, dust and vibration and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

**Conditions which apply or are to be observed during the course of the development:**

5. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved must be carried out in accordance with the following proposed drawings (unless stated dated July 2021):

- J2102-00106D dated 23rd November 2021 – Site Plan including open Space
- J2102-00111 – Eltham Elevations, Floor, Roof and Section Plan
- J2102-00112 – Greenwich Elevations, Floor, Roof and Section Plan
- J2102-00113A dated 25th August 2021 – Balmoral Elevations, Floor, Roof and Section Plan
- J2102-00114A dated 25th August 2021 – Osbourne (Handed) Elevations, Floor, Roof and Section Plan
- J2102-00115A dated 25th August 2021 – Kingsbourne Elevations, Floor, Roof and Section Plan
- J2102-00116A dated 25th August 2021 – Kingsbourne (Handed) Elevations, Floor, Roof and Section Plan
- J2102-00117 – Brompton (handed) Elevations, Floor, Roof and Section Plan
- J2102-00118 – Richmond Elevations, Floor, Roof and Section Plan
- J2102-00119 – Regent (handed) Elevations, Floor, Roof and Section Plan
- J2102-00120A dated 25th August 2021 – Gloucester Elevations, Floor, Roof and Section Plan
- J2102-00121A dated 25th August 2021 – Gloucester (handed) Elevations, Floor, Roof and Section Plan

- J2102-00132A dated 25th August 2021 – Beaumont Elevations, Floor, Roof and Section Plan
- J2102-00133A dated 25th August 2021 – Carlton Elevations, Floor, Roof and Section Plan
- J2102-00134 – Carlton Elevations, Floor, Roof and Section Plan
- J2102-00135A dated 26th August 2021 – Albany Elevations, Floor, Roof and Section Plan
- J2102-00141 – Single Garage (Door Left) Elevations, Floor, Roof and Section Plan
- J2102-00142 – Single Garage (Door Right) Elevations, Floor, Roof and Section Plan
- J2102-00143 – Double Garage (Door Left) Elevations, Floor, Roof and Section Plan

The works must be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

**Reason:** To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

6. No development above ground level must take place until a comprehensive external materials schedule for all dwelling types and garages listed in condition 5 have been submitted to and approved by the Local Planning Authority. The external material details to include:

- Brick Type
- Roof Type
- Windows and Doors including colour finish
- Rainwater Goods including colour finish

The development must be completed in strict accordance with the approved materials schedule.

**Reason:** To safeguard the character and appearance of the building and its surroundings and ensure the proposal uses materials and components that have a low environmental impact and to accord with the National Planning Policy Framework, local policy LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy D1 of the Welton by Lincoln Neighbourhood Plan.

7. No development above ground level must take place until a detailed surface water drainage scheme for the site, based on sustainable urban drainage principles has been submitted to and approved in writing by the Local Planning Authority. If a full sustainable urban drainage system scheme is incapable of being delivered then comprehensive justification of this must be submitted. The scheme must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
- provide flood exceedance routing for storm event greater than 1 in 100 year;
- provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;



- provide attenuation details and discharge rates which must be restricted to 6 litres per second;
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and provide details of how the scheme must be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No dwelling must be occupied until the approved scheme has been completed or provided on the site in strict accordance with the approved phasing. The approved scheme must be retained and maintained in full, in strict accordance with the approved details.

**Reason:** To ensure that surface water is adequately and appropriately drained on the site and without creating or increasing flood risk to land or property, nor drainage network adjacent to, or downstream of, the permitted development to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036 and policy EN3 of the Welton by Lincoln Neighbourhood Plan.

8. No development above ground level must take place until details of a scheme for the disposal of foul sewage have been submitted to and approved in writing by the Local Planning Authority. Development must thereafter proceed in strict accordance with the details and be operational before the first dwelling is occupied.

**Reason:** To ensure adequate foul drainage facilities are provided to serve the development to prevent the pollution of the water environment and to accord with the National Planning Policy Framework, local policy LP14 of the Central Lincolnshire Local Plan 2012-2036.

9. No occupation must take place until all of that part of the estate road and associated footways that forms the junction with the main road and will be constructed within the limits of the existing highway, must be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

**Reason:** In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels to accord with National Planning Policy Framework, local policy LP13 of the Central Lincolnshire Local Plan 2012-2036.

10. No occupation must take place until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation must be implemented in accordance with the timetable contained therein and must continue to be implemented for as long as any part of the development is occupied.

**Reason:** In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is a reduced dependency on the private car for journeys to and from the development to accord with National Planning Policy Framework, local policy LP13 of the Central Lincolnshire Local Plan 2012-2036.

11. No occupation must take place until a comprehensive landscaping plan and

comprehensive planting/management/aftercare statement has been submitted to and approved in writing by the Local Planning Authority. The landscaping plan to include details of:

- All hardstanding
- Retained trees and hedging
- New hedging and trees including position, species, planting height and planting arrangement.

The development must be completed in strict accordance with the approved landscaping and management details.

**Reason:** To ensure the development site is appropriately landscape in its setting to accord with the National Planning Policy Framework, local policies LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036 and policy D1 of the Welton by Lincoln Neighbourhood Plan.

12. The development must be completed in accordance with the M4(2) schedule identified on site plan J2102-00106D dated 23rd November 2021.

**Reason:** To ensure the development meets the requirements for accessibility set out in Part M4(2) of the of the Building Regulations 2010 and to accord with the National Planning Policy Framework and local policies LP10, LP17 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

13. No occupation of each individual dwelling must take place until its individual access and driveway identified on site plan site plan J2102-00106D dated 23rd November 2021 has been fully completed and retained for that use thereafter.

**Reason:** To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety to accord with the National Planning Policy Framework and local policy LP13 and LP26 of the Central Lincolnshire Local Plan 2012-2036.

14. If during the course of development, contamination not previously identified is found to be present on the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) must be carried out until a method statement detailing how and when the contamination is to be dealt with has been submitted to and approved in writing by the Local Planning Authority. The contamination must then be dealt with in accordance with the approved details.

**Reason:** In order to safeguard human health and the water environment as recommended by Environmental Protection in accordance with Policy LP16 of the Central Lincolnshire Local Plan and the provisions of the National Planning Policy Framework.

**94 142855 - PLANNING APPLICATION FOR AN AUTOMOTIVE RESEARCH AND DEVELOPMENT CENTRE... "BLYTON PARK DRIVING CENTRE", KIRTON ROAD, BLYTON**

The Chairman introduced the second application of the meeting, application number 142855, for approval of an Automotive Research and Development Centre at Blyton Park Driving Centre, Kirton Road, Blyton. The Presenting Officer stated that there were no further updates for the Committee's consideration. The Officer then gave a short presentation on the application, highlighting the proposed site plans, buildings, the height of the wind turbines, and photos looking at the existing site both on site, and from nearby public roads, including the A159 and the access point on Kirton Road.

The Chairman stated there were again two registered speakers for the application and invited the first, Mr Alistair Wood, Agent for the Applicant, to address the Committee. Mr Wood made the following statement:

"Good evening Chairman, Members of the Committee. My name is Alistair Wood and I am the agent for the application, here to speak on behalf of the applicants.

I am accompanied by Mr Alan Mugglestone, Director of Operations at the Blyton Park Driving Centre.

As reported - this application is seeking permission to proceed with the development of an ancillary Research & Development Facility, at the long-established driving centre.

The intention is to provide research and development facilities, principally in relation electric vehicle technology - necessary - in order to diversify the business in synergy with the automotive industry, in general.

At present there are no facilities at Blyton Park for electric vehicles but it is considered necessary to make EV provision, in order to diversify and sustain the business into the future.

The proposed development is being advanced as very much a concept — a concept based on sustainability - from which electric vehicles can be operated and within which they can be wholly charged from on-site renewable sources - the proposed wind turbines and solar panels.

This development will help to diversify the existing Driving Centre business; bolster the local economy by continuing to generate spin-off benefits in respect of other local businesses, and will also generate new employment opportunities within the local area.

I can advise that the existing Driving Centre is currently operating at capacity - within its constraints - with vehicles using the circuit almost every day - and on this basis must be considered a success, as far as the local economy is concerned.

The Driving Centre is also operated in a highly professional and responsible manner. Noise generation is strictly monitored on-site every day - and there are electronic logs that the Council's Environmental Protection Officers of the Council - inspect periodically.

As a consequence of this open relationship, it is pointed out that there is no long list of formal complaint or actions in respect of the existing use - as the existing activities operate within self-imposed and agreed restrictions.

I have made this statement because a number of representations have been made about potential increased noise generation, as a consequence of the proposed development – This will not be the case.

By making provision for electric vehicle technology at the site, there is only likely to be a net reduction in noise, from a similar number of vehicles using the circuit. For every one electric vehicle using the circuit, there will in effect be one less combustion engine using it, hence the predicted noise reduction.

This has been demonstrated in full Noise Assessment Report, prepared by an independent and very experienced Noise Consultant, that proclaims the development acceptable – from all acoustic perspectives - the vehicle activity and wind turbines.

From a design perspective, ancillary viewing facilities and a singular management/control tower facility are proposed within the built form – these are important in relation to the research and development activities and driver training functions at the centre.

The proposed building is intended to be relatively low profile within the wider landscape - and by its design not to appear out of place in its context. Although of a contemporary appearance, the design has tried to be positive to reflect the former airfield control building.

To sum up, this development will diversify and improve an existing local business and will allow for the research, development of new automotive technologies at the site. It will result in a net reduction in noise generated at the site and will accord with all local planning policies intended to support established local businesses and the local economy.

On this basis, Chairman, Members of the Committee, we believe this proposal to be, on balance, agreeable - and respectfully request your support, to enable this important new development to proceed. Thank you for listening to me.”

The Chairman thanked Mr Wood, and invited the second speaker, Mr Gordon Tully, to address the Committee.

Mr Tully stated that he was the landowner next to the proposed site. He noted that the change of focus to electric cars would not help the issue of traffic and road traffic noise.

The speaker stated that the adjacent funeral operator could only operate between 12:45 pm and 1:15 pm due to the existing noise. At this point, the speaker raised several concerns with the lack of action by the West Lindsey District Council Environmental Health Team, who, in the words of the speaker, has not gotten back to the occupiers of his land, despite multiple attempts of contact.

The speaker also raised that the change of direction for the start of the circuit would increase the impact of the noise of the vehicles across his site, in comparison to the current direction, where the noise was somewhat directed away from his location. The speaker stated that the application would also affect his other tenants, citing noise concerns for the tenants' children's health. The speaker also mentioned that the wind turbine aspect of the proposed application had followed the previously refused wind turbine proposed in the area. Later, the speaker stated that there was an extensive solar panel farm application that goes right to the edge of the site.

The speaker then spoke about the idea of using an existing building on the site due to its location nearby to the current start of the track, with units available there. The speaker also disagreed with the positive financial aspect of the application, as those visiting the driving centre would often stay in accommodation outside of the district. The speaker stated that previous meetings of the Planning Committee had turned down two and three-storey building applications on the proposed site.

The Chairman thanked Mr Tully for his comments and invited the Planning Officer to respond.

The Planning Officer responded to the concern about the current noise issue by stating that Environmental Health was aware of the situation but that any comment about the issue of noise was referred to the potential application. The Chairman then invited comments and questions from the Committee. During this section, the following statements and information were provided.

Members commented that noise pollution and general noises from the vehicles would be limited due to the electric nature of the vehicles, with one stating that the new venture would not cause any noise through the change of focus.

Another area of focus for Members was on the site plan and the proposed buildings. One Member specifically asked whether the proposed buildings would be on the already existing site of the old tower. The Officer stated that Lincolnshire County Council Archaeology had analysed the proposed application. The original control tower was on the eastern side of the runway, with the proposed buildings on a similar location, slightly further south of the footprint. Another Member commented that the proposed northern elevation site, with the facility not being just for the electric vehicles, would mean that this application is not wholly a research and development diversification application.

The Vice-Chairman suggested a site visit to understand the area better. He stated he was unfamiliar with the area. He felt that it would allow both parties and speakers to make their cases better. The Legal Advisor said that a suitable reason was needed. This suggestion for a site visit was then advised to review the noise issue and hope for the Committee to better understand the current situation regarding the size, access, and the aspect of noise currently generated, specifically regarding the future noise making on the site.

Having been proposed, and seconded and, on taking the vote, it was

**RESOLVED** that the application be deferred for decision at the next available meeting, in order for a site visit to be undertaken.

**95 143965 - ADVERTISEMENT CONSENT TO DISPLAY 1NO. NON-ILLUMINATED FASCIA SIGN. "NETTLEHAM COMMUNITY HUB, NETTLEHAM LIBRARY", 1 EAST STREET, NETTLEHAM**

The Chairman introduced the final application of the meeting, application number 143965, for the advertisement consent to display 1no. non-illuminated fascia sign at Nettleham Community Hub, Nettleham Library, 1 East Street, Nettleham. The Chairman made the

declaration that the applicant, Councillor J. Oliver, was elected to West Lindsey District Council in the process of this application, and was somewhat known to the Committee.

The Planning Manger stated that the rules in the wake of the pandemic on planning matters for outdoor-focused food and drink establishments had been relaxed, and that Members should only consider the provisions of the development plan, so far as they are material, in addition to the amenity and public safety regarding the advertisement. The Officer also reminded that any other issue regarding the building should not be considered.

The Chairman stated there were two registered speakers, both of whom had submitted statements to be read on their behalf. He invited the Democratic Services Officer to read the first statement, from Councillor J. Oliver, the applicant. The following statement was read aloud.

“Hello Council. I would like to disclose that I am Cllr. Oliver of Nettleham ward but acting as Jaime Oliver on behalf of Nettleham Community Hub.

I would like to add that THE HUB’s new sign is black and white, none offensive colours that add class and improved the look of to the building which looked very dated.

Not only has it increased visibility but it has also increased footfall to our Community Hub by advertising a coffee shop inside our HUB.

This also works in synergy with all the other services within the HUB. Increasing awareness and use of the whole building.

We feel we have had overwhelming positive feedback to the new look of the building and only a few people have objected.

The sign has increased our footfall by over 2,000 extra people per month. In comparison to when we had a coffee shop without a sign. Thank-you for your time.”

The Chairman requested that the second statement, from Mr Andrew Blow, be read. The following statement was made.

“A sophisticated technical objection about the size of this advertisement in a conservation area has come from Nettleham Parish Council whose chair, Cllr. John Evans, has considerable knowledge of planning matters. This objection was the unanimous view of the Parish Council which I witnessed from the public seats.

As residents living opposite the advertisement, with respect we do not think the Planning Officer’s report pays sufficient attention to the Parish Council’s objections.

The size of the advertisement gives the impression that the building is a coffee bar instead of a community centre. We have heard people say they are going to the café or coffee bar and they do not refer to it as the community centre.

The advertisement is after all on the elevation of the community centre which most people see.

It is strange to us that the applicant wanting to inflict an advertisement of this size in the conservation area is the community centre.... not the tenant coffee company.

We also take issue with the description of the premises by the Planning Officer in regard to the takeaway window.

She fails to mention that no permission was given by WLDC for the community centre to become a takeaway.

The creation of the takeaway window.... which has led to some bizarre and illegal parking by customers.... has the effect of converting an A3 licensed venue to an A5 venue for which there has been no application.

Until now, there has been no opportunity for residents to comment because no planning application has been made.

The advertisement was put up without permission last June and to approve it without imposing any restraint is to condone and approve bad practice.

As residents of The Green who have to look at this advertisement from our home we would ask the Planning Committee to pay heed to the Parish Council's objections and enforce the applicant to bring the advertisement within those standards.

It is no secret that the four nearest residents and others in the locality also have serious issues with the provision of 66 outdoor seats outside the Hub without any consultation with us and without any application for planning permission. This has led to noise, nuisance, and privacy issues.

We are delighted to say that the Hub's trustees have agreed to meet us near residents along with Parish, District, and County councillors on Tuesday, February 8 to discuss these issues."

With no responding comments from the Planning Officer, the Chairman invited comments from Members of the Committee. The following statements and information were provided.

One Member raised several points about the lead-up to this application as context to the application. These included the previous arrangements of the building, with comments of black panelling being put up in July 2021. The Member also raised that with Nettleham being in a conservation area, many residents had concerns about any planning application or development.

The Member went on to say that Lincolnshire County Council only gave the HUB permission to change a few aspects, with no recommendation to submit a planning application. The Member went on to say that there was no consent from planning on the development of this new coffee shop. In the Member's last statement, it was asked why Schedule 3 was not relevant. The Officer answered that this application was seen as 'Deemed consent', similar to how properties had 'Permitted Development' as granted by the Government, but those that exceed a certain boundary had to be referred to the Planning Committee.

One issue raised by another Member concerning the raising of this application was on the comparison with other local businesses. The Member asked whether other companies, who had changed their premises and advertised that change, had to go through a similar advertising consent. The Chairman reminded Members that they were only concerned with

the advertising signage, not the proposed shift in usage facilitated by the change of the rules in the wake of the COVID-19 pandemic.

Having been moved, and seconded, on voting it was agreed that permission be **GRANTED** subject to the following conditions.

1. The grant of express consent expires five years from the date of the grant of consent.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

3. No advertisement shall be sited or displayed so as to—

(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

**Reason:** To comply with the requirements of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

## **96 DETERMINATION OF APPEALS**

The determination of the appeals were **NOTED**.



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The meeting concluded at 7.54 pm.

Chairman