

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 12 June 2024 commencing at 6.30 pm.

Present: Councillor Matthew Boles (Chairman)
Councillor Jim Snee (Vice-Chairman)

Councillor Emma Bailey
Councillor John Barrett
Councillor Karen Carless
Councillor Ian Fleetwood
Councillor Sabastian Hague
Councillor Peter Morris
Councillor Tom Smith

Apologies: Councillor David Dobbie

117 PUBLIC PARTICIPATION PERIOD

There were no public speakers.

118 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 22 May 2024, be confirmed and signed as an accurate record.

119 DECLARATIONS OF INTEREST

Councillor Boles declared he would not be Chairing the application as he was not at the previous meeting where the application was deferred. Councillor Snee, as Vice-Chairman would take the Chair for this item.

Councillor Hague declared that as he did not attend the site visit, he would abstain from voting on the application.

Councillor Smith declared a personal interest as a former resident of RAF Scampton. He declared he was not predetermined and would consider the application with an open mind.

119a 147639 - LAND OFF NORTHUMBERLAND AVENUE & WESTMORELAND AVENUE, SCAMPTON

Councillor Boles left the meeting at this juncture and Councillor Snee took the Chair for this application.

Planning Committee- 12 June 2024
Subject to Call-in. Call-in will expire at 5pm on

The Case Officer updated Members that since the last Committee meeting, the Planning team had received further comments from neighbours regarding residential amenities and landscaping. He advised that these points were not reserved matters. The Case Officer delivered a presentation displaying the location plans, indicative site plan and existing photographs of the site.

The Chairman thanked the Planning Officer and advised the Committee there was one registered speaker.

Mr Tams, the agent for the application, addressed the Committee and responded to Member concerns raised at the previous Committee meeting:

- In terms of land ownership, it was confirmed that the red boundary line was owned by the applicant.
- A comprehensive tree survey had been undertaken and there would be a small number of trees removed as these were low quality and a considerable number of trees were to be retained across the western boundary of the site.
- The site would be enhanced with new trees planted and hedgerows and a Biodiversity Net Gain (BNG) of 11% would be achieved with the development.
- The Highways surrounding the application site was privately owned and maintained by the management company and residents contributed to the maintenance of the highways.
- A drainage strategy had been submitted with the application that demonstrated how the new structure would fit in with the existing drainage structure.
- In terms of using existing housing stock, the applicant had refurbished 61 empty units and these houses were currently being sold, and 24 properties had completed and had been moved into.

He expressed that he had been working with planning officers over the past year and had worked to address design and policy principles and technical issues.

Members thanked Mr Tams and the applicant for agreeing to the extension. Members felt that having attended the site visit they could not find any reason for refusal and had attended separately and could not see any red kites and the trees on the site were too small to have nests for red kites. The Case Officer added that an ecological survey had been submitted and measures had been provided that stated any construction works would not take place during nesting season.

On taking the vote, it was agreed that planning permission be **GRANTED** subject to conditions set out in the Case Officer's report.

120 DETERMINATION OF APPEALS

Councillor Boles rejoined the meeting and took the Chair for the remainder of the meeting.

With no comments, questions or requirement for a vote, the determination of appeals was **NOTED**.

The meeting concluded at 18:45.

Chairman Date