

WEST LINDSEY DISTRICT COUNCIL

MINUTES of the Meeting of the Planning Committee held in the Council Chamber - The Guildhall on 26 June 2019 commencing at 6.30 pm.

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

Councillor Owen Bierley
Councillor Matthew Boles
Councillor David Cotton
Councillor Michael Devine
Councillor Cherie Hill
Councillor Paul Howitt-Cowan
Councillor Giles McNeill
Councillor Mrs Jessie Milne
Councillor Keith Panter
Councillor Mrs Judy Rainsforth
Councillor Mrs Angela White

In Attendance:
Russell Clarkson Planning Manager (Development Management)
Joanne Sizer Area Development Officer
Martha Rees Legal Advisor
Ele Snow Democratic and Civic Officer

Apologies: Councillor Mrs Cordelia McCartney
Councillor Roger Patterson

Also In Attendance: Two members of the public

10 PUBLIC PARTICIPATION PERIOD

There was no public participation at this stage of the meeting.

11 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

Meeting of the Planning Committee held on 29 May 2019.

RESOLVED that the Minutes of the meeting of the Planning Committee held on 29 May 2019 be confirmed and signed as a correct record.

12 DECLARATIONS OF INTEREST

Cllr David Cotton declared that he was Ward Member for the application detailed in agenda item 6a (139024) and would step down as a Member of Committee for the duration of that item.

Cllr David Cotton also declared for all Committee Members that as the applicant in agenda item 6b (139436) was a Member of Council, he was known to all Committee Members.

Cllr M Boles declared that he was Ward Member for the application detailed in agenda item 6c (139491) but he had held no conversations regarding the application and would remain as Committee Member.

13 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Committee were advised by the Planning Manager that consultation in relation to the review of the Central Lincolnshire Local Plan Issues and Options paper had commenced on 6 June and ran to 18 July 2019. The consultation contained a number of proposals for how the plan might change, details of suggested new policies as well as detailing those policies currently identified as requiring no change. He explained views were being sought from residents, stakeholders and Councillors on these proposals. A formal consultation response on behalf of West Lindsey District Council would be prepared and agreed by the Prosperous Communities Committee, however Councillors were encouraged to submit their own responses to the consultation and an email had been circulated by the Planning Policy Manager setting out relevant details and links to the consultation. He added that following the close of this round of consultation, work would continue on the collation of the responses which would be used to help inform revisions to policy. This would again be consulted on in early 2020, with further opportunity for councillor and resident comment.

With regard to Neighbourhood Plans, the Planning Manager explained that the referendum for Willoughton NP had been successful and was proposed for adoption by Full Council on Monday 1 July. The examination for Glentworth NP had been completed, with the Examiner's report expected in due course and Greetwell Parish Council's application to prepare a Neighbourhood Plan had been approved on 21 June. Fiskerton Parish Council had withdrawn its Neighbourhood Plan.

14 PLANNING APPLICATIONS FOR DETERMINATION

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

15 139024 - THE WATERHOUSE, MAIN STREET, BURTON

The Chairman introduced planning application number 139024, a retrospective application to change the use of a residential swimming pool to a private teaching pool at The Waterhouse, Main Street, Burton, Lincoln. The Committee were advised there were no updates to the report and the Chairman confirmed there were three speakers to the application and invited the first speaker to address the Committee.

The first speaker introduced himself as Mr Andrew Allison, agent for the applicant. He reiterated that this was a retrospective application for the use of the residential swimming pool to be changed to a private teaching pool, providing lessons for disabled children and children with learning difficulties. He explained how the lessons worked, with a maximum of four children in one lesson and parents accompanied them at all times. He explained that there had been no issues on their two years of operating and lessons only ran for four hours a day and solely on weekdays. He highlighted that this had been reflected accurately in the Officer's report and they were accepting of all the conditions recommended by the Officer. Mr Allison noted that Councillor Cotton as Ward Member had objected to the access and parking arrangements however it was clarified that access was off Middle Street, not off the hill access on Main Street, and the Highways Agency had not objected. The suggested widening of the access by 900mm would provide the access to the site that the Highways Agency had agreed and the applicant had confirmed this would have no impact on the tree frontage. Mr Allison reiterated the importance of the swimming lessons for the children who swam there and explained that they often could not cope with public leisure facilities. He stated that the loss of the facility would be detrimental to the health and wellbeing of the children affected.

The second speaker introduced himself as Mr Michael Hayes-Cowley, the applicant. He explained that he was not running the change of use of the pool as a business venture. He stated that his motivation to become involved in providing swimming lessons for disabled children was his personal involvement with a child who had had many health issues and the way he had seen swimming to have been her main release. He stated that he wanted to be able to use his private pool to be able to give that opportunity to others who otherwise would not be able to access such facilities. He thanked the Committee for their time.

The Chairman then invited Councillor David Cotton, Ward Member for Saxilby, to address the Committee.

Cllr Cotton referenced the access to the site and accepted it was off Middle Street, although he raised some concerns regarding the speed of traffic along the road. He noted that the Parish Council had raised concerns and the change of use had only come to light because of complaints made by residents. He asked of the Committee to consider proposing a site visit in order to see the arrangements first hand. Cllr Cotton commended the applicant for their intentions but suggested that there was no way of knowing how the venture had been run over the previous two years as it had been running without the knowledge of the relevant authorities.

Note: Cllr D. Cotton withdrew from the Chamber at 6:44pm.

With no further update from the Officers, the Chairman invited comment from Committee Members. A Member of Committee felt the Officer had covered all eventualities with the proposed conditions and that it was an acceptable change of use. She moved the Officer recommendation.

Another Committee Member commented that it would be useful to see how the business worked and whether it was suitable and therefore proposed a site visit.

There was further support from Members of Committee and the proposal to move the Officer

recommendation was seconded.

Following discussion regarding concerns about the permission to change use setting a precedent in the area and also whether the property could subsequently be sold for other business use, it was proposed to amend the recommendation in order to ensure the permission was allocated to the current applicant and would cease if he sold the property. The Legal Advisor noted that the applicant was not the company running the lessons and so the link to an individual would need to be precise. It was therefore proposed that the amendment be delegated to Officers to ensure it was accurate.

With the agreement of the original proposer and seconder, the amended proposal was put to the vote and it was unanimously **AGREED** that permission be **GRANTED** subject to conditions and that it be delegated back to Officers to assign the permission to the relevant party, with the expectation that a change of applicant would return before the Committee.

Note: Cllr D. Cotton returned to the Chamber at 6:53pm

16 139436 - 4 CHURCHILL WAY, LEA

The Chairman introduced application number 139436, to vary condition 3 of planning permission 137810 granted 26 July 2018 - materials condition. The Planning Manager advised Members that since publication of the papers, Lea Parish Council had responded to say they had no comment to make. The Chairman reiterated the declaration made at the start of the meeting regarding the application and confirmed there were no registered speakers.

A Member of the Committee enquired whether the application would have been dealt with under delegated powers, had the applicant not been an Elected Member of the Council and it was confirmed this was the case. The Officer recommendation was therefore moved, seconded and voted upon. It was unanimously **AGREED** that the application be delegated back to Officers, to determine the application in accordance with the given resolution, having considered any further representations received ahead of the expiry of the publicity period (8 July 2019). Should any new material considerations arise within the intervening period that had not previously been considered, then the application may be referred back to the Committee for further consideration.

17 139491 - 11 MAPLE CLOSE, MORTON

The Chairman introduced application number 139491, for a two storey side extension. The Planning Manager advised Members that since publication of the papers, Lincolnshire County Council, as the Highways Agency and Lead Flood Authority, had confirmed the application was acceptable and they did not wish to object. The Chairman confirmed there were no registered speakers.

A Member of the Committee enquired whether the application would have been dealt with under delegated powers, had the applicant not been an Officer of the Council and it was confirmed this was the case. The Officer recommendation was therefore moved, seconded and voted upon. It was unanimously **AGREED** that the application be delegated back to

Officers, to determine the application in accordance with the given resolution, having considered any further representations received ahead of the expiry of the publicity period (8 July 2019). Should any new material considerations arise within the intervening period that had not previously been considered, then the application may be referred back to the Committee for further consideration.

18 DETERMINATION OF APPEALS

There were no determinations of appeals to be noted however Members were advised that there were several determinations expected prior to the next meeting.

The meeting concluded at 6.56 pm.

Chairman