

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 17 July 2024 commencing at 6.30 pm.

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

Councillor Emma Bailey
Councillor John Barrett
Councillor Owen Bierley
Councillor Karen Carless
Councillor David Dobbie
Councillor Ian Fleetwood
Councillor Peter Morris
Councillor Roger Patterson
Councillor Tom Smith

In Attendance:

Sally Grindrod-Smith	Director Planning, Regeneration & Communities
Russell Clarkson	Development Management Team Manager
Martha Rees	Legal Advisor
Chris Bradley	Conservation Officer
Ian Elliott	Development Management Team Leader
Richard Green	Development Management Officer
Maisie McInnes	Democratic and Civic Officer

Apologies: Councillor Sabastian Hague

121 PUBLIC PARTICIPATION PERIOD

There were no public speakers.

122 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on Wednesday, 12 June 2024, be confirmed and signed as an accurate record.

123 DECLARATIONS OF INTEREST

Councillor Carless declared an interest in application 144062 as a ward Member for Scotter and Blyton, and explained she would consider the application with an open mind.

Councillor Fleetwood declared an interest in application 148255 as a County Councillor of the villages surrounding Lissington.

Councillor Dobbie declared an interest in application 147958 as the application had been discussed as a Gainsborough Town Council meeting he had been present at, and he would consider the application with an open mind.

124 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

Members heard from the Development Management Team Manager that a new Planning and Infrastructure Bill was announced in the King's speech to 'get Britain building, including through planning reform, as they seek to accelerate delivery of high-quality infrastructure and housing.' In a statement from the cabinet office, the Bill would aim to 'speed up and streamline the planning process' to build more homes of all tenures and accelerate the delivery of major infrastructure projects. It claimed that by enabling democratic engagement with how, not if, homes and infrastructure are built, the major brakes on the planning system would be addressed to support sustainable growth.

The new Chancellor Rachel Reeves had outlined a series of planning changes to be rolled out and said the government would 'reform the National Planning Policy Framework [NPPF], consulting on a new growth-focussed approach to the planning system before the end of the month, including restoring mandatory housing targets.

She also confirmed a manifesto commitment to 'support local authorities with 300 additional planning officers across the country'. The government had issued a revision to the NPPF to remove what it called a 'de facto ban' on onshore wind schemes to ensure they were treated the same as other energy projects. It had also promised to consult on bringing larger onshore wind projects back into the streamlined major infrastructure planning regime.
<https://www.gov.uk/government/publications/policy-statement-on-onshore-wind/policy-statement-on-onshore-wind>

125 148255 - WHITE HART INN LINWOOD ROAD LISSINGTON LINCOLN LN3 5AE

The Case Officer explained there were no updates to the report since publication and delivered his presentation. He displayed the site location plan, photographs of the site and neighbouring dwellings, satellite photographs, and photographs of the car park from a North perspective off Linwood Road and to the South of the current beer garden. The Case Officer explained that the external changes would consist of removal of signage and a continuation of the picket fence across the car park, which would leave access for the two dwellings accessed through car park as well as the Maltings residence.

Mrs Redstone addressed the Committee and gave background to Members that she moved to Lissington and purchased the pub in the Covid-19 Pandemic and renovated the property. Following renovations, the pub was opened, and business was buoyant for the first few months and had become quiet. With the cost-of-living crisis, running costs for alcohol, food, utility bills and wages had impacted the owners, and the business was no longer viable. The owners had marketed the pub and ran local events such as quiz nights and approached the Parish Council. They had tried to sell the pub as a business and had received no interest or offers from potential buyers.

Mr Robinson addressed the Committee in objection to the application and explained he represented the White Hart Community Group. He shared that the previous owner had demonstrated the pub's viability from his turnover in 2020. The current owners had closed

the pub for months and it was felt the sale price was unrealistic given the property's proposed change of use. He explained that there were financial backers proposing to purchase the pub to keep in the community. Mr Robinson urged for the pub not to close as a community asset to Lissington, and for the owners to work with the community group to make the pub thrive.

Councillor Bunney clarified he was not a Ward Member for Lissington, but residents of his ward from surrounding villages had used the pub. It was felt the closure of the only pub in Lissington would have a detrimental effect on the social life of residents and impact the welfare of the community. He empathised with the owners given the economic pressure and impact of Covid-19 on managing and running a public house.

Officers responded to comments made by speakers and explained there had been no evidence of the profitability of the public house from previous owners, and the pub was purchased from administration by the current owners. There was no knowledge of any financial backers from the White Hart Community Group.

Members discussed the application and expressed their surprise that a parish council had not been arranged to discuss the closure of the pub. Members felt it was disappointing to hear of another pub closure, but expressed sympathy given the financial concerns and need for pubs to reinvent themselves to remain viable.

Officers responded to Member comments and explained the application had put forward for change of use and evidence demonstrated the loss of earnings and owner's attempts to market and run events. The pub had been marketed since December 2022 and the application was recommended for approval.

It was proposed and seconded that the application be refused.

Upon the vote for refusal of the application, there were 2 votes for refusal, 8 votes against and one abstention. The vote was lost.

The Chairman invited Members to vote to grant the application, as stated in the report under the officer's recommendations.

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

126 147461 - LAND OFF BRIDLE WAY MARKET RASEN LN8 3ZT

Members heard that there had been no further representations received by Planning Officers since the report had been published. Discussion regarding the Biodiversity Net Gain (BNG) conditions had taken place, and it was agreed there would be a requirement to secure 10% BNG with a combination of on-site and registered off-site BNG to meet the current legislation. The movement of the hedgerows would require mitigation as there was great crested newts in the area and condition 3 had been amended to reflect this.

In terms of access, the development site would be accessed off Bridle Way and the two properties would be Dorma style in character, and there was a proposal for modified grassland and mixed shrub. Site photographs showing the site and access were displayed.

The Chairman thanked the Planning Officer and advised the Committee there were two registered speakers on this item.

Reverend Diana E Carroll addressed the Committee on behalf of Bridle Way residents and expressed their concerns objecting to the development. They felt that the planning conditions did not adequately address the ecology of the site and did not take into account equality concerns relating to access to the site. She referred to the previous development where extensive landscaping and planting in front gardens had not taken place as outlined. Assurance was sought from planning officers to make sure that conditions were adhered to. There were accessibility and safety concerns as there was no pavement for pedestrian and wheelchair users on Bridle Way with the oncoming construction traffic gaining access to the site.

Councillor Stephen Bunney addressed the Committee in his capacity as Ward Member and a Member of Market Rasen Town Council. He explained the proposed dwellings were part of the Ridings original development which were single storey bungalows and the Dorma style was not in character with the rest of the site. He also expressed environmental and flooding concerns, particularly with the proposed pond.

The Development Management Team Manager responded to comments, and explained that ecology had been raised and addressed in the report and Planning Policy had made it mandatory for provision for BNG. With the great crested newts on site, the pond was deemed as the appropriate habitat. In relation to comments made on accessibility and equality, the construction management plan would address this as it formed a part of building regulations.

Members debated the application, and it was proposed and seconded that a site visit to view the character of the development and consider the highways and access to the site was needed.

Upon the vote, there was 5 votes for and 5 votes against a site visit. The Chairman used his casting vote in favour of a site visit.

RESOLVED that the application be deferred for a site visit to be held, to afford Members a greater understanding of the potential development site including the character of the area, highways and access to the site.

127 144062 - LAND WEST OF NORTH MOOR ROAD SCOTTER GAINSBOROUGH DN21 3HT

The Case Officer delivered his presentation and explained that the application was for 8 dwellings which were part of an allocated site. The original development was for 51 dwellings, and 43 were determined under reserved matters and the applicant was proposing to use some of the allocated site to meet the indicated numbers. The applicant had agreed to the pre-commencement conditions detailed in the report.

The Case Officer showed the elevation plan, external materials plan, driveway finishes and

the drainage plan for the site, as well as photographs from different perspectives of the site area.

The agent addressed the Committee and explained that the proposal delivered 8 residential properties on the allocated site which benefitted from the additional 51 units to meet the housing supply targets in the Local Plan. The purpose of the application was to gain consent and update the boundary for the additional space required. There were good design principles for the site, with generous gardens, soft landscaping and ample parking space. There would be no detrimental impact on current residents and conditions to the outline consent would be adhered to.

Members discussed the report and expressed that Section 106 monies should be increased for additional housing development.

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

128 147958 - 11-15 SILVER STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 2DT

The Case Officer delivered his presentation and showed the front and rear elevations, the window changes, the ground floor and first floor plans and explained that the property was 3 flats originally that had been reduced to 2 flats. He highlighted an extract from Schedule 3 Part A of the Town and Country Planning (Use Classes) Order 1987 and advised Members that the site had provision for class E.

Members expressed concerns relating to the potential nature of the business and location in the town centre. Members requested more information on what type of health centre the proposed site would be. It was proposed and seconded that the decision be deferred.

RESOLVED that the application be deferred so that more information could be obtained relating to the nature of health centre being proposed.

129 DETERMINATION OF APPEALS

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

130 PLANNING ENFORCEMENT - FORMAL CASE UPDATE

With no comments, questions or requirement for a vote, the planning enforcement report was **NOTED**.

The meeting concluded at 8.23 pm.

Chairman