

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 25 July 2018 commencing at 6.30 pm.

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

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

In Attendance:
George Backovic Principal Development Management Officer
Russell Clarkson Development Management Team Leader
Danielle Peck Development Management Officer
Martha Rees Legal Advisor
James Welbourn Democratic and Civic Officer

Apologies: Councillor Roger Patterson

26 PUBLIC PARTICIPATION PERIOD

There was no public participation.

27 TO APPROVE THE MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting dated 27 June 2018 were agreed as a true record and signed by the Chairman.

28 DECLARATIONS OF INTEREST

All Members present declared an interest in application 137810, Churchill Way, Lea as the applicant was known to them as a fellow Member of the Council.

29 UPDATE ON GOVERNMENT/LOCAL CHANGES IN PLANNING POLICY

The Development Management Team Leader updated the Committee on the latest changes in planning policy.

A new National Planning Policy Framework (NPPF) was published on 24th July and came into immediate effect.

The Central Lincolnshire authorities are undertaking review as to any implications arising for the Central Lincolnshire Local Plan and this would be circulated to Members when available.

Some key headlines were:

- The introduction of a housing delivery test for local authorities in November 2018;
- Failure to show a five-year housing land supply or meet delivery targets (25% of need by November 2018; 75% by November 2020) would trigger the presumption in favour of sustainable development for housing applications;
- The new NPPF said that councils must accommodate 10% of their housing requirement on small/medium sites.

NPPF2 can be viewed here: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

30 137810 CHURCHILL WAY LEA

The Principal Development Management Officer introduced application no. 137810, an application for a first floor extension over an existing double garage.

The Planning Officer present confirmed that the application had been assessed against the revised NPPF and it wasn't considered to raise any implications or alter the officer's recommendation.

It was confirmed that if the applicant was not a Member of the Council then this application would not have come before the Committee.

There were no further questions or comments and it was therefore moved, seconded and voted upon that permission be **GRANTED** in accordance with the conditions as set out in the report.

31 137511 LAND AT PINGLEY VALE, BIGBY HIGH ROAD, BRIGG

The Principal Development Management Officer introduced application no. 137511, a planning application to erect 13no. dwellings at Pingley Vale, Bigby High Road, Brigg DN20 9GZ.

The application had been assessed against the revised NPPF and did not alter any considerations nor did it alter the officer recommendation.

There was one speaker on the application, Mr Andrew Burling from Cyden Homes, the applicant for the application. Points he raised are listed below:

- The land in question was a former prisoner of war facility known as Pingley Camp, later used for low level commercial operations before falling into disuse. The northern

section of the site had recently been completed and was known as Pingley Park;

- The land on the southern section of the site was classified as brownfield land and contained derelict buildings, areas of contamination and sheet structures. All of these buildings and contamination had been removed and decontaminated by Cyden Homes;
- The land did have outline approval for 10 dwellings back in 2008, with subsequent reserved matters approved on a plot by plot basis; however due to market forces this permission had elapsed, with the exception of plot 4 which had been lived in for a number of years now;
- The site was acquired by Cyden Homes in 2014, with a planning application submitted for Pingley Park granted in October 2015. The final properties on that section of the site were completed in March 2018;
- The road network for the site was constructed, and then subsequently inspected by Lincolnshire County Council's Highways department. This road also connected to plot number 4 and the land to the rear of that property, connecting the plot to Bigby High Road. The road was pending adoption following a 12 month maintenance period;
- This application would complete the picture in that particular area of Bigby High Road;
- Cyden Homes contributions towards affordable housing for this development are around £176,000, and have also demonstrated they are committed to providing homes in West Lindsey.

Councillor Lewis Strange, district ward Councillor for the application was unable to make it to Committee, but wanted to reinforce his comments in the report. In response, the Principal Development Management Officer informed Committee that Lincolnshire County Council Highways had visited the road on the site for a second time, but there was no grounds to impose a lower speed limit.

Members then had a discussion about the application, and the following points were highlighted:

- LP2 of the Central Lincolnshire Local Plan (LP2) (settlement hierarchy) and part 6 of LP2 may apply to this application;
- There was opposition to the application on highways grounds;
- The lowering of the speed limit on Bigby High Road requested by Bigby Parish Council and district Councillor Lewis Strange was for desirability, and wasn't on safety grounds;
- This land was in the plan preceding the 2006 First Draft Review West Lindsey Local Plan;
- If the committee were minded to agree with the officer recommendation, then this application should be approved in isolation, and should not be used as a standing

precedent;

- It was understood that there had been a joint bid from North Lincolnshire and Lincolnshire County Councils to the safer roads fund to make improvements to Bigby High Road. It was also understood that this bid had been approved.

There were no further questions or comments and it was therefore moved, seconded and voted upon that the decision to grant planning permission be **AGREED**, subject to conditions, and would be delegated to the Chief Operating Officer, to enable the completion and signing of an agreement under section 106 of the Planning Act 1990 (as amended) pertaining to:-

- An affordable housing contribution of £125,928.00

In addition to the S106 as the Community Infrastructure Levy (CIL) is in force a contribution to this will also be required.

In the event of the s106 not being completed and signed by all parties within 9 months from the date of this Committee, then the application will be reported back to the next available Committee meeting following the expiration of the 9 months.

32 DETERMINATION OF APPEALS

The Chairman highlighted there were three appeal decisions on this occasion.

One Member expressed disappointment with the building of houses in rear gardens.

RESOLVED that the determination of appeals be noted.

The meeting concluded at 18:50.

Chairman