

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

16 December 2020

PRESENT: - N Sherwood (Chairman)

J Evison (Vice Chairman), J Davison, L Foster and D Southern

Councillors J Briggs, T Mitchell, R Ogg, N Poole, D Rose, C Sherwood, K Vickers, P Vickers, J Walshe and D Wells attended the meeting in accordance with Procedure Rule 37(b).

This was a Microsoft Teams Virtual Online meeting.

2057 SUBSTITUTIONS

There were no substitutions at this meeting.

2058 DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND PERSONAL OR PERSONAL AND PREJUDICIAL INTERESTS, SIGNIFICANT CONTACT WITH APPLICANTS, OBJECTORS OR THIRD PARTIES (LOBBYING) AND WHIPPING ARRANGEMENTS (IF ANY).

The following members declared a personal interest:-

Councillor Rose

Minute(s) 2061 (iii), 2062 (iv) and 2062 (v) - Application(s) PA/2020/362, PA/2020/1354 & PA/2020/1452

Nature of Interest - Chair of CPRE Northern Lincolnshire Chair of CPRE Yorkshire and the Humber

The following members declared that they had been lobbied:-

Councillor Briggs

Application PA/2020/1504 2062(viii)

Cllr J Davison

Application PA/2020/1354 Minute 2062 (iv)

Cllr Evison

Application PA/2020/545 & PA2020/1059 Minute 2060(i) and 2060 (ii)

Cllr L Foster

Application PA/2020/1333 Minute 2061 (i)

Cllr Mitchell

Application PA/2020/1413 Minute 2061 (iv)

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Cllr Poole
Application PA/2020/248 Minute 2061 (ii)

Cllr N Sherwood
Application PA/2020/1365 Minute 2062 (iv)

Cllr Southern
Application – PA/2020 1452 Minute 2062 (v)

Cllr P Vickers
Application – PA/2020/545 Minute 2060 (i)

Cllr Walshe
Application – PA/2020/1333 Minute 2061 (i)

2059 **TO TAKE THE MINUTES OF THE MEETINGS HELD ON 21 OCTOBER 2020 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN.**

Resolved – That the minutes of the proceedings of the meeting held on 21 October 2020, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.

2060 **APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT.**

In accordance with the decisions at the previous meeting, members had undertaken site visits on the morning of the meeting. The Group Manager - Development Management submitted reports and updated them orally.

(i) PA/2020/545 by Mrs Elizabeth Marrows for outline planning permission for the erection of up to 34 dwellings, following the demolition of existing dwelling and outbuildings (appearance, landscaping, layout and scale reserved for subsequent consideration) at land at 65 Marsh Lane, Barton-upon-Humber, DN18 5JD

The agent stated that a great deal of work had been carried out on the application in conjunction with all statutory bodies including Yorkshire Water and the Highways Agencies on all aspects to meet requirements. He indicated further detailed information would then be submitted as the reserved matters stage. He stated that the flood risk water would be managed properly, and development of this kind does take place in flood zones all the time. On the highways issues he said that significant contributions would be made for improvements on Marsh Lane, and would lead to future benefits for the residents.

Councillors P and K Vickers as the local ward members urged the committee to refuse the application after receiving numerous objections to the application. They had concerns about the flood risk in the area and associated problems on Marsh Lane, as they felt it was a very difficult area

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and could not be improved as it was a very narrow lane. It would cause increased traffic problems and felt it was against a number of planning policies.

Cllr Evison stated he had severe problems with the application. He stated he knew the area very well and it was a narrow lane that would be difficult to expand. He said it was a flood risk area that had flooded, and was not suitable for the proposed development. He quoted a number of planning policies that it was contrary to, and felt there was more suitable areas available in Barton to develop on.

Cllr J Davison after visiting the site agreed with the previous speaker and was astounded by the narrowness of the lane, and felt it was more like a farmer's dirt track than a road, he also had concerns that the football entrance was also down there and would lead to even more traffic problems.

Cllr L Foster having visited the site and listened to the comments from the local ward members, who he believes had the in depth knowledge of the area was minded to agree due to the flood risk was an unsuitable development for the area. However, he did not agree with the highway concerns as he did not see it affecting the access and egress, and felt residents would when built park their vehicles on their own drives.

It was moved by Cllr Evison and seconded by Cllr J Davison –

That planning permission be refused for the following reasons –

1.

The local planning authority considers that Marsh Lane is not suitable in terms of its width and overall condition to provide a satisfactory access to serve the proposed development. This is exacerbated by the high levels of on-street parking along Marsh Lane. The proposal would result in a significant increase in vehicles accessing Marsh Lane leading to increased hazards to vehicular and pedestrian users to the detriment of highway safety. The proposal is therefore contrary to policies T2 and H5 of the North Lincolnshire Local Plan, and paragraphs 108 and 109 of the National Planning Policy Framework.

2.

The site lies in flood zone 2/3a (tidal) and is therefore at high risk of flooding. In order to comply with the submitted Flood Risk Assessment, land raising would be required on the site and the finished floor levels of the habitable first floors would need to be set no lower than 6.9 metres above Ordnance Datum (AOD). This would result in a residential development that would be out of scale and very domineering in relation to the surrounding area to the detriment of the character and appearance of the locality. The proposal is therefore contrary to policy CS5 of the Core Strategy, and policies H5, H8 and DS1 of the North Lincolnshire Local Plan.

Motion Carried.

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(ii) PA/2020/1059 by Mr Kevin Hamilton for planning permission to erect a detached dormer bungalow and garage at 18 West Street, Barnetby le Wold, DN38 6JP.

The applicant outlined the reasons for the application and in doing so indicated that the dormer bungalow was for the applicant to retire to, and meet the needs of his families' circumstances. He stated it had been designed to adhere to the privacy of neighbouring properties, and minimise any impact.

Cllr C Sherwood spoke as the local ward member and asked that the objector's views in the report be taken into consideration due to the position of the dormer.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2061 **MAJOR PLANNING APPLICATIONS.**

The Group Manager – Development Management submitted a report containing details of major applications for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and assessment of the applications.

(i) PA/2020/1333 by Mr W Foster-Thornton for outline planning permission to erect up to 144 dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at Land off Burringham Road, Ashby Parklands, Scunthorpe.

The agent for the development stated the development outlined would benefit the wider community, and had developed the application working with Lindsey Lodge Hospice who was the neighbouring property. She stated it was infill development within the limits of the local plan.

Cllr Walshe as the local ward member had concerns with the application around drainage and highways, and asked the committee to amend conditions 22 and 23 if approved to agree foul water management and the highway issues.

The Group Manager Development Manager and Building Control indicated that the conditions for the water management could be amended but the condition for the highways would have to be sorted through the Section 106 agreement with the applicant.

Cllr Evison agreed with the previous speakers and moved to grant permission with the amendment to the condition.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officers report, with amendment to the

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following condition:

No development shall take place until a scheme for the disposal of foul water has been agreed in writing by the local planning authority and none of the dwellings shall be occupied until it is connected to the approved drainage system.

Reason

To ensure satisfactory drainage is provided in accordance with policy DS14 of the North Lincolnshire Local Plan.

(ii) PA/2019/1904 by Mr T Webster, WFW Developments Ltd for planning permission to erect 28 affordable dwellings with associated access and other works at Old Railway Sidings, A18 from Althorpe to Gunness, Althorpe, DN17 3HN

Cllr Briggs addressed the committee with regard to the application, and in doing so urged the committee to have a look at the site and access before making a decision.

Resolved – That the application be deferred to the next meeting to allow the committee to visit the site.

(iii) PA/2020/248 by Partner Construction & Acis Group for planning permission to erect 20 dwellings comprising 10 rent to home buy, five shared ownership and five open market dwellings at land adjacent to the pumping station, Ings Lane, Hibaldstow.

Two objectors addressed the committee with their concerns to the proposed development. They indicated that a rural exception site should be driven by local need, and this was not the case in this application. Hibaldstow already had its allocation of social housing, with a lot of ongoing development already approved for the area. It would have a negative impact of the area, increased traffic on an already busy road, and possible drainage issues.

The agent referred to the application and highlighted it was a re-submission of an old one, and in the re-submission a great deal of work had been carried out with officer's to rectify any issues that were a problem last time. He indicated that there had been overwhelming evidence to suggest the need for the development, including some affordable housing in the area, along with the provision of 16 bungalows. He stated that there would be a full financial contribution to the area, and whilst it was beyond the settlement boundary, due to the affordable housing exception policy it was acceptable.

Cllr Poole raise his concerns with regard to the application on behalf of a number of residents. He agreed with the objectors but had an issue with the flooding aspect, and soak away systems that had previously failed. The pumping station was also in a low lying area next to the River Ancholme and flooding could be a problem. He urged the committee to refuse the application as there was insufficient evidence to demonstrate the need for the

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development in Hibaldstow and was contrary to a number of planning policies.

Cllr Evison stated there was no demonstrative evidence for affordable housing in Hibaldstow, and the application was contrary to the following policies CS9, CS2, CS5, CS8, RD2 and DS1. He said the scheme would urbanise the rural landscape, there was flooding issues, and noise issues from the pumping station and could not support the application.

Cllr J Davison agree with the objectors and their knowledge of the survey carried out that he felt was not independent, and agreed there was no affordable housing need in Hibaldstow.

Cllr L Foster stated that agents and applicants keep using the five year land supply as a reason for approval, and it was always going to be an issue until the new local plan was approved. He stated that development was a large scheme outside the development boundary and he could not support it.

It was moved by Cllr Evison and seconded by Cllr J Davison –

That planning permission be refused for the following reasons –

1.

Insufficient evidence has been provided to prove that there is a demonstrable need for the proposed affordable housing to serve the settlement of Hibaldstow. The proposal is therefore contrary to policy CS9 of the North Lincolnshire Core Strategy.

2.

The proposal would introduce a significant amount of built form on a Greenfield site outside the identified development boundaries for Hibaldstow that would urbanise the existing rural landscape. The proposal is therefore contrary to policies CS2, CS5 and CS8 of the North Lincolnshire Core Strategy, and RD2 and DS1 of the North Lincolnshire Local Plan.

Motion Carried.

(iv) PA/2020/362 by Mr Kim Stones, Kim Stones Ltd for planning permission to erect 15 lodges, three glamping pods, a reception and office, and new vehicular access at Ponds, Poles Bank, Wroot.

The agent spoke in favour of the application.

Cllr Rose the local ward member spoke against the application for the reasons contained within the officer's report, and following concerns from local residents.

Resolved – That planning permission be refused in accordance with the reason contained within the officer's report.

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(v) PA/2020/1413 by Modernistiq (Harrogate) Ltd, Modernistiq (Harrogate) Ltd for application for approval of reserved matters following outline planning permission PA/2017/1975 dated 11/03/2020 for the erection of up to 23 dwellings, namely appearance, landscaping, layout and scale at Horse Shoe House, 119 Westgate Road, Westgate, Belton, DN9 1PY.

The agent spoke on the application and referred to the officer's report. He thanked the officer for recommending grant permission, and stated the development complied with all policies and the local plan. He stated that it was for reserved matters and following an appeal to the inspectorate who approved permission highlighted that the inspector said the benefits outweighed any harm that would be caused by the development.

Cllr Mitchell spoke as the local ward member against the application following objections from the community. He referred to the officer's report and stated that the comments from Belton Parish Council had been omitted but were on the planning portal, and therefore felt the committee did not have all the information in front of them. He also informed the committee that there were ongoing meetings with council officer's regarding the financial assessment and Section 106 agreement, and those meetings were still to take place so felt the application should be deferred until the committee had all the relevant information available to them.

Cllr Evison felt there was more work to be completed on the application and it should be deferred until it was all ready to come back to the committee.

Resolved - That the application be deferred to a future meeting to allow the committee to receive all the relevant information.

2062 **PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.**

The Group Manager – Development Management submitted a report incorporating a schedule containing details of applications for determination by the committee including summaries of policy context, representations arising from consultation and publicity and assessment of the applications. The Head of Development Management updated the reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

(i) PA/2020/390 by FKX Ltd for advertisement consent for the installation of two sets of LED internally illuminated built up flexface box system advertisements at Wren Kitchens, Falkland Way, Barton upon Humber, DN18 5RX.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

(ii) PA/2020/115 by Infinite Holdings Ltd for planning permission to erect a technical (non-service) crematorium facility, including associated works and

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infrastructure at Plot 26 Bloom Lane, Normanby Enterprise Park, Scunthorpe, DN15 9GE.

An objector spoke on the application and had concerns with the application, particularly around possible smells that would be omitted from the site, increased traffic, and making the area busier for local residents.

The agent referred to the previous application that was present to committee the previous month that was for approval, and further information since had been presented raising concerns for the wildlife on site. She highlighted the benefits of the proposal and tried to reassure the committee of any concerns raised.

Cllr Ogg as the local ward member also raised concerns with regard to the possible smells, smoke and additional traffic.

Resolved – That planning permission be refused in accordance with the reasons contained within the officer's report.

(iii) PA/2020/1311 by Mr Garry Hirst, Delta Salvage Ltd for planning permission to erect an insulated steel-framed structure for storage and distribution (B8 use class), including associated hard-standing at Sandtoft Gateway, Sandtoft Road, Westgate, Belton, DN9 1FA.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

(iv) PA/2020/1354 by Mr Paul Chapman for planning permission to erect six two-storey detached dwellings and change the use of the main building of the Duke William Motel to residential use (and demolish an existing side extension to the Duke William and rear chalets) at Duke William Hotel, 27 Church Street, Haxey, DN9 2HY.

The Group Manager Development Management and Building Control gave a verbal update to the committee requesting that the item be deferred for further information to be considered.

Resolved – That the application be deferred to a future meeting to allow for further information to be considered.

(v) PA/2020/1365 by Mrs Rebecca Proctor for planning permission to replace all windows and external doors at Camasstraddan, 41 Main Street, Saxby All Saints, DN20 0QF.

Cllr C Sherwood addressed the committee as the local ward member, and in doing so urged the committee to take some sympathy with the application, and treat it on its own merits. He stated that the officer's report said the door could be UPVC but the windows had to be wood. The cost of the wood windows would be substantially more for the applications, and there was other properties down the streets with UPVC windows that did not look out of

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place.

Cllr Evison felt that he could not go against the officer's recommendation to refuse the application as there was a line to follow in conservation areas.

Cllr L Foster agreed there was a line to follow in conservation areas, however, he did have sympathy with the applicants, and felt that there should be some compromise available between the officer's and the applicant to come up with a suitable outcome.

It was moved by Cllr Evison and seconded by Cllr J Davison –

That planning permission be refused in accordance with the recommendations contained within the report.

It was then moved by Cllr L Foster and seconded by Cllr Southern as an amendment –

That the application be deferred to allow for further discussion to be held with the applicant.

Amendment Carried.
Substantive Motion Carried.

(vi) PA/2020/1452 by Mr Tony Pearson for outline planning permission to erect a dwelling with appearance, landscaping, layout and scale reserved for subsequent consideration at land between 47 and 51 Akeferry Road, Westwoodside, DN9 2DU.

The agent spoke and referred to an appeal that went to the inspector on this application. In doing so stated that the inspector indicated that the specific nature of the property would not have any effect on the historic pattern of the fields, and that the planning officer in his report stated that it should be approved. He felt there was no legal planning reason to refuse the application.

Cllr Rose as the Local Ward member urged the planning committee to refuse the application due to the adverse impact it would have on the historic landscape. He stated that the application had been refused on numerous occasions, and also by the appeal inspectorate who felt that the benefits would not outweigh the harm. He said it was contrary to policies, and all the reasons it was refused for previously were still relevant.

Cllr Evison and Cllr Davidson indicated they could not support the application as there was not enough detail on the scale and mass of the property, and should be refused on the grounds it was previously refused on.

Cllr L Foster and Cllr Southern stated they had no objections to the proposal as it was only for outline permission at this stage, and the detail would follow. They felt the application had done everything within their power taking into considerations the reasons for refusal previously.

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The Group Manager for Development Management and Building Control informed committee members that the application could not be refused on the same grounds as the last time as the application before them is for outline whilst the previous application was a full application.

It was moved by Cllr Evison and seconded by Cllr Davidson-

That planning permission be refused for the following reason –

1.

The proposal would introduce an unacceptable character impact through the visual intrusion of an extension of the residential environment into the historic landscape. The development would therefore have an adverse impact on the character, appearance and setting of the Isle of Axholme Area of Special Historic Landscape and its national significance. Filling the gap through development of this plot would alter and damage the character and setting of the historic landscape where there are clear views of the farmstead within the historic landscape. The proposal is therefore contrary to policies H3, ST3, LC12 and LC14 of the North Lincolnshire Local Plan.

Motion Carried.

(vii) PA/2020/1459 by Mr R Hewson for planning permission to erect a replacement dwelling, including demolition of existing dwelling at Melwood Grange, Melwood Hill, Epworth, DN9 1AA.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

(viii) PA/2020/1504 by Absolute Children's Services for planning permission for change of use from a dwellinghouse (Class C3) to a children's home (Class C2) for up to four young people at Pennyfields, 35 Washinghall Lane, Eastoft, DN17 4PR.

The agent informed the committee that they were seeking permission for a children's for the current growing demand. He said it would be therapeutic care for four young people, moving out of the busy urban areas, into a more quiet rural setting that was proven to be good for their mental health. He felt the Parish Council had stereotyped in their objection, and all planning grounds had been covered by the applicant, and that all statutory consultees were happy.

Cllr Briggs spoke as the Local Ward member and had numerous concerns regarding the proposal. He felt it was a commercial enterprise being place in a rural community and the infrastructure in the area was not suitable for young people, with limited services and amenities. He also stated that the Parish Council had previous experience of this kind of commercial enterprise in a rural setting and it had a detrimental effect on the area. He stated it was not in keeping with the area, it would have a detrimental impact on the

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residential area, and was contrary to a number of planning policies.

Cllr Evison and Davison felt the application should be refused as it was not located in the right place. They appreciate the requirements for these homes, but also felt the views of the local ward member were reasonable, and that young people want to be in urban settings where there is more activities going on.

Cllr L Foster felt there was no planning terms to refuse the application, and felt there was a need for these places in all settings.

It was moved by Cllr Evison and seconded by Cllr Davison –

That planning permission be refused for the following reason –

1.

The proposal, which is not located within the Scunthorpe and Bottesford Urban Area, Barton upon Humber or Brigg, represents an unsustainable use as it is not readily accessible to local services. Furthermore, the proposal would have an impact on the character of the area by introducing a commercial enterprise in an area which is predominantly residential in character, and is considered to be detrimental to residential amenity through noise and disturbance. The proposal is therefore contrary to policies DS1 of the North Lincolnshire Local Plan, CS1, CS2 and CS5 of the North Lincolnshire Core Strategy, and guidance contained within the Interim Planning Policy for Residential Care Homes/Institutions.

Motion Carried.

(ix) PA/2020/1511 by Mr Keith Selby for outline planning permission to erect two dwellings with all matters reserved for subsequent consideration at 42 Jeffrey Lane, Belton, DN9 1LT.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer's report.

2063 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**

There were no other items for consideration by the committee at this meeting.