

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

26 April 2021

PRESENT: - N Sherwood (Chairman)

Councillors S Bainbridge, J Davison, L Foster, M Grant, R Hannigan, D Southern, P Vickers, D Wells and C Sherwood.

Councillors Mitchell, Ogg and Rowson attended the meeting in accordance with Procedure Rule 1.37(b).

This was a Microsoft Teams Virtual Online meeting.

2087 **MINUTES SILENCE - MR ARTHUR BUNYAN** - The Chairman informed the Committee of the sad and untimely passing of former North Lincolnshire Councillor and Planning Committee Chairman Arthur Bunyan. Therefore, as a mark of respect, the Committee observed a minutes silence.

2088 **SUBSTITUTIONS** - Councillor C Sherwood substituted for Councillor J Evison.

2089 **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 that they had been lobbied –

Councillor L Foster
Application: PA/2021/6 (Minute: 2093(v))

Councillor T Mitchell
Application: PA/2020/1117 (Minute: 2093(i))
Application: PA/2021/119 (Minute: 2093(vi))

2090 **TO TAKE THE MINUTES OF THE MEETINGS HELD ON 24 FEBRUARY 2021 AND 24 MARCH 2021 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN - Resolved** – That the minutes of the proceedings of the meetings held on 24 February and 24 March 2021, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the Chairman.

2091 **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.

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(i) PA/2021/20 by Mr & Mrs S Watson for planning permission to erect a dwelling at Lavenham House, Fields Road, East Lound, DN9 2LR.

Prior to consideration of this item, an objector addressed the committee and stated that she had been a resident of East Lound for over 20 years. In her opinion, infill applications were not appropriate for the village. Allowing this application would set a precedent for the development of any other infill plot in the village. Flash flooding was a real concern in East Lound that had affected many properties on the village, resulting in flooded gardens and properties. The proposed application would also face directly into her kitchen window, resulting in a loss of amenity. The application was outside of the development boundary and had previously been refused on appeal. Access to the application site was also very narrow. Haxey Parish Council had also objected to the planning application.

The applicant's agent spoke in support of the application. He acknowledged the concerns of the resident to the north. However, this was a single storey application that was being proposed. There would be a fence, mature trees and landscaping between the objector and the applicant's plot. The property would not have an adverse impact on the residents. The council's Highways department or Archaeologists had not objected to the application. The property was not a listed building nor in a conservation area. There were numerous other properties of similar size and design in East Lound. The site was also within flood zone 1 which was preferable and there were no objections to this planning application from the council's drainage engineers.

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

2092 **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/2020/660 by Rafkins (Scunthorpe) Leisure Park Ltd for planning permission for mixed use development: hotel (Class C1), gym (Class D2), retail units (Class A1), food and drink and drive-thru restaurants (Class A3/A5), with access, car parking, landscaping and associated works at land off Jack Brownsword Way, Scunthorpe.

Prior to consideration of the item, the Chairman read out a letter submitted by local ward member Councillor Walshe who was unable to attend the meeting. The letter referred to the observations of local residents, who expressed concern about the increased traffic movements the application may bring to Doncaster Road. Matchday car parking was already an issue in the locality, which this application may exacerbate.

Resolved - That planning permission be granted in accordance with the recommendations contained within the report.

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(ii) PA/2020/1626 by Mr & Mrs Besford for planning permission to convert a barn into a dwelling, with a single-storey rear extension, detached garage and new vehicle access at 38 High Street, Haxey, DN9 2HH.

Resolved - That planning permission be granted in accordance with the recommendations contained within the report.

2093 **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/2020/1117 by Mr Cherry, Cherry Tree Homes Ltd for planning permission to erect three dwellings and associated garages at 7 Belton Road, Epworth, DN9 1JL.

Prior to consideration of the application, an objector addressed the committee. She informed members that there were 17 objections to the application. Principal objections to the application were access to the proposed housing estate and impact on the already busy Belton Road. Local residents were concerned that school buses and emergency vehicles would struggle to navigate the road due to the increased traffic movements and the access to the site only being 40 metres away from traffic lights. The application would also result in a loss of amenity for at least four properties.

Councillor T Mitchell spoke as the local ward member. He agreed with all the points made by the objector previously, especially the inadequate access route to the four property plot. Due to the width and layout of the access, vehicles would find passing oncoming vehicles a real challenge. The council's Highways department estimated that the access road was only 4.5 metres wide. The Department for Transport manual for streets recommends a minimum carriageway of 5.5 metres. Were vehicles to meet on the access road, one vehicle would have to reverse down the road, which caused a safety risk. Vehicles would also have to wait and park on the footpath, whilst waiting for a gap in the traffic or for the traffic lights to change. The applicants traffic study did not address the issues caused by the access road.

Councillor J Davison was of the opinion that the committee would benefit from a site visit, to consider for themselves the issues raised by the speakers.

It was then moved by Councillor J Davison and seconded by Councillor C Sherwood.

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

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Motion Carried

(ii) PA/2020/1599 by Mr Michael Torr for planning permission to convert barn into dwelling at 36 Westgate Road, Westgate, Belton, DN9 1QG.

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

(iii) PA/2020/2043 by Mr J Oates-Smith for planning permission to erect a first floor throughout, create a small extension to the rear, and alter ground-floor elevations and layout at 2 Westgate Road, Westgate, Belton, DN9 1QG.

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

(iv) PA/2020/2084 by Mr Martyn Robinson for outline planning permission to erect a dwelling with layout, scale, appearance, access and landscaping all reserved for subsequent consideration at land at Booth House Farm, Winterton, DN15 9UP.

Prior to consideration of the application, the applicants agent addressed the committee. The applicant ran a successful farm shop that was located behind the site as well as running Booth House Farm. The farm shop was very popular with Winterton residents and customers from further afield. The shop ensured the viability and sustainability of the farm. Approving the application would allow the applicant to expand his business with a minimum loss of agricultural land.

Councillor Rowson, local ward member addressed the committee and respectfully requested that the members grant the application.

Councillor Ogg, local ward member also addressed the committee and agreed that the application should be granted.

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

(v) PA/2021/6 by Mr Martin Phillips, Ongo Developments for planning permission to erect four dwellings, including demolition of existing garages at land between Chaucer Avenue and Chapman Avenue, Scunthorpe.

Prior to consideration of the item, the applicant’s agent addressed the committee. He stated that the applicant had sort options for developing carbon neutral homes which would demand a carbon reduction of 100 per cent against current building regulation targets. The scheme was one of two projects being pioneered by Ongo as a blueprint for all future homes. Carbon neutral homes not only benefit the environment but also residents through reduced running costs. The homes would be offered at affordable rent rates and provided an opportunity to reuse a brownfield site in flood risk zone one

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within the development boundary of Scunthorpe. The surface water strategy had been developed in accordance with the council's drainage hierarchy and building regulations. The development would not be a burden on the existing surface water network and would not increase the risk of flooding elsewhere. Following a public consultation, the application was reduced from three sites down to two leaving one site dedicated to parking, which was deemed sufficient for all individuals who would reside at the properties.

Councillor J Davison was concerned about the number of objections recorded against this application, the majority of which concentrated on potential parking issues. He was therefore of the opinion that the committee would benefit from a site visit, to consider for themselves the issues raised by the objectors.

It was then moved by Councillor J Davison and seconded by Councillor C Sherwood.

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

Motion Carried

(vi) PA/2021/119 by Mr & Mrs Terry and Vicky Johnson for planning permission to erect a detached dwelling at land to the rear of 44 South View, Fieldside, Epworth.

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

(vii) PA/2021/170 by Mr Brader for outline planning permission to erect three detached dwellings with appearance, landscaping, layout and scale reserved for subsequent consideration at land rear of 81–85 St Barnabas Road, Barnetby le Wold.

The Group Manager – Development Management informed the committee that the council's Ecologist had requested additional information from the applicant which may assist the members when determining the application. Therefore, deferring consideration of the application may be a prudent course of action.

It was then moved by Councillor N Sherwood and seconded by Councillor C Sherwood -

That consideration of the application be deferred to allow the applicant an opportunity to respond to the request for additional information from the council's Ecologist.

Motion Carried

(viii) PA/2021/169 by Mr Brader for Planning permission to create private

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drive access at land east of St Barnabas Road, Barnetby le Wold.

The Group Manager – Development Management informed the committee that the council’s Ecologist had requested additional information from the applicant which may assist the members when determining the application. Therefore, deferring consideration of the application may be a prudent course of action.

It was then moved by Councillor N Sherwood and seconded by Councillor C Sherwood -

That consideration of the application be deferred to allow the applicant an opportunity to respond to the request for additional information from the council’s Ecologist.

Motion Carried

2094 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED** - The Director: Governance and Partnerships provided a verbal update on how meetings of the committee may be administered in the future.