

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

8 June 2022

PRESENT: - N Sherwood (Chairman)

N Sherwood (Chairman), C Ross (Vice Chairman), S Bainbridge, J Davison, M Grant, R Hannigan, D Southern and D Wells

P Vickers

Tanya Davies

The meeting was held at the Church Square House, High Street, Scunthorpe.

2227 SUBSTITUTIONS

There was no substitutes.

2228 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 member declared that he had been lobbied on the following:

Cllr P Vickers - Application PA/ 2021/2151

2229 TO TAKE THE MINUTES OF THE MEETINGS HELD ON 4 MAY 2022 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN

Resolved – That the minutes of the meeting held on 4 May 2022, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the chairman.

2230 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.

2230a PA/2021/2151 OUTLINE PLANNING PERMISSION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 390 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, AND WITH APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION AT LAND WEST OF BRIGG ROAD AND SOUTH OF HORKSTOW ROAD, BARTON UPON HUMBER

The Head of Planning and Development provided an update.

An objector addressed the committee who had lived in Barton for 40 years, and believed the application was developer led and not within the local plan.

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He felt the infrastructure was already at capacity, and the proposal would only lead to more issues, including traffic issues in an area that was busy. There was overwhelming letters of objections, stating that it would destroy prime agricultural land, and the green belt should be protected.

Another resident also objecting felt that Barton had already had its fair share on new housing developments already with no infrastructure to support them. She stated that the access points would increase traffic pressures and it would be dangerous. It would take away grade 1 agricultural land and would be detrimental to the area.

The third objector to speak did not feel it was a sustainable development, and would jeopardise the future of Barton. He reiterated the concerns that the previous objectors had mentioned and also highlighted the fear the pollution levels would increase in the town.

Speaking in response was the agent on behalf of the applicant. He stated there had been a number of letters of support on the planning portal for much needed affordable housing in the area. After speaking to many community groups they made changes to the application as suggested.

Cllr P Vickers spoke as the local ward member and supported refusal of the application. He said he had received a lot of concern from local residents, that there would be infrastructure issues, loss of countryside and could not support such an application.

Cllr Hannigan applauded the objectors/residents for their compelling speeches with factual content. He stated the land was not allocated for housing and did not feel it would be appropriate for the area.

Cllr Grant congratulated the applicants for their community consultation, but could not support the application as it went against planning policy.

Resolved – That planning permission be refuse din accordance with the reasons stated in the officer's report.

2230b **PA/2021/2168 PLANNING PERMISSION TO CHANGE THE USE OF A Paddock TO RESIDENTIAL CURTILAGE, FORM A DRIVEWAY, ERECT ENTRANCE GATES AND INSTALL CHILDREN'S PLAY EQUIPMENT, WITH ASSOCIATED WORKS AT FOX FARM, CADNEY ROAD, HOWSHAM, LN7 6LA**

Two residents living near the application site spoke at the meeting against the application. They urged the committee to refuse the application due to a number of concerns. Those concerns covered previous works on site that had not been authorised and enforcement action required. Play equipment out of character and established without planning permission. The proposal was not in keeping with the area, and they already had 3 entrances to use. Privacy issues affected, impact on wildlife, floodlights unnecessary and would impact their property. It was unsightly and not appropriate for the area.

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The applicant stated that the work had been carried out for restoration and safety purposes. They had four children and needed a lot of play equipment to keep them occupied. She stated they had consulted and included planning and conservation experts along all stages. They required an extra access to the annex and for the tractors. The flood lights would be on sensors.

Cllr J Davison felt there was pros and cons to the application. Taking into consideration the officer's report and recommendations he could not see any reason to refuse the application on planning grounds. In addition he would like a condition to state that the flood lights were LED and not on after 9pm in winter.

Resolved – That planning permission be approved in accordance with the recommendations contained within the officer's report, with the amendment to condition 4, and an additional condition as follows:

4.

Prior to the use of the driveway and tennis courts, a scheme for the provision of lighting, which shall be limited to LED lights only, shall be submitted to and agreed in writing with the local planning authority and thereafter so retained.

Additional condition:

The operating hours of the agreed lighting scheme for the driveway and tennis courts shall be limited to 9pm.

Reason

To protect residential amenity and to accord with policy DS1 of the North Lincolnshire Local Plan.

2231 PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE.

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

2231a PA/2021/538 PLANNING PERMISSION TO ERECT A SINGLE-STOREY SIDE EXTENSION, A TWO-STOREY REAR EXTENSION WITH A PORCH TO THE REAR, AND AN EXTENSION TO THE GARAGE AT THE LILACS, 51 MAIN STREET, SAXBY ALL SAINTS, DN20 0QF

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

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2231b **PA/2021/1634 OUTLINE PLANNING PERMISSION TO ERECT UP TO FOUR DWELLINGS WITH ACCESS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING RESERVED FOR SUBSEQUENT CONSIDERATION) AT STANMORE LODGE, BELTON ROAD, SANDTOFT, DN8 5SX**

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

2231c **PA/2021/1870 PLANNING PERMISSION TO ERECT A SINGLE-STOREY EXTENSION TO AN EXISTING ANNEXE TO PROVIDE A SEPARATE DWELLING, INCLUDING THE CREATION OF A NEW VEHICULAR ACCESS TO DAFFODIL FARMHOUSE AT DAFFODIL FARMHOUSE AND ANNEXE, WEST END ROAD, EPWORTH, DN9 1LA**

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

2231d **PA/2021/2061 PLANNING PERMISSION TO REMOVE CONDITION 13 OF PA/2019/930 RELATING TO ECOLOGY AND BIODIVERSITY AT TETLEY HOUSE, LAND SOUTH OF TETLEY, CROWLE, DN17 4HY**

The Head of Planning and Development gave an update on the report. He informed the committee that the wording in the conditions should have read ‘renovation’ and not ‘demolition’.

Resolved – That planning permission be granted in accordance with the recommendations contained within the officer’s report, with the addition of the following condition:

1.

Prior to the commencement of any works, including any renovation and repair works to the Carriage House, Stables and Dovecote, bat and ecological surveys encompassing the entire site of the proposals shall be submitted to and agreed in writing by the local planning authority.

2231e **PA/2021/2169 LISTED BUILDING CONSENT TO ERECT A LODGE AND WALL, CREATE A POND AND SWIMMING POOL WITHIN THE GROUNDS AND REFURBISH AN EXISTING TENNIS COURT INCLUDING LIGHTING AND A STORAGE SHELTER AT FOX FARM, CADNEY ROAD, HOWSHAM, LN7 6LA**

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

2231f **PA/2022/271 PLANNING PERMISSION FOR A MINOR MATERIAL AMENDMENT TO PA/2020/443 TO RETAIN EXTERNAL STAIRCASE AT ROSABELLE MANOR, DERRYTHORPE ROAD, BELTON, DN9 1NB**

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

2231g **PA/2022/392 OUTLINE PLANNING PERMISSION TO ERECT TWO**

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DWELLINGS WITH ACCESS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED FOR SUBSEQUENT CONSIDERATION) AT LAND ADJACENT TO 18-22 WEST STREET, WINTERTON, DN15 9QF

Cllr Hannigan having read the report did not feel he could make a decision based on the information provided. He requested a site visit be held so they could see how the dwellings were going to fit in.

It was moved by Cllr Hannigan and seconded by Cllr Ross-

That a site visit be held and the application be brought back to a future meeting of the committee.

Motion Carried.

2231h **PA/2022/469 PLANNING PERMISSION TO REPLACE THE EXISTING SINGLE GLAZED WOODEN FRAMED WINDOWS WITH DOUBLE GLAZED UPVC WINDOW UNITS TO GROUND AND FIRST FLOOR AT 34 KING STREET, WINTERTON, DN15 9TP**

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

2231i **PA/2022/525 PLANNING PERMISSION TO ERECT A TWO-STOREY EXTENSION INCLUDING DEMOLITION OF EXISTING OUTBUILDING AT LILAC COTTAGE, UPPERTHORPE ROAD, WESTWOODSIDE, DN9 2AH**

The applicant addressed the committee and outline the application. He raised the concerns and objections from Haxey Parish Council, and felt they were unjustified when they had not made the same comments when consulted on other similar applications. He also stated the extension needed to be demolished due to safety concerns, and the proposal would be smaller in length. It was in keeping with the area.

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

2231j **PA/2022/658 PLANNING PERMISSION TO ERECT A BUNGALOW AND AN ATTACHED GARAGE, WITH ASSOCIATED ACCESS WORKS AT LAND TO THE REAR OF THE GABLES, WILLOW LANE, GOXHILL, DN19 7JP**

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

2232 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED.**