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NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

24 August 2022

PRESENT: - Councillor N Sherwood (Chairman)

Councillors C Ross (Vice Chairman), S Bainbridge, J Davison, M Grant, C Sherwood, D Southern and E Marper

Councillor L Foster, R Waltham MBE and S Wilson attended the meeting in accordance with Procedure Rule 1.37(b).

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

2257 **SUBSTITUTIONS** - Councillor E Marper substituted for Councillor D Wells and Councillor C Sherwood substituted for Councillor R Hannigan.

2258 **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 S Bainbridge
Application: PA/2022/754

Councillor M Grant
Application: PA/2022/754

Councillor N Sherwood
Application PA/2022/754

2259 **MAJOR PLANNING APPLICATIONS** - The Development Management Lead submitted a report containing the details of a major application for determination by the committee, including summaries of policy context, representations arising from consultation and publicity and assessment of the applications.

2259a **PLANNING PERMISSION TO ERECT A TWO-STOREY BUILDING CONSISTING OF 20 AFFORDABLE HOMES (INCLUDING DEMOLITION OF EXISTING PUBLIC HOUSE) ON LAND AT 29 GLOUCESTER AVENUE, SCUNTHORPE, DN16 2EA** - Prior to consideration of the application, the council's Development Management Lead informed the committee that the local authority Ecologist had respectfully requested that, were members minded to grant the application, attach two conditions to the decision notice on bio-diversity.

The current licensee at the premises spoke against the application. She

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stated that the application was not actually for 29 Gloucester Avenue. No flats and/or houses could be built on the site due to legal restrictions that were in place. The public house was listed by the council as an Asset Community Value. The premises was at the heart of the local community and integral to its identity. The premises was an iconic music venue in North Lincolnshire, but more importantly it generated much needed income for the local community. A petition opposing this planning application had more than one thousand signatures.

A second objector stated that as a young person, the venue was iconic and incredibly important as an independent music venue. Such venues were few and far in between and should be maintained, not demolished. The venue supported many musicians, both locally and nationally and it would be a travesty were it to be lost from the music scene.

A representative of the applicant attended the meeting. He stated that the developer had no intention to destroy a thriving public house. It had a strong reputation of working alongside companies to help them thrive. However, in the case of the Lincoln Imp, the business was failing with the likelihood of the business being able to become successful being unlikely. Affordable housing was an issue in any every town and city in the county, with Scunthorpe being no exception. The application was desperately needed in the area and would be of huge benefit to the community. The developer would not close any thriving public house. But the Lincoln Imp was failing. Evidence clearly demonstrated that. The public house had been up for sale/lease for a long time, with little or no interest in the premises. The developer was a huge advocate of mental health charities, and this application would assist those individuals/families who were suffering.

The Chairman read out a letter against the planning application from the local Member of Parliament for Scunthorpe, Holly Mumby-Croft, who was concerned about the loss of an asset that was integral to the community and its identity. The application, were it granted, would adversely affect the street scene and, as a result, should be refused.

The Chairman also read out a letter from music venue Trust. They were unequivocal in their opposition to the closure of the Lincoln Imp due to its importance to the music scene in Scunthorpe and further afield.

Councillor R Waltham MBE attended the meeting and spoke against the application. He stated that the council had held positive discussions with the brewery Admiral Taverns over the long-term viability of the Lincoln Imp. A business case for the premises to remain open had been made and should be allowed to be implemented. There was undoubtedly a need for affordable housing in North Lincolnshire. However, it must be developed on the right site. There were several brownfield sites that were more appropriate for this application. The Lincoln Imp was an integral community asset and should be allowed to continue to trade.

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Councillor S Wilson, local ward member believed that the application for affordable housing was a great concept, however, it was completely the wrong location for the development. Lincoln Gardens was in desperate need of more community facilities, not the loss of them.

Councillor L Foster believed that the planning application was simply about profit. He believed that this site was not an appropriate location for such a development.

Councillor J Davison stated that he would support any planning application for affordable housing, so long as it situated in an appropriate location. The public house was making a small profit. Therefore, it was a successful business. The Lincoln Imp was also an important community facility. The loss of such a facility would have a detrimental effect on the local community.

Councillor C Sherwood stressed how important the facility was to not only the local community, but North Lincolnshire and further afield.

Councillor S Bainbridge referred to the importance of the venue. Very rarely do young people attend meetings of the committee and it was even more unusual for a young person to address the members and speak against an application. This was evidence of how important the public house was to musicians and supporters of live music. The development would be overbearing and would result in the site being over developed.

Councillor M Grant was disappointed that the developer did not attend the meeting and explain to the committee why the Lincoln Imp should close.

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

That the planning application be refused for the following reasons –

1.

The proposed development would result in the unacceptable loss of The Lincoln Imp public house which is a valued community facility. There is insufficient justification for the demolition of The Lincoln Imp and the proposals for housing are not considered to outweigh this loss. Therefore, the proposed development would be contrary to policy CS22 of the North Lincolnshire Core Strategy and paragraph 92 of the NPPF.

2.

The proposals would result in insufficient provision of private amenity open space for the future occupiers of the proposed units. Therefore, the proposals are contrary to policy H5 of the North Lincolnshire Local Plan.

Motion Carried

2260 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE**

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SPECIFIED - There were no urgent items for consideration at the meeting.