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NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

5 October 2022

PRESENT: - Councillor N Sherwood (Chairman)

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

Councillor D Rose attended the meeting in accordance with Procedure Rule 1.37(b).

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

2279 **SUBSTITUTIONS** - There was no substitutions.

2280 **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 a personal interest –

Councillor Rose

Application: PA/2021/2240

Nature of Interest: Chair of the CPRE North Lincolnshire and Yorkshire and Humberside.

The following members declared they had been lobbied –

Cllr Rose

Application: PA/2021/2240

Cllr Ross

Application: PA/2020/1386

2281 **TO TAKE THE MINUTES OF THE MEETINGS HELD ON 3 AUGUST 2022 AND 24 AUGUST 2022 AS A CORRECT RECORD AND AUTHORISE THE CHAIRMAN TO SIGN - Resolved** – That the minutes of the meeting held on 3 August, and the 24 August 2022, having been printed and circulated amongst the members, be taken as read and correctly recorded and be signed by the chairman.

2282 **APPLICATIONS DEFERRED FROM PREVIOUS MEETINGS FOR A SITE VISIT** – In accordance with decisions taken at the previous meeting, members had undertaken site visits on the morning of the meeting. The Development Management Lead submitted reports and updated them orally.

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- 2283 **PA/2022/1208 PLANNING PERMISSION TO ERECT A TWO-STOREY REAR EXTENSION AND MAKE ALTERATIONS TO PROVIDE ADDITIONAL ACCOMMODATION AT SOUTHDALE, CROSS LANE, ALKBOROUGH, DN15 9JL** - The applicant spoke on the application and outline his reason behind submitted the application and the design.

He stated that it had been a year and still not been able to move on. He said the development was sat on a large area, and lots of improvements were required until it could become a family home. He felt it fit in with the area and had kept the modern design to the back of the property with no overlooking onto neighbouring properties.

Cllr J Davison after looking at the property during the site visit he had sympathy with the applicant as it was a large area and had the capacity. However, the problem was that it was in a conservation area and it was an ultra-modern design, surround by some very old cherished buildings and could not go against officer's recommendations.

Cllr Southern disagree with the previous speaker. He felt the ultra-modern design was all at the back and would not be noticed, and it would not cause a problem.

Resolved – That planning permission be refused in accordance with the officers recommendations.

- 2284 **MAJOR PLANNING APPLICATIONS** - The Development Management Lead 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

- 2284a **PA/2021/1359 PLANNING PERMISSION TO CONSTRUCT A 10MW SOLAR FARM WITH ASSOCIATED ACCESS, LANDSCAPING AND INFRASTRUCTURE AT WINTERTON SOLAR FARM, CARR LANE, WINTERTON, DN15 9QX** - The Planning Officer provided and update to the committee and confirmed there was no outstanding issues or concerns with flood risk.

The applicant stated that there were hundreds of solar farms already established nationally and internationally, and that this application was on a very small scale. He also highlighted that it would not adversely affect any other sites and had significant bio-diversity achievements and a good landscaping scheme to protect the site.

The Chairman read out a letter from Cllr Waltham MBE objecting to the application indicating that it would be detrimental to the landscape value, not just the local area but up into the Wold villages and beyond.

Cllr Hannigan felt the committee needed to have a site visit to look at the area, as it was hard to envisage from the plans.

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It was then moved by Councillor Hannigan and seconded by Councillor C Ross –

That consideration of the application be deferred to allow members to visit the site.

Motion Carried.

- 2284b **PA/2022/1293 PLANNING APPLICATION TO VARY CONDITIONS 3 AND 9 OF PLANNING PERMISSION PA/2019/830 TO AMEND THE END DATE FOR THE DEVELOPMENT AT ROXBY LANDFILL SITE AT ROXBY LANDFILL SITE, WINTERTON ROAD, ROXBY, DN15 0BJ** - The Chairman read out a letter of objection to the application from the local ward Member Cllr Marper.

Cllr Davidson was concerned that the application would generate additional odour issues for nearby residents. However, two adjacent parish councils had not objected to the application. Therefore, as waste had to be disposed of and stored somewhere and transporting the waste via train was much more efficient than using heavy goods lorries, he would not object to the application.

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

- 2285 **PLANNING AND OTHER APPLICATIONS FOR DETERMINATION BY THE COMMITTEE** - The Development Management Lead 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 applications. The Head of Service updated reports orally where appropriate. Other officers attending gave advice and answered members' questions as requested.

- 2286 **PA/2020/1458 PLANNING PERMISSION TO ERECT A BRICK STRUCTURE FOR THE PURPOSE OF STORAGE AND DISTRIBUTION (B8 USE CLASS) AT SANDTOFT GATEWAY, SANDTOFT ROAD, WESTGATE, BELTON, DN9 1FA** - **Resolved** – That planning permission be granted in accordance with the recommendations contained within the officers report.

- 2287 **PA/2021/2240 PLANNING PERMISSION TO DEMOLISH 22 WEST STREET AND ERECT THREE THREE-STOREY TERRACED HOUSES AT 22 WEST STREET, WEST BUTTERWICK, DN17 3LA** - Speaking against the application an objector present a number of concerns on behalf of himself and his neighbours. Included in those concerns was the loss of privacy with a single storey property being replaced by a three storey property? He urged the committee to make a site visit to assess the situation as there was no other three storey dwellings in the village on a single house plot.

Cllr Rose spoke as the local ward member and stated he felt it was th wrong

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development in the wrong place. It was not right that the site would go from being a bungalow to a three storey house with limited parking. He said it was overbearing and unsuitable.

Cllr Ross felt that having listened to the speakers a site visit would be helpful before the committee made a decision.

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

That a site visit be held.

Motion Carried.

- 2288 **PA/2022/829 OUTLINE PLANNING PERMISSION FOR TWO DETACHED DWELLINGS, WITH ALL MATTERS RESERVED FOR SUBSEQUENT CONSIDERATION AT ROSEHOLME FARM, MAIN STREET, HOWSHAM, LN7 6JZ** - Prior to consideration of the item, the applicant's agent addressed the committee. He highlighted the pre-planning application had been favourable for five dwellings, it was then reduced to three dwellings and then two dwellings to avoid over development. The Parish Council had objected to the application on a number of grounds; however, it was felt that the site could comfortably accommodate the development, hence no objections from the Highways department. The site was partly in the development boundary of Howsham. However, it was in accordance with the National Planning Policy Framework. The application was sustainable. Within walking distance of the site were a village hall, play ground and café. The village was also served by a bus route.

The council's Development Management Lead updated the committee. He stated that were members minded to grant the application, appropriate drainage conditions should be attached to the decision notice.

Councillor Ross was concerned that the parish council had objected to the application.

It was then moved by Councillor C Ross and seconded by Councillor D Wells –

That consideration of the application be deferred to allow members to visit the site.

Motion Carried

- 2289 **PA/2022/933 PLANNING PERMISSION TO ERECT A THREE-BEDROOMED ONE-AND-A-HALFSTOREY DWELLING (INCLUDING DEMOLITION OF EXISTING OUTBUILDING) AT 50-52 HIGH STREET, EPWORTH, DN9 1EP** - Cllr Hannigan stated that he could not be clear on the design from looking at the plans contained within the papers and requested a site visit be held before making a decision.

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It was then moved by Councillor Hannigan and seconded by Councillor C Ross –

That consideration of the application be deferred to allow members to visit the site.

Motion Carried.

- 2290 **PA/2022/961 PLANNING PERMISSION TO VARY CONDITION 2 OF PA/2019/996 NAMELY TO REVISE DESIGN TO PLOT 12 AT PLOT 12 BARNSIDE, HIBALDSTOW - Resolved** – That planning permission be granted in accordance with the recommendations contained within the report.
- 2291 **PA/2022/1370 PLANNING APPLICATION TO REMOVE CONDITION 2 OF 2/0358/92/PA AT WILLOW FARM, WROOT ROAD, EPWORTH TURBARY, EPWORTH, DN9 1EA - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officers report.
- 2292 **PA/2022/1386 PLANNING PERMISSION TO ERECT SINGLE-STOREY REAR EXTENSIONS AND CONVERT EXISTING DETACHED GARAGE (INCLUDING DEMOLITION OF EXISTING REAR EXTENSION) AT 25 SCHOOL LANE, APPLEBY, DN15 0AL - Resolved** – That planning permission be granted in accordance with the recommendations contained within the officers report.
- 2293 **PA/2022/1411 PLANNING PERMISSION TO ERECT TWO ONE-AND-A-HALF-STOREY DWELLINGS AND GARAGE AT LAND EAST OF TOWNSIDE, EAST HALTON, DN40 3PS** - An objector addressed the committee with a number of concerns and objections against the application.

The objector stated that it was back land development and outside the village envelope. If it was approved it would cause overlooking and a loss of privacy into his property. He was also concerned about Highway safety as the access was very narrow and could only accommodate one vehicle. He also had concerns regarding the drainage as the site was always wet.

Cllr Wells also had reservations about the narrow access and felt the committee should hold a site visit before they considered the application.

It was then moved by Councillor Wells and seconded by Councillor Hannigan –

That consideration of the application be deferred to allow members to visit the site.

Motions Carried.

- 2294 **ANY OTHER ITEMS, WHICH THE CHAIRMAN DECIDES ARE URGENT, BY REASONS OF SPECIAL CIRCUMSTANCES, WHICH MUST BE SPECIFIED** - There was no urgent business for consideration at the meeting.

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