

**MINUTES OF THE WOODHALL SPA PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD ON TUESDAY 6th APRIL 2021 AT 2.30PM**

VIA ZOOM

PUBLIC FORUM

No members of the public were present.

THE MEETING

PRESENT

Councillors: C Walker, J Needham, L Moscrop and Richard Brown.

IN ATTENDANCE

J Greer (Parish Clerk)

PL/1/4/21

Comments from the Chair

The Chair, Councillor Needham, stated agenda item 9 would be moved to the end of the meeting.

PL/2/4/21

Apologies for absence with reason given

Councillor Marrs sent his apologies. Ayling was not present, apologies had not been received.

PL/3/4/21

Declaration of Members' interests in accordance with the Localism Act 2011 (Disclosure by all members present of disclosable pecuniary interests in matters on the agenda that have not already been declared on their Declarations of Interests form or put in writing to the Monitoring Officer at East Lindsey District Council)

No declarations were made.

PL/4/4/21

To consider requests from members for a dispensation on any items on the agenda (In accordance with the Localism Act 2011 the Parish Council has the authority to grant any members present a dispensation on their disclosable pecuniary interest so that they may take place in the debate and vote)

No requests were made.

PL/5/4/21

To approve the notes from the Planning Committee Meeting held on 2nd March 2021 as being a true record of the meeting. Due to the Clerks annual leave this document was not presented at the meeting and would therefore be deferred to the May meeting.

PL/6/4/21

To consider and respond to planning application: **S/215/00299/21 – Oakdene, 21 Woodland Drive.** Extension and alterations to existing dwelling to provide a dining room/living room and to include raising the roof height to provide a bedroom, dressing room and ensuite. Existing conservatory on site to be demolished which is an amendment to the previously approved planning permission ref no. S/215/941/20.

It was proposed, seconded, and unanimously resolved to support this application.

PL/7/4/21

To consider and respond to planning application: **S/215/00336/21 – Oakwood, 73 Tor O Moor Road**. Extension and alterations to existing bungalow to provide a ground floor bedroom with ensuite, utility and living area with 2no. first floor bedrooms and shower room and to include raising the roof height and provisions of a dormer window. It was proposed, seconded, and unanimously resolved to support this application.

PL/8/4/21

To consider and respond to planning application: **S/215/00443/21 – 26 Horncastle Road**. Extension and alteration to existing house to provide a ground floor dining room, utility, and toilet with 2no. first floor bedrooms over and 1no. bedroom with ensuite in the roof space.

It was proposed, seconded, and unanimously resolved to support this application.

PL/9/4/21

To consider and respond to planning application: **S/215/00036/21- Land to the rear of 24 Mill Lane**. Erection of 10no. detached houses each with associated garages and construction of a vehicular and pedestrian access.

This item was moved to the end of agenda.

PL/10/4/21

To consider and respond to planning application **S/215/00519/21 - 4 TOWER PLACE**. Extension and alterations to the existing dwelling to provide an enlarged kitchen/dining room, lounge and ensuite.

It was proposed, seconded, and unanimously resolved to support this application.

PL/11/4/21

To consider and respond to planning application **S/215/00525/21 - REDMARLEY, IDDESLEIGH ROAD**. Extension and alterations to the detached garage to provide an office/study and shower.

It was proposed, seconded, and unanimously resolved to support this application.

PL/12/4/21

To consider the report from the ELDC Tree Officer and resolve whether to provide comments for consideration for future tree works.

Having read the detailed report from the Tree Officer in response to a Parish Council request for information, it was proposed, seconded, and unanimously resolved not to provide feedback, however they still request notification of all future tree works in the village to be kept in the loop. The expertise is with the tree officer and the Parish Council wish to support them in their efforts.

PL/13/4/21

To consider and respond to tree works application **EZY/0029/21/TCA20/21/TCA – Our Lady and St Peters Catholic Church, Cromwell Avenue**

T1 – Sycamore – Reduce crown by 10%.

G1 – Beech, Oak & Sycamore – remedial work

PL/14/4/21

To consider and respond to tree works application **EZY/0027/21/TCA – Dunabit, 28 Victoria Avenue.**

T1 - Beech reduce

PL/15/4/21

To consider and respond to tree works application **EZY/0028/TPA – 1, Oak Close.**

W2 – Mixed Hardwoods mainly Oaks, Silver Birch, Lime, Alder & Mountain Ash. To increase light into property.

PL/16/4/21

To receive the East Lindsey District Council Planning applications made since previous meeting.

The following applications have been granted Full Planning Permission

S/215/0223/21 - 7A Horncastle Rd - extension

S/215/00190/21 – 5 Fairmead Court – garden room

EC/215/00697/17 – Heatherlea House residential care home – The enforcement conditions regarding UPVC windows has now been complied with, no further action is required by the Planning Department.

PL/9/4/21

To consider and respond to planning application: **S/215/00036/21- Land to the rear of 24 Mill Lane.** Erection of 10no. detached houses each with associated garages and construction of a vehicular and pedestrian access.

It was proposed, seconded, and unanimously resolved to object to this planning application due to the lack of supportive documentation.

The following response is to be sent to the ELDC planning officer:

Woodhall Spa Parish Council would like a formal response to the following issues:

Please confirm Anglian Water has appropriate systems in place to deal with the additional strain this development will put on their already overstretched and underperforming system and provide details of their improvements.

Will more lorries be sent to empty sewage or will licenses be issued to discharge into local watercourses, or indeed will the system be upgraded?

WSPC ask as they receive complaints from residents in the area who currently experience sewage backing up into their homes before further developments are added to the system.

Please confirm how the recycling lorries will deliver their services in the tight compact roadway, concerns were raised as to the 25 plus wheelie bins that will fill the development. Conditions are requested that such bins do not get put onto footpaths as concerns are also raised for the safety of pedestrians, especially that of children with poor visibility amidst wheelie bins and cars parked on the roadway due to insufficient parking spaces provided at each dwelling. It would be appropriate for parking for 4 vehicles at each address to mitigate making the road inaccessible especially for emergency service vehicles that would not fit down the full length of the road.

The development is disproportionate to the size/plot and must not cause harm to the area or local residents. The Parish Council would like to know how many dwellings this developer has built with in the parish over the last 8 years and consider their cumulative effect. Of the developments listed how many of them have areas that are to be maintained eg. grass cutting/tree & hedge maintenance. How many of these maintenance contracts run efficiently? WSPC ask as there are several complaints per year where such contracts are not upheld once the development is completed, which leave residents very frustrated. What guarantees are there from the developer that any such issues will be addressed and how will this be monitored?

The mention of a wildlife corridor leads to a dead end, literally, a brick wall – is this really a wildlife corridor? The bat survey also seems incomplete, please confirm if this is to be extended and if not why.

Lastly WSPC appreciated the need to redact personal information on public documents however concern was raised at the amount of redaction in some of the documents, position of people in companies/organisations could quite easily replace the redacted names for transparency.

Comments from our Heritage Committee colleagues:

Although Mill Lane is not in the Conservation Area, it has a rural worker cottage ambiance. We feel this site would be overdeveloped by cramming in too many dwellings and that other sites marked for development should be completed before this site is built on. There is a detailed Design and Access Statement that says that the owners are local and wish to draw on local character. they say their inspiration comes from local farmyard buildings. Mill Lane is not characterised by farm buildings. Also, they propose to have a significant number of buildings clad in local limestone. Stone is not characteristic either of the Village, or Kirkstead, or indeed our part of the County, where traditional buildings are of brick.