

MINUTES OF THE WOODHALL SPA PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON TUESDAY 7th June 2022 AT 2.30 p.m.

PUBLIC FORUM

No members of the public present

THE MEETING

PRESENT

Councillors: Richard Brown, Debbie Bollard, John Needham and Josh Atkin.

IN ATTENDANCE

K Handley (Assistant Parish Clerk)

PL/1/07/22

Election of Chairperson

Councillor Needham nominated Richard Brown as Chairperson. No other nominees, so Councillor Brown was unanimously re-elected as Chair of the Planning Committee.

PL/2/07/22

Apologies for absence with reason given

Apologies received from Cllr Shaw, Councillor Moscrop and Councillor Ford.

PL/3/07/22

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)

None

PL/4/07/22

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/5/07/22

To approve the notes from the Planning Committee Meeting held on Tuesday 3rd May 2022

It was proposed, seconded and unanimously resolved to accept the draft notes be approved as minutes.

PL/6/07/22 To consider terms of Reference of the Planning Committee

It was proposed, seconded and unanimously resolved to accept the terms of Reference.

PL/7/07/22 To consider planning application: S/215/1157/17 Land off Gleneagles Drive, Plots 81-104, Phase 2 Woodhall Spa

Detailed Particulars relating to the erection of 12no. pairs of semi-detached houses (total of 24no. dwellings) and erection of garages and construction of estate roads, (outline planning permission ref S/215/1157/17 for the erection of 250 dwellings

It was proposed, seconded and unanimously resolved not to support this application as the Council believed that their original concerns had not been addressed. The assistant clerk was asked to put forward the same comments as before with the addition of a comment reflecting that the extra traffic flow caused by new housing development in the village would be detrimental.

PL/8/07/22 To consider planning application: S/215/00136/17 Land rear of 101, Witham Road Woodhall Spa, Lincolnshire LN10 6RB Variation of condition reference S/1215/00067/19 Detailed Particulars relating to the erection of 150 dwellings. (Outline Planning Permission reference no. S/215/00136/17 - outline erection of 150no. dwellings and demolition of existing bungalows granted on 4th May 2018. Variation of condition reference S/1215/00067/19).

It was proposed, seconded and unanimously resolved not to support this application as the Council believed that their original concerns had not been addressed. The assistant clerk was asked to send in the original comments again with an added comment reflecting their concern over the access on Witham Road which was opposite Turnberry Drive. This was deemed inadequate and potentially dangerous and it was felt that ELDC should look at the question of connectivity with perhaps an access onto Tattershall Road.

PL/9/07/22 To consider planning application: S/215/00683/20 Land to the rear of Witham Road, Woodhall Spa, Lincolnshire, LN10 6RB. Detailed Particulars relating to the erection of 150no. houses with associated garages, erection of a pumping station, provision of public open space, a play area with equipment to the maximum height of 2.98 metres, 2no. attenuation ponds, construction of a vehicular and pedestrian access, internal access roads and a pedestrian footbridge (outline planning permission reference no. S/215/01572/16 for the erection of 150 dwellings (with the means of access to be considered) to include the demolition of the existing bungalows at 99 and 101 Witham Road granted on 15th June 2017).

It was proposed, second and unanimously resolved not to support this application the Council believed that their original concerns had not been addressed.

PL/10/07/22 To consider planning application: S/215/00849/22 Winfarthing, Alverston Avenue, Woodhall Spa Extensions to existing bungalow to provide additional living accommodation to include an integral garage and first floor bedroom and ensuite.

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

PL/11/07/22 To consider planning application: S/215/01010/22 Jaketh, 18 St Leonard's Avenue, Woodhall Spa LN10 6TA Extensions to existing dwelling to provide additional ground floor and first floor living accommodation.
It was proposed, seconded and unanimously resolved to support this application.

PL/12/07/22 To consider planning application: S/215/00894/22 Cramond, 63 Witham Road, Woodhall Spa LN10 6RG Extensions to existing dwelling to provide additional living accommodation
It was proposed, seconded and unanimously resolved to support this application.

PL/13/07/22 To consider planning application: S/215/00829/22 Belvedere, 12 Stanhope Avenue, Woodhall Spa, LN10 6SP Alterations to the existing dwelling to provide roof mounted solar panels.
There was some discussion amongst Councillors as this property is in the conservation area, but it was deemed that the solar panels were not detrimental to the conservation area and, from an environmental perspective, a reduction in the carbon footprint should be encouraged.
It was proposed, seconded and unanimously resolved to support this application.

PL/14/07/22 To consider a Section 73 application to vary condition no.2 (approved plans) and condition no.3 external materials), previously imposed on planning permission reference no. S/215/1410/21 for extension to existing dwelling and erection of a single detached garage for 92 Witham Road, Woodhall Spa, LN10 6RA.
It was proposed, seconded and unanimously resolved to support this application.

PL/15/07/22 To consider a Section 73 application in relation to condition no.2) approved plans) previously imposed on planning permission on no. S/215/00299/21 for the extension and alterations to the existing dwelling -Oakdene, 21 Woodland Drive, Woodhall Spa LN10 6YF
It was proposed, seconded and unanimously resolved to support this application.

PL/16/07/22 The following applications have been granted Full Planning Permission

- S/215/00451/22-Proposed solar panels, Jubilee Park Stixwould Road Woodhall Spa
- S/215/00445/22 52 Woodland Drive Woodhall Spa-single storey extensions and alterations to existing dwelling to provide additional living accommodation
- S/215/00535/22- 21 Clinton Way Woodhall Spa -erection of a wooden shed to be used as a home gym

PL/17/07/22 Proposed Tree works

•**Tree Preservation Order: Woodhall Spa, 1985 (215.12), Tree(s): A1**
Application Reference Number: 0045/22/TPA
APPLICANT: Mr Adrian Samad
PROPOSALS: A1 - Area Of Pine, Larch, Silver Birch & Willow - T1-T3 on plan

(Spruce) height 12m and spread 7-8m. Fell.

LOCATION: Tannenhorst, Green Lane, Woodhall Spa, Lincolnshire

REASON(S): A1 - To allow more light; trees feel oppressive.

•Tree Preservation Order: Woodhall Spa, 1985 (215.12), Tree(s): A4

Application Reference Number: 0044/22/TPA

APPLICANT: Mr Steven Slight

PROPOSALS: A4 - Mixture Of Oak, Pine, Yew, Beech, Lime, Sycamore, Ash, Rowan & Acacia - T1-T4 on plan (Portuguese Laurels) Current height 7m and spread 9m - reduce by 2m in height. T5-T9 on plan (Oak, Sycamore, Beech and Lime) Current height 13-17m and spread between 7-13m - lift to 4m high.

LOCATION: Tea House In The Woods, Coronation Road, Woodhall Spa, Lincolnshire

REASON(S): A4 - T1-T4 - To keep to a maintainable size and shape. T5-T9 - to allow light.

•Proposed works to tree(s) within the Woodhall Spa Conservation Area, Tree(s): T1

Notification Reference Number: 0043/22/TCA

APPLICANT: Mrs Dunn

PROPOSALS: T1 - Eucalyptus - Crown reduce by 2m - current height 12m and spread 6m.

LOCATION: Rothan, 2, Victoria Avenue, Woodhall Spa, Lincolnshire

REASON(S): T1 - Poor compression forks resulting in failure. Reducing the end weight will help prevent future failure.

•Tree Preservation Order: Woodhall Spa, 1986 (215.13), Tree(s): T24 , T25

Application Reference Number: 0051/22/TPA

APPLICANT: Mr Aldridge

PROPOSALS: T24 - Lime - (Sycamore in application) current height 10m and spread 8m, reduce by 2m.

T25 - Lime - (Birch in application) current height 12m and spread 7m, reduce by 1m.

LOCATION: 7a, Albany Road, Woodhall Spa, Lincolnshire

REASON(S): T24 - To allow more light into adjacent properties.

T25 - To allow more light into adjacent properties.

•Tree Preservation Order: Woodhall Spa, 1964 (215.03), Tree(s): G4

Application Reference Number: 0049/22/TPA APPLICANT: Mr Cedric Shurben

PROPOSALS: G4 - 3 Corsican Pine, 2 Norway Spruce, 3 Oaks & 1 Sycamore - T3 on plan (Pine/Fir) - remove.

LOCATION: 28, Arnhem Way, Woodhall Spa, Lincolnshire

REASON(S): G4 - Tree dominates small back garden and creates excessive shade.

•Proposed works to tree(s) within the Woodhall Spa Conservation Area, Tree(s): T1 , T2 , T3

Notification Reference Number: 0055/22/TCA

APPLICANT: Mr Matthew Cull

PROPOSALS: T1 - Willow - Remove.

T2 - Lime - Remove.

T3 - Leylandii (group) - Remove.

LOCATION: The Spa, Coronation Road, Woodhall Spa

REASON(S): T1 - Self-set pressing onto the wall of the building.

T2 - Poor quality tree.

T3 - Poor quality and grown out of location

PL/18/07/22 Date and time of next meeting

The next meeting of the Planning Committee will be on Tuesday 12th July. The time of the meeting to be confirmed.