

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 8th JANUARY 2019**

Present Councillor D.J.E. Hall (DJEH) (in the chair).

Councillors: Mrs. E. Ballard (EB), Mrs. D. Blakey (DB), Mrs. S. Crew (SC), J. Garrett (JG), C. Green (CG), D. Ford (DF), Mrs. L. Harrison-Wiseman (LHW), D. Hobson (DH), G.E. Horton (GEH), R. Jackson (RJ), A. Leonard (AL), M. Locking (ML), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), Mrs. M. Ottaway (MO), F.W.P. Treanor (FWPT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW).

Councillors not present: D. Turner (DT) and L.M. Stephenson (LMS).

The Town Clerk, Mrs. L.M. Phillips and The Town Clerk's Assistant, Mrs. M. Vincent were also present.

Public Forum

- Cllr. Mrs. PFW reported that Anglian Water would be removing the compound at Westgate Fields on Sunday January 13th 2019 and would complete the top up of soil. Anglian Water had passed on their apologies for the longevity of the project.
- Cllr. DJEH reported the death of former Councillor, John Heywood. Following a short eulogy by Cllr. Mrs. MO the Council stood for a minute's silence in reflection. Cllr. RJ would attend the funeral on 17th December 2019 on behalf of Louth Town Council. Town Clerk to send a sympathy card on behalf of the Town Council.
- The Town Clerk drew Councillors attention to the agenda for the next meeting which she had tabled.
- Cllr. AL reported that the river at Hubbard's Hills was very low and that the middle bridge had been vandalised. He further reported that they were looking into installing a new ramp which would replace the current ramp and steps in the Hills. The Trust had been gifted a large sum of money and so they would be planting more trees (and having to take out 100 trees due to disease etc). Cllr. Mrs. SC asked if the orange dots on trees indicated that they were to be removed, and Cllr. AL confirmed this. Cllr. Mrs. SEL asked what happened to the wood. Cllr AL reported that any wood not left behind was taken by the contractor as a part of the deal for cutting the trees. Cllr. AL also reported that a stencilled poster had appeared on the memorial which was then later removed by the perpetrator. The Louth Golf Club had requested to put a single bollard in the pathway on the Hainton side of the Hills to make stealing the buggies more difficult. The Trust had agreed to this but LCC had refused.

287. Apologies for Absence

Apologies for absence were received from Cllr. L.M. Stephenson (LMS).

288. Chairman's Remarks

The Chairman reported that ELDC Planning Committee would undertake a site visit on 17th January at 70 Church Street – this was a planning application that LTC had objected to. Cllr. Mrs. PFW would attend this as an ELDC Councillor. Following a proposal by Cllr. CG, seconded by Cllr. Mrs. MO, it was **RESOLVED** that Cllr. Mrs. SC would attend the site visit and speak on behalf of Louth Town Council.

289. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. CG – planning applications 12 and 15 as an acquaintance of the applicant.
- b. Cllr. MO – planning application 8 as an acquaintance of the applicant.
- c. Cllr. FWPT – planning application 6 and 15 as an acquaintance of the applicant.
- d. Cllrs. Mrs. SEL and ML – planning application 1 as an acquaintance of the applicant.
- e. Cllr. Mrs. PFW – planning application 13 as a member of ELDC Health Scrutiny Panel and as an existing patient of ULHT and ELDC on all other relevant items.
- f. Cllr. DF item 7 – as pecuniary interest on a neighbouring property.
- g. Cllr. RJ – items 6 and 7 as a member of ELDC.
- h. Cllr. GEH – planning application 8 as an acquaintance of the applicant.
- i. Cllr. Mrs. JMS – items 5,6 and 7 as a member of ELDC.
- j. Cllr. AL – planning application 9 as an ex-neighbour of the applicant.

290. Minutes

Following a proposal by Cllr. Mrs. SC seconded by Cllr. DJEH, it was **RESOLVED** that the notes of the Planning Committee meeting held on 4th December 2018 be approved as Minutes.

291. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 01-08-19) and **RESOLVED** as follows:

- a. N/105/02306/18 –objected to this application on the grounds of:
 - i) Overbearing nature of the proposal - the proposed house is too big for the small plot
 - ii) Loss of ecological habitats - the proposal will take away garden and green space.
 - iii) Relevant previous planning history incorporating access and highway safety and traffic generation - the proposal when viewed in conjunction with the permission for the 9 houses at the back of it will impact on an already small and awkward access negatively, making it further overused and more dangerous.
- b. N/105/02410/18 - objected to this application on the grounds of:
 - i) Effect on conservation area - changing the use of a garage into a house will take away off street parking in an area where on street parking is already at capacity and thus exacerbate road safety problems.
 - ii) Layout and density of buildings.
 - iii) Design and appearance - the windows are out of keeping.
- c. N/105/01922/18 – support this amendment to the length of the extension but to reiterate previous comments made on 6th November 2018 and 4th December 2018 that LTC firmly believe that the door shaped window is out of keeping and it is of the opinion that the concerns of neighbours would be alleviated by making this window the same size and style as others or by the removal of Permitted Development Rights.
- d. To support all other planning applications.

292. Proposed Works to Trees

- a. Following a proposal by Cllr. DEW, seconded by Cllr. Mrs. SC it was **RESOLVED** to support the proposed tree work at The Wheatsheaf, Westgate.

293. Appeals

Following a proposal by Cllr. DJEH, seconded by Cllr. RJ, it was **RESOLVED** to ratify the comments submitted by the Planning Working Group to the Planning Inspectorate in respect of N/105/01069/18 – Site adjacent to 18 Barton Gate, Louth and N/105/02262/16 – Land to the South of 115 and to the rear of 115-107 Uppate (formally known as Land adjoining Rock Cottage).

Comments made by the Planning Working Group were:

Barton Gate

Louth Town Council objected to this application on 17th July 2018 on the grounds that it will have a detrimental impact on neighbouring properties in respect of overlooking, loss of privacy and overshadowing (due to the significant difference in site levels) and possibly flooding due to surface water runoff resulting from new hard surface areas as proposed. The lack of details regarding drainage was found to be inadequate and the loss of a hedge also raises concerns re. loss of ecological habitats. Louth Town Council are concerned about the overbearing nature of the proposals and the number of neighbour complaints. Louth Town Council oppose this appeal.

Quarry

LTC strongly objects to this appeal on the grounds that we have previously submitted through the ELDC Planning Department as follows:

22nd February 2017

Whilst Louth Town Council are aware that permission has previously been won on appeal for this site it again OBJECTS to development at this site on the grounds of: Contaminated land. No provision for retaining structures to protect properties from the Quarry bank which has shown signs of deterioration recently. Surface water issues requiring attenuation solutions combined with limited capacity infrastructures.

15th May 2017

Louth Town Council once again OBJECTS to this planning application for the reasons: Contamination of soil could cause health issues for residents, there is an increased risk of bank slippage following the removal of trees, there are existing drainage issues in this area which require complex solutions, overlooking of existing properties which may harm their amenity

16th June 2017

Louth Town Council again OBJECTS to this application for previous reasons stated and emphasising the concerns regarding the presence of contaminants. There are also suggestions that further forestry work is

required this has already been dealt with by previous approved action and other solutions such as retaining walls should be considered.

LTC would also like to comment that:

Condition 14 re. street lighting, visual amenity must not be compromised we must safeguard the local area in accordance with policies TR3, H12 and A4 of the district plan in place when the permission was granted.

When permission was granted it was on condition all contaminated soil was removed from the site and replaced with clean soil. However this has not happened but has simply been moved around the site and has, according to local residents, been put under buildings and built over.

Inspection of the site shows tall piles of soil which has been on site for months.

This practice is not acceptable and could have a significant impact on run off water and contamination of both the site and all downhill properties.

There are further concerns about the bank which looms over some of the properties from the back of the site: this year's long dry summer and extreme weather conditions could cause cracks which would further destabilise the bank with risk of damage to properties.

LTC feel that these conditions are appropriate, relevant and proportional. We unanimously believe that these conditions should be met and therefore oppose this appeal.

294. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 5th February 2019.

The Meeting Closed at 7.55pm.

Signed _____ (Chairman)

Dated _____