

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 5th FEBRUARY 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), 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), L.M. Stephenson (LMS), F.W.P. Treanor (FWPT), D. Turner (DT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW).

Councillors not present: D. Ford (DF).

The Town Clerk, Mrs. L.M. Phillips, the Town Clerk's Assistant, Mrs. M. Vincent and four members of the public were also present.

Public Forum

- A member of the public spoke of her concern regarding the Planning Application for the development on land to the North of Julian Bower. The member of the public was concerned that there is no substantial chalk layer for drainage. New housing would cause further problems with flooding than currently occurring. The drains having been built in the 1960s, would not be able to cope with the increase in use. The member of public also voiced her concern regarding the amount of increased traffic generated by the new housing.
- Another member of the public voiced their concern that the same site was also of archaeological importance and that this needed investigation. The member of the public wished to support the concerns of the earlier speaker, as she was aware that there was no chalk stratum up to 6 metres down, just patches of chalk.
- Cllr. Mrs. SEL reported that she had given a talk to Greenwich House School children (the Mayor had also been in attendance) and that they had presented her with a beautiful handmade thank you card which she then passed on to the Mayor. Cllr. GEH confirmed to the Council that the children had been very well behaved and it had been a very enjoyable session and thanked Cllr. Mrs. SEL for giving the talk.
- Cllr. GEH drew the meeting's attendance to the list of events including the Mayor's Bingo, Lion's panorama talk and Civic Service along with information regarding the Elections.
- Cllr. Mrs. JMS reported that there had been a talk at ELDC that day about Health and that we should all look to carry out more exercise throughout the day.
- Cllr. AL announced the death of Pat Hagan, and members of the Council, including Cllr. Mrs. MO added their eulogies – Town Clerk to send a sympathy card to Mrs Hagan and family. Cllr. AL also reported that he had been to look at the new riding simulator at the RDA and that £52k plus VAT had been fundraised to buy it. The simulator would be demonstrated on the 5th March (Councillors had already been sent invites to the open event).
- Cllr. Mrs. PFW reported that there had been an issue of fly-tipping in the car park at the 'Old Cem' (table tops etc.) and that people should be aware of fly tipping in the area. Cllr. GEH expressed that there was a very low rate of prosecutions for fly tipping in ELDC.

318. Apologies for Absence

Apologies for absence were received from Cllr. D. Ford (DF).

319. Chairman's Remarks

None made.

320. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. AL – planning items 4 & 5 as acquaintance of the applicants.
- b. Cllr. Mrs. JMS – Agenda items 5 and 6 as a member of ELDC.
- c. Cllr. DH – planning item 7 as an acquaintance and planning item 10 as a Director of another school.
- d. Cllr. RJ – Agenda item 6 relating to ELDC.
- e. Cllr. Mrs. PFW – all items relating to ELDC, planning item 1 as a fellow director of Magna Vitae with applicant, planning item 5 as neighbour, planning item 11 as on the ELDC Health Scrutiny Panel.
- f. Cllrs. Mrs. SEL – planning item 6 pecuniary interest – (King Edward VISEC)
- g. Cllr. CG – planning item 8 as knows of the applicant through work.

321. Minutes

Following a proposal by Cllr. DJEH seconded by Cllr. Mrs. SC, it was **RESOLVED** that the notes of the Planning Committee meeting held on 8th January 2019 be approved as Minutes.

322. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 02-05-19) and **RESOLVED** as follows:

- a. **N/019/02478/18** – supported this application with the following concerns:
The lack of pedestrian access e.g., footpaths from the site into town along the very dangerous A16 road which has notoriously dangerous bends and fast traffic moving along it. Louth Town Council do not believe that encouraging visitors to walk into town through the Industrial Estate is a viable solution and would welcome positive action to remedy this situation which could be achieved by ELDC working in partnership with LCC and/or perhaps by the imposition of conditions that require the formation of footpaths along the A16, work on the road itself to truncate it and minimise the extent of the bends, installation of a mini roundabout at the junction of the A16 with Cordeaux Corner and a reduction of the speed limit in this area.
- b. **N/105/02306/18** – ratified the comments of the Planning Working Group to uphold objection due to width of road.
- c. **N/105/01436/18** – To object to this application again and to reiterate and extend those objections as follows:
 - i) Over Intensification of the Town of Louth - According to the local plan Louth already has sufficient housing and does not need to approve this development.
 - ii) Loss of Ecological Habitats / Adequacy of Drainage / Flood Risk - The watercourse / ditch at the south of the site is the start of Stewton Beck. Any development on this site might have serious flooding repercussions further down the watercourse which directly goes against NPPF Paragraph 155 which states that "the development should be made safe for its lifetime without increasing flood risk elsewhere". There is no other existing drainage on site into which sewage or foul water can drain. Louth Town Council is concerned, what will happen to the sewage, how many houses could be adversely affected by flooding, if the drains on Hunter Place are to be utilised and are unable to cope with this increase in use. The residents of Hunter Place have already witnessed that the drain in Hunter Place is unable to cope in heavy rain. The infrastructure in this area is clearly already overstretched. Therefore, expecting it to also deal with the requirements of extra houses is illogical. Louth Town Council are also concerned that the suggestions to maintain the functioning of the sites complex drainage strategy are inadequate.
 - iii) Archaeological Importance - There is some evidence in the form of 'lumps and bumps' visible to the naked eye in the lay of the land to suggest that this may be a site of archaeological importance. Louth Town Council would wish to see a thorough assessment and archaeological survey of the site prior to any permissions being granted, to establish this fact.
 - iv) Access and Highway Safety - This application, added to those already granted permission, which will all use the access via Meridian Way / Bluestone Rise, will give rise to a significant increase in the volume of traffic using this access and this will make the road dangerous for users and residents.
 - v) Relevant and Previous Planning History - There is significant evidence to suggest that this site should not be used for development. LTC have been made aware that it has appeared on ELDC's list of 'Discounted Sites' as it was 'not suitable'.
 - vi) Public Visual Amenity - This site and that adjacent provide panoramic views of the AONB not just for residents but for the general public using the area e.g., walking. These proposals will not protect and enhance the quality and distinctiveness of the area's landscape or prevent aspects/amenity being compromised as contained in ELDC's own Core Strategy Sustainability Appraisal and as such this application should be refused. Further, the great expanse of huge glass windows proposed on the new dwellings will invite light pollution into the AONB.
- d. **N/105/02435/18** – Objected to this application, reiterated and extended on previous objections as follows:
 - i) This application is new and does not reference or take account of the conditions previously imposed on earlier applications.
 - ii) This application sees the number of proposed houses decrease from 59 to 54, a small pond has been added, plots 2 and 3 have been repositioned and drainage swales have been added.
 - iii) These proposals fail to accord with NPPF Paragraph 97 and Sport England's Playing Fields Policy as they do not ensure the provision of suitable replacement facilities to offset the loss at Park Avenue and will lead to the loss of or prejudice the use of all or part of a playing field. Louth Town Council (LTC) wish it to be known that they were approached by members of the public who

wished it to be made clear that Park Avenue has not been abandoned by users over the last few years. Users were forced to leave. The site was barricaded to make entry impossible and this should be taken into account when considering how many years the site has been left unused as a sports facility.

- iv) Access and highway safety / Traffic generation – LTC believe that the proposed access will not assist in maintaining the surrounding infrastructures sustainability (Park Avenue being of a concrete base, whose condition will suffer greatly from the increased traffic generated here), it is not sufficient (being a single access and egress which in LTC’s opinion is not wide enough) and will be dangerous especially considering the increased amount of traffic generated by these proposals and its location on a bend of Park Avenue that will make visibility difficult.
 - v) Flooding and adequacy of drainage – bearing in mind that a pump is currently utilised on neighbouring Normandy Close to drain water, the Council have grave concerns about flooding. It is a known fact that groundwater levels in this area are particularly high, making attenuation ponds unviable. Therefore, the placement of a pond on the area of the site that does not have a history of flooding seems ludicrous. The Council is very doubtful that surface water will be adequately dealt with as it will have a substantially decreased chance to drain naturally following development and coupled with the existing high groundwater levels this may exacerbate flooding. LTC feel that the addition of drainage swales is not suitable for this site and another drainage solution should be sought.
 - vi) Overbearing nature of proposal – LTC are of the opinion that this proposal is overbearing in nature, is unsuitable and too intensive.
 - vii) Overlooking – is addressed to an extent in this application but is still not eliminated.
 - viii) Design and appearance – LTC still does not think that there is an adequate mix of housing.
 - ix) Layout and density – in the opinion of LTC the layout and density is all wrong.
 - x) Archaeological importance – LTC believe that an archaeological dig should be undertaken given the proximity of sites of historical importance and the fact that monks from the nearby Abbey would have regularly used this route into town.
 - xi) Community Consultation – LTC are wary that the frequent withdrawal and resubmission of plans may result in the general public’s formal response being far more insubstantial than originally when a great many letters of objection were submitted, which are now all void. LTC would request that ELDC write to each of the objectors, make the position/procedure clear and ensure that each of the original objectors opinions are still taken into account.
 - xii) LTC believe that some related cases have not been linked to this application on ELDC’s website such as N/105/01752/18 and when investigating this application online this may be misleading to the public.
- e. **N/105/02468/18** – supported this application, in principle but were particularly concerned about the ownership of the land and overlooking from the window on the east side (perhaps this should be opaque).
- f. **N/105/02501/18** – Object on the grounds that the proposed signs are of garish colours and are inappropriate in the Conservation Area. Louth Town Council understands that this may be seen as a like for like replacement but as planning permission was never obtained for the original signs we see no reason why the rules of the Conservation Area should not now be applied.

323. Proposed Works to Trees

- a. Following a proposal by Cllr. JG, seconded by Cllr. Mrs. SC it was **RESOLVED** to support the proposed tree work at 45 Westgate.
- b. Following a proposal by Cllr. JG, seconded by Cllr. Mrs. SC it was **RESOLVED** to support the proposed tree work at The Limes, Westgate.

324. Next Meeting

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

The Meeting Closed at 8.05pm.

Signed _____ (Chairman) Dated _____