

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 11th FEBRUARY 2020**

Present Councillor S. Crew (SC) (in the chair).

Councillors: Mrs. E. Ballard (EB), J. Baskett (JB), L. Cooney (LMC), A. Cox (AC), D. Ford (DF), D.J.E. Hall (DJEH), D. Hobson (DH), G.E. Horton (GEH), D. Jackman (DJ), A. Leonard (AL), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), K. Norman (KN), J. Simmons (JS), F.W.P. Treanor (FWPT), Mrs. P.F. Watson (PFW) and D. Wing (DEW).

Councillors not present: M. Bellwood (MB), H. Filer (HF) and J. Garrett (JG). **NB:** Cllrs. LMC, and AC left the meeting during planning schedule item 14 at 7:45pm and did not return. Cllr. DJEH left the meeting before planning schedule item 8 at 7:23pm, returning for item 9 and before planning schedule item 14 at 7:45pm and did not return.

The Town Clerk, Mrs. L.M. Phillips, the Town Clerk's Assistant, Mrs. M.C. Vincent, Cllrs: R. Jackson and C. Green (ELDC) and four members of the public were also present.

Public Forum

- A resident spoke regarding his concerns about planning application 13: Land adjacent 38 Alexander Drive, and although he was happy with the actual houses being built, he was most concerned regarding the safety of pedestrians, in particular children walking to and from school, as the access entrance to the development had been positioned on a very dangerous bend.
- A second resident also spoke on Land adjacent 38 Alexander Drive and said that it was a poor place to put the entrance and asked that the Council please take their concerns on board. Cllrs. Mrs. EB and GEH had both been to see this development land and both considered the proposed entrance to be in a bad place.
- Cllr. Mrs. EB reported that application forms for Louth Sports Association Community Grants were now available and that any sports/recreational clubs should request a form and apply for a grant. The closing date was 20th March 2020.
- Cllr. Mrs. SEL reported that she had contacted the Mayor's Serjeant following his illness and that he was now much improved.
- Cllr. Mrs. EB reported that she visits former Louth Town Councillor and Mayor, Gus Robertson every 10 days but that he was not at all well.
- Cllr. Mrs. JMS reported the death of Mr. Raybould a former Louth Town Councillor.
- Cllr. KN reported that he was alarmed at the lack of health and safety he had seen; Anglian Water workers cutting tarmac and yet not wearing protective goggles. Cllr. Mrs. JMS to give Cllr. KN the contact details for the person to contact at Anglian Water.
- Cllr. AL reported that work had finally began on replacing the plate-glass shop front on what had been Brian's Cycles on Ugate, and that both this shop and the former Hat Box had both received shop front grants from ELDC.
- Cllr. DF reported that he had raised concerns with ELDC regarding red swastikas that had been painted on Enginegate - ELDC had quickly removed them.

339. Apologies for Absence

Apologies for absence were received from Councillors MB, HF and JG.

340. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. DJEH – Will not speak on agenda items 5 and 8 as a member of ELDC.
- b. Cllr. Mrs. JMS – Agenda items 5,6,7 and 8 as a member of ELDC.
- c. Cllr. AL – Agenda items 5,6,7 and 8 as a member of ELDC, and planning application 14 as known to the applicant.
- d. Cllr. Mrs. PFW - Planning application 15 as known to the applicant.
- e. Cllr. Mrs. EB - Planning application 15 as known to the applicant.
- f. Cllr. FWPT - Planning applications 5 and 7 as known to the applicant.

341. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 14th January 2020 be approved as the Minutes.

342. Town Clerk's Remarks

The Town Clerk notified the Council that ELDC had refused the Council's request for a moratorium on Planning in Louth but had agreed that Mr. R Barlow, ELDC Chief Executive and Mr. P. Edwards from ELDC Development Control would attend a meeting with the Council to discuss.

343. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 02-11-20) and **RESOLVED** as follows:

- a. **N/00073/20** - Louth Town Council objected to this application on 11th February 2020 on the grounds that the design and appearance were out of keeping with the area and the overbearing nature of the proposals.
- b. **00141/20** - Louth Town Council objected to this application on 11th February 2020 on the grounds of Access and Highway Safety. The Council were also of the opinion that the proposals constituted garden grabbing and would set an unwelcome precedent on St. Mary's Lane which would cause further problems. The Council felt that means of access was the crux of the application and until this had been determined the application was premature and LTC were unable to make an informed judgement.
- c. NB: Cllr. DJEH left the room for this planning item 7:23pm. **01961/19** - Louth Town Council objected to this application on 11th February 2020 on the grounds that the proposed increase in numbers makes the density of buildings on the site too high, numbers should stay at 171, as originally discussed and the Council believes that the proposals will present problems re. overlooking and loss of privacy. The Council also wished to reiterate its previous objections:
 - 1) Ecological concerns i) regarding endangered species in the area e.g., badger and bat, ii) Protected bird species and iii) Japanese Knot Weed known to be growing in the vicinity.
 - 2) Water supply and pressure issues – Councillors are concerned that in the event of a fire in the area there would be insufficient water pressure in the vicinity to accommodate emergency services. Further, Councillors have been informed that there is not an adequate supply of water to this area and in order to rectify this Westgate Fields and Westgate would have to be dug up again to lay suitable pipework. This work is currently taking place for another nearby development.
 - 3) Flooding issues caused by inadequate sewer systems unable to cope with current demand and concern over who will adopt the maintenance of proposed SUD's scheme. The low level of land in this area will increase the potential for flooding.
 - 4) Visual impact in an area of Great Landscape Value with views to the AONB.
 - 5) Transport and traffic problems – Louth Town Council have responded to proposals in the Local Plan that building in the North East of the town where the road infrastructure is already strained is not acceptable. There are no proposals to improve or slow traffic. Road links are already inadequate and moving traffic is reduced to single file on all of the main roads leading away from the site to negotiate parked cars for which there is no discernible solution. The additional traffic movements will create a road safety danger and impact on all major junctions leading to the development. Access via the Industrial Estate would shift traffic volume issues through an unsuitable area not designed for this purpose.
 - 6) Town Centre Car Parking - The proposed site is deemed to be too far from the centre of town for pedestrians resulting in increased car journeys which will have an adverse effect on traffic and parking in the town and will be detrimental to everyone's overall lifestyle. Car journeys will be necessary to access any medical, educational, leisure or retail purposes.
 - 7) The development location is outside the envelope of the town boundaries and has been largely discounted in the proposed Local Plan, the quantity of houses proposed would provide around 20% of the allocation of housing for Louth concentrated in an unsuitable area without support facilities such as schools, shops and community centres which would not optimise sustainability. There is only one indicated access to this development which make raise safety concerns.
 - 8) Detrimental impact on the town generally from the increased pressure on health and education services and increasing volumes of traffic which will destroy the character of the town. ELDC should also be aware that members of the public, not adjacent to this site, have attended meetings to express their concerns regarding the impact on traffic numbers and the inability of the infrastructure to cope.
- d. **02086/19** - Louth Town Council objected to this application on 11th February 2020 on the grounds of:

Access/Highway Safety and Traffic Generation: Alexander Drive has no footpath and is very well used by children going to and from school, families and general pedestrians using it as a cut through, all of whom walk in the middle of the road. The road is tight and it is felt already poses a danger. An additional access onto it in the vicinity of the proposals and the additional traffic generated would make the road very dangerous. The Council felt that any proposals should at the very least include the provision of a footpath. Adequate Parking and Servicing: The proposals for car parking on the new development appear very limited. The Council is concerned that cars would overflow onto Alexander Drive which is already overcrowded and where parking is already limited. Thus making Alexander Drive even more dangerous both for traffic and for pedestrians. Layout and Density of Buildings: The Council felt that the number of buildings proposed for the site was over-intensive.

- e. **00210/20** – Louth Town Council objected to this application on 11th February 2020 on the grounds of relevant previous planning history.
- f. **00199/20** - Louth Town Council objected to this application on 11th February 2020 on the grounds of: Access / Highway Safety and Traffic Generation - approval of another dwelling would increase the amount of traffic using this very narrow access road, increasing the risk of accident and making the area more dangerous. Overbearing Nature of Proposal - the Council felt that these proposals constituted garden grabbing and were over intensive for the site.
- g. All other planning applications were supported.

344. Planning Correspondence

The Committee noted the following planning correspondence:

a. ELDC Planning Decisions circulated by email between 15th January and 11th February 2020:

- i) Approved – N/105/01252/19 – Planning Permission – 100 Kidgate, LN11 9BX
- ii) Approved – N/105/01868/19 – Planning Permission – Byford House, 149A Eastgate, LN11 9AJ
- iii) Approved – N/105/02270/19 – Planning Permission – 8 Kidgate, LN11 9EZ
- iv) Approved – N/105/02199/19 – Planning Permission – 53 Crowtree Lane, LN11 9LL
- v) Approved – N/105/02294/19 – Planning Permission – 57 and 59 Ugate, LN11 9HD

b. LCC Temporary Traffic Restrictions circulated by email between 15th January and 11th February 2020:

- i) REASON FOR RESTRICTION: Essential works by Clancy Docwra/Anglian Water
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Crowtree Lane
PERIOD OF RESTRICTION: 24/2/2020 to 26/2/2020 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
- ii) REASON FOR RESTRICTION: Essential works by Clancy Docwra/Anglian Water
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Cannon Street (Between Eastgate & a point 35 metres North)
PERIOD OF RESTRICTION: 24/2/2020 to 25/2/2020 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
- iii) REASON FOR RESTRICTION: Essential works by Clancy Docwra/Anglian Water
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Eve Street (Northgate to James Street)
PERIOD OF RESTRICTION: 17/2/2020 to 19/2/2020 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
- iv) REASON FOR RESTRICTION: Gas main replacement works by TRIIO
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Eastgate (Priory Road to Commercial Road)
PERIOD OF RESTRICTION: 24/2/2020 to 17/4/2020 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)

c. Notification re. Enforcement Investigation

- i) EC/105/00830/19 – 54 Westgate – Installation of wooden gates – Breach of planning control. Planning Permission required.
- ii) EC/105/00829/19 – Westview, 97 Little Crowtree Lane – Installation of heat source machinery/air conditioning at the side of the building – No breach of planning control. No further action to be taken by the Planning Department.

345. Proposed Works to Trees

The following proposed tree work was noted, the Planning Committee had no objections to the proposals but wished to see some kind of suitable replacement tree planted in its place.

- a. **Location:** 52 Broadbank. **Proposal:** G1 – Sycamore – Remove. **Reasons:** G1 – Clay shrinkage at adjacent property.

346. Road Naming

It was **RESOLVED** to accept the request made by Jim Fairburn Ltd., to name a new development comprising of 1 no. new road and 10 no. new dwellings (Phase 1 site) on land adjacent playing field, Julian Bower, Louth: Saxon Way.

347. Proposed Zebra Crossing on St. Bernard’s Avenue

It was **RESOLVED** not to lift the Council’s original objection to the proposed Zebra Crossing on St. Bernard’s Avenue. The Committee questioned whether not installing a crossing would actually be better and wondered if the developers could approach ELDC to have the condition removed entirely? If not Councillors felt that traffic calming on Eastfield Road and perhaps a Belisha Beacon crossing there would be much safer and would cause much less problems than that proposed.

348. Request for pedestrian crossing on Newbridge Hill

It was **RESOLVED** that the Town Clerk should contact LCC Highways and request that they look into the installation of a pedestrian crossing or other options on Newbridge Hill near to Aldi.

349. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 10th March 2020.

The Meeting Closed at 8.23pm.

Signed _____ (Chairman)

Dated _____