

Louth Town Council

The Sessions House, Eastgate,
Louth, Lincolnshire, LN11 9AJ

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To the Members of the Town Council of Louth:

You are hereby summoned to attend a meeting of Louth Town Council's Planning Committee which will be held on Tuesday 8th February 2022 in The Old Court Room, The Sessions House, Eastgate, Louth at 7pm. The business to be dealt with at the meeting is listed in the agenda below.

Please note, there will be a 15 minute public forum between 6.45pm and 7.00pm when members of the public may ask questions or make short statements to the Council, and your attendance is requested during this period.

Any public, wishing to speak on an agenda item or 'sit in' on the meeting(s) please contact the Town Clerk, using the above email address, in advance to discuss attendance arrangements. If possible, please provide written representation rather than attending in person.

Members of the public should note that they will not be allowed to speak during the formal meeting.


Mrs. L.M. Phillips

Town Clerk

Dated this 3rd Day of February 2022

Safety Precautions due to COVID-19:

Louth Town Council continue to take precautionary measures to uphold its legal responsibility to protect its officers, elected members and others from risk to their health and safety. As a minimum these will include • socially distanced seating, • no tables and asking that attendees: • please do not touch items other than their own, • please bring their own pen and paper, • please take their own items/rubbish home with them, • please bring their own drink, • please do not come to the meeting if they have any symptoms or have been in contact with someone who is sick. • please inform the Town Clerk as far in advance of the meeting as possible if you will not be able to attend. • please note that the rules of debate as prescribed within Standing Orders will be adhered to. If Cllrs. wish to speak during the meeting, they will need to raise their hand, the Chairman will note this and will call upon people in the order he has noted. When asked to speak, Cllrs. should stand and speak loudly or make their way to the microphone. • Please note hand sanitising and the use of masks are also still encouraged.

AGENDA

PLANNING COMMITTEE

(Chairman: Cllr. Mrs. S. Crew, Membership: All Cllrs.)

- 1. Apologies for Absence**
To receive and note apologies where valid reasons for absence have been given to the Town Clerk at least one hour prior to the meeting.
- 2. Declarations of Interest / Dispensations**
To receive declarations of interest in accordance with the Localism Act, 2011 – being any pecuniary interest in agenda items not previously recorded on Members' Register of Interests and any written requests for dispensation received by the proper officer under section 22 of the Localism Act.
- 3. Minutes**
To approve as a correct record the notes of the Planning Committee meeting held on 11th January 2022.
- 4. Applications received by the Local Planning Authority**
To consider and make observations on all planning applications received including those listed in the schedule (PA/Schedule 02-08-22). (Attached).
- 5. Planning Correspondence**
Committee to receive planning decisions, enforcement complaints, appeal decisions, temporary road closures etc., as advised by the District and County Council. (Attached).

6. Proposed Works to Trees

Committee to consider the following proposed works to trees in the Louth Conservation Area:

- a. Location:** Beech House, 29 Old Mill Park. **Proposals:** T1 – Conifer – Remove. T2 – Laurel – Remove.
Reasons: Tree has grown out of control and is threatening the wall/fencing to garden and adjoining garden. (Details circulated 28/01/22).

7. Next Meeting

Committee to note that the date of the next scheduled Planning Committee meeting is 8th March 2022.

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 11th JANUARY 2022**

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

Councillors: Mrs. E. Ballard (EB), J. Baskett (JB), M. Bellwood (MB), L. Cooney (LMC), D. Ford (DF), D.J.E. Hall (DJEH), D. Hobson (DH), A. Leonard (AL), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), J. Simmons (JS) and Mrs. P.F. Watson (PFW).

Councillors not present: H. Filer (HF), J. Garrett (JG), G.E. Horton (GEH), K. Norman (KN), F.W.P. Treanor (FWPT) and D.E. Wing (DEW).

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

It was **RESOLVED** that as the Vice Chairman was not present Cllr. Mrs. SEL would assist in the role for the evening.

P55. Apologies for Absence

Apologies for absence were received from Councillors: Cllrs. HF, JG, GEH, KN, FWPT and DEW.

P56. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. Mrs. EB – PA 2 (will leave the room) and PA 5 as known to them.
- b. Cllr. JB – PA 3 as family friends.
- c. Cllr. Mrs. JMS - items 4, 5, 6 and 7, as a member of ELDC.
- d. Cllr. DJEH - items 4, 5, 6 and 7 as a member of ELDC and its Planning Committee.

P57. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 7th December 2021 be approved as the Minutes.

P58. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 01-11-22) and **RESOLVED** as follows:

- a. 02176/21 – The Council noted that the Golf Club had, in its amended application, outlined a means of access that it thought members should/would use to access the public highway when using its driving range and proposed new bay. But felt that given the information below it must object until firm evidence was in place to suggest that such proposals would be adhered to and would be enforced.

Traffic Generation:

The Council heard that neighbours were concerned that the siting of another bay as proposed would increase the use of the site for commercial purposes and this would have a knock-on effect on the amount of traffic using Little Crowtree Lane. It noted that neighbours had apparently been told by the Golf Club that Little Crowtree Lane was currently only used by its staff to access their machinery and maintenance site. However, neighbours explained that in their experience this was categorically not the case and the lane, which is single track (users having to often reverse out onto a blind bend in the face of oncoming traffic), unadopted and maintained by the residents, is very busy with other users of the driving range. The Council noted that reports over use were conflicting but felt strongly that unless use of the access prescribed on the application was exceedingly well advertised both in correspondence to members/users of the site and via prominent signage and unless its use and not that of Little Crowtree Lane was strictly enforced while use of Little Crowtree Lane was restricted and actively discouraged an increase in traffic on Little Crowtree Lane would be inevitable, would exacerbate any existing problems and could, therefore, not be sanctioned.

Access and Highway Safety:

Bearing the above in mind, the Council were concerned that the junction of Little Crowtree Lane and Crowtree Lane proper is on a bend at which the visibility splay is very poor. This, coupled with the narrowness of Crowtree Lane proper, its use by members of the public for parking along when using

Westgate Fields and/or Hubbard's Hills which further restricts access and visibility and the number of pedestrians/children also using the lane makes the prospect of increased traffic a significant worry. Noise and Disturbance from the Scheme:

The Council were concerned that no information was included within the application regarding the hours of operation and lighting. The Council felt that the hours of operation should be restricted and that ELDC should condition the use and positioning of lighting so as to ensure that any disturbance to neighbours is mitigated and that there is not an increase in light pollution in the AONB. Further, the Council were approached by neighbours and heard that they currently experience golf balls flying towards their houses and gardens and that some have actually been hit by these, even though the current range faces in the opposite direction. If this is happening it must mean that some people are walking out of the bays and hitting 'used' golf balls on the range grass back towards the bays, a practise which is supposedly not allowed and is dangerous, especially to unsuspecting children using neighbouring land and which should be prohibited and enforced accordingly.

Finally, neighbours on Little Crowtree Lane were also concerned that there is a lack of communication between themselves and the club. They opined that they have requested, on numerous occasions previously, to be notified of events and matters such as this planning application and have received assurances that such would occur, but it has not. They would once again ask that communication be improved to keep all in the vicinity of the club and not just those whose properties are directly abutting the club's land informed.

- b. 02571/21 – 3 Market Place - objected to this application on the grounds that previously, when it occupied the property on the other side of the Market Place, this company had enforcement action taken against it for a similar installation, which it was required to remove retrospectively and thus a precedent has been set that such technology is not permitted within the Market Place/Louth conservation area. Further the size of the proposed window lettering is too large, is totally out of keeping with the surrounding area and is not suitable in the conservation area. The Council noted that the particular design of the shop's actual header board is very slender and whilst it has been sign written there is no correlation between it and the signs proposed for the window so what was a very beautiful corner property is pulled down and the visual impact of the whole Market Place is lowered. The Council believe that the property was designed to lead onlookers' eyes from the Market Place to the old Indoor Market and it and surrounding properties have beautiful decorative brickwork and inset stone 'art' work which these proposals would entirely detract from and which would have a detrimental impact on the conservation area and town centre in general.
- c. N/105/02625/21 and 02613/21, 02614/21 and 02612/21 - Supported with the conditions that:
Double yellow lines be installed on Lincoln Way to increase the safety of both pedestrians and vehicles as lorries currently park there causing a physical and more importantly very dangerous visual obstruction, it was also felt that to improve access and highway safety in the area a pedestrian crossing should be installed on Lincoln Way to safeguard users in what has become an exceedingly busy area. Further, the Council would request that S106 funding obtained from this development be put towards services at Louth Hospital and finally, the boundary hedge to the A16 should be retained and maintained in a tidy manner.
- d. PL/0161/21 - objected to this application on the grounds that it will cause noise and disturbance to neighbours.
- e. All other applications were supported.

NB: Cllr. Mrs. EB left the room at 8:25pm before the Louth Golf Club application was discussed and returned following the vote at 8:41pm.

P59. Planning Correspondence

The Council noted the following planning correspondence:

ELDC Planning Decisions

- a. Approved– N105/02047/21 – Planning Permission–47 Watts Lane– LTC supported
- b. Approved– N105/02173/21 – Planning Permission–209 Eastgate– LTC supported
- c. Approved – N/105/02247/21 – Planning Permission–76 Keddington Road – LTC supported.
- d. Approved – N/105/02312/21 – Listed Building Consent–Louth Methodist Church – LTC supported.
- e. Approved – N/105/02311/21 – Planning Permission–Louth Methodist Church – LTC supported.
- f. Approved – N/105/02010/20 – Approval of Reserved Matters – Land off Legbourne Road – LTC objected.
- g. Approved – N/105/02427/21 – Planning Permission –Louth Academy Lower – LTC supported.

Appeals

Notification that the appellant has appealed to the Secretary of State against ELDC's decision to refuse planning permission reference N/105/02041/21 re. Hallams Close, Julian Bower (Louth Llama Trekking). All comments made by LTC previously have been forwarded to the Planning Inspectorate and will be considered by the Inspector when determining the appeal. If the Council wishes to modify or withdraw its previous comments this must be done by 19th January 2022.

Withdrawn Applications

N/105/02157/21 – 10 Davy Close was withdrawn on 7th December 2021.

P60. Proposed Works to Trees Protected by a Tree Preservation Order

The following proposed tree works were noted:

- a. Location: 20 Gospelgate. Proposal: T1 – Fir – Fell. Reasons: T1 – Neighbours have concerns about needle drop, damage to old wall and worry it might fall in high winds.

P61. Street Naming – Land off Brackenborough Road

Council considered proposed names and it was **RESOLVED** that the Town Clerk should write to Lincs Building Consultancy to thank them for sending through the proposals, confirm approval of use of Tuxworth Way and Terrance Court (historical local farmers of that area), offer its own other suggestions, these being on a farming theme, as follows: Field Road/Way/Close etc., Cow Pasture Crescent, Plough Lane, Harvest Lane/Way, Barley Close, Friesian Way and confirm that Lincs Building Consultancy should make the final decision, keeping unused names 'in the bank' for the future.

P62. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 8th February 2022.

The Meeting Closed at 9:36pm.

Signed _____ (Chairman) Dated _____

Our Ref	Author-ity	Application No	Type	Applicant	Proposal	Location / Ward	Conserva-tion Area?	Previous LTC Comments	Planning Working Group Recommendations	Expiry Date for LTC Comments
1	ELDC	N/105/ 02673/21	Planning Permission	Mr. T. Player	Alterations to existing dwelling which is a listed building to provide doors to an existing store, replacement summer house and erection of a lean to greenhouse.	46 Westgate, LN11 9YD, St. James' Ward	Yes	New	No comment, recommend ELDC Conservation Officer decide.	09/02/2022
2	ELDC	N/105/ 02674/21	Listed Building Consent	Mr. T. Player	External alterations to existing dwelling to provide doors to existing store, erection of a lean to greenhouse and replacement summer house.	46 Westgate, LN11 9YD, St. James' Ward	Yes	New	No comment, recommend ELDC Conservation Officer decide.	09/02/2022
3	ELDC	N/105/ 02665/21	Planning Permission	Miss. V. Farnham	Alterations to existing dwelling to provide replacement UPVC windows/door.	30th Trinity Lane, LN11 8DL - Priory Ward	Yes	New	Support.	09/02/2022
4	ELDC	N/105/ 00020/22	Planning Permission	Miss A Mottram	Extension to existing dwelling to provide a two storey extension to provide additional living accommodation. Part of the existing dwelling to be removed.	190 Eastgate, LN11 9AG - Priory Ward	Yes	New	Support.	09/02/2022
5	ELDC	N/105/ 00046/22	Planning Permission	Mr & Mrs E Hughes	Extension to existing garage to provide an annexe.	10 Davey Close, LN11 0AB - North Holme Ward	No	09/11/2021 Object. Very large footprint, overbearing on the site.	Support.	09/02/2022
6	ELDC	N/105/ 02668/21	Planning Permission	Mr Jim Fairburn	Erection of 12no. houses and construction of a vehicular access and provision of parking	Site of Former 179 Newmarket - St. Michael's Ward	No	New	Support.	09/02/2022
7	ELDC	N/105/ 00055/22	Consent to display	Boots the Chemist	1no. non illuminated fascia sign.	96-98 Eastgate, LN11 9AA - Priory Ward	Yes	New	Support.	10/02/2022
8	ELDC	N/105/ 02497/21	Planning Permission	Burlington Care	Demolition of an existing bungalow and outbuildings and the erection of 10 no. assisted living bungalows.	Land at the Elms, Elm Drive - St. Margaret's Ward	No	New	Support.	11/02/2022
9	ELDC	N/105/ 00096/22	Planning Permission	Mr & Mrs. West,	Alterations to existing dwelling to provide replacement windows, a door and a rooflight	16 Kidgate, LN11 9HN - Priory Ward	Yes	Objected to this application on 10th December 2019 on the grounds that UPVC in the Conservation Area will have a detrimental effect on the character and appearance of this property and the surrounding street scene	Support.	11/02/2022
10	ELDC	N/105/ 02655/21	Planning Permission	Mr R&S Subberwal	Change of use, conversion of internal and external alterations to existing vacant building which is a Listed Building to provide a gallery to display art works for sale	10 Commarket, LN11 9PY - Priory Ward	Yes	New	Support.	11/02/2022
11	ELDC	N/105/ 02656/21	Listed Building Consent	Mr R&S Subberwal	Conversion of internal and external alterations to existing vacant building to provide a gallery to display art works for sale.	10 Commarket, LN11 9PY - Priory Ward	Yes	New	Support.	11/02/2022

Our Ref	Authority	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	Planning Working Group Recommendations	Expiry Date for LTC Comments
12	ELDC	N/105/ 00076/22	Planning Permission	Miss J McLoughlin	Construction of a driveway.	1 Brackenborough Road, LN11 0AD - North Holme Ward	No	New	Support.	15/02/2022
13	ELDC	N/019 00045/22	Planning Permission	Mr. A Lidgard	Siting of 4 no. caravan lodges and construction of a 1m high earth bund	Brackenborough Arms Hotel, Cordeaux Corner, Brackenborough, LN11 0SZ Brackenborough with Little Grimsby	No	New	Support.	16/02/2022
14	ELDC	N/105/ 02375/21	Planning Permission	Mr. P. Barnaby	Alterations to existing dwelling to include a replacement window, breakfast room roof and roof light.	14 Gospelgate, LN11 9JX - St. Mary's Ward	Yes	New	Support.	18/02/2021
15	ELDC	N/105/ 00094/22	Planning Permission	Acca Ltd	Alterations to existing first and second floors of existing building to form 1 no. Additional flat and extension and alterations to existing ground floor shopfront.	26-27 Market Place, LN11 9PD - Prior Ward	Yes	New	Support.	21/02/2022
16	ELDC	N/105/ 00095/22	Consent to display	Acca Ltd	1 no. externally illuminated fascia sign and 1 no. externally illuminated double sided projecting sign.	26-27 Market Place, LN11 9PD - Prior Ward	Yes	New	Object to illuminated signs in the Conservation Area.	21/02/2022

PLANNING COMMITTEE 8th FEBRUARY 2022

PLANNING CORRESPONDENCE

1. ELDC Planning Decisions

- | | | | | | | | | | |
|----|----------|---|----------------|---|-------------------------|---|-----------------------------------|---|----------------|
| a. | Approved | – | N/105/02351/21 | – | Planning Permission | – | 32 High Holme Road | – | LTC supported. |
| b. | Approved | – | N/105/02137/21 | – | Section 73 | – | Land to the north of Julian Bower | – | LTC objected. |
| c. | Approved | – | N/105/02366/21 | – | Planning Permission | – | 48 Westgate | – | LTC supported. |
| d. | Approved | – | N/105/02367/21 | – | Listed Building Consent | – | 48 Westgate | – | LTC supported. |
| e. | Approved | – | N/105/02176/21 | – | Planning Permission | – | Louth Golf Club | – | LTC objected. |
| f. | Approved | – | N/105/02442/21 | – | Consent to Display | – | The Pavilion, London Road | – | LTC supported. |
| g. | Approved | – | N/105/02510/21 | – | Planning Permission | – | 3 St. James View, LN11 9XY | – | LTC supported. |

2. Withdrawn Applications

- N/105/00867/21 – Land off Stewton Lane, notification of withdrawn application

3. Enforcement

An enforcement notice has been issued in respect of 3 Trinity Lane, LN11 8DL who have without planning permission made alterations to the existing dwelling to provide UPVC window frames. The notice requires that 2no. upvc window frames from the front elevation be replaced with timber framed windows within 6 calendar months from 1st March 2022.