

Louth Town Council

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

01507 355895

clerk@louthtowncouncil.gov.uk



To the Members of Louth Town Council:

You are hereby summoned to attend a meeting of Louth Town Council's Planning Committee, which will be held on Tuesday 10th March 2020 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. Councillors attendance is requested during this period.

Mrs. L.M. Phillips

Town Clerk

Dated this 5th Day of March 2020

AGENDA

PLANNING COMMITTEE

(Chairman: Councillor D. Jackman, All Members)

1. Apologies for Absence

To 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 February 2020.

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 03-10-20).

5. Planning Correspondence

Committee to note planning decisions, enforcement complaints, appeal decisions, temporary road closures etc., as advised by the District and County Council.

6. Proposed Work to Trees

- a. **Location:** 2 St. Marys Park. **Proposal:** A1 – Conifer – Fell. **Reasons:** A1 – Overcrowding and to allow the Birch tree to access more light and flourish.

7. Street Naming

Committee to note that in accordance with Section 17 of the Public Health Act 1925, ELDC have received the following requests:

- a. From: Gleeson Homes re. naming of a development comprising of 1no. road and 54no. dwellings at the Former Park Avenue Football Ground, Park Avenue. Road name proposals: 1st choice: Greenwood Close, 2nd choice: Cadwell Drive, 3rd choice: Cussons Way.
- b. From: Andrew Grantham re. changing the name of a road (as there has been some confusion as it appears that there is another road with the same name) at Tattershall Park, Fairfield Industrial Estate. Road name proposals: 1st choice: Lancaster Park, 2nd choice: Ludlow Park, 3rd choice: Maiden Park.

8. Next Meeting

Committee to note that the date of the next scheduled Planning Committee meeting is 7th April 2020.

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02-11-20 PLAN MINS

**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 Uppate, 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 _____

| Our Ref | Authority | Application No | Type | Applicant | Proposal | Location / Ward | Conservation Area? | Previous LTC Comments | WG Recommendations | Expiry Date for LTC Comments |
|---------|-----------|--------------------|-------------------------------------|--------------------|--|---|--------------------|---|--|------------------------------|
| 1 | ELDC | N/105/ 00238/20 | Planning Permission | Ms C. Oaten | Alterations to the existing dwelling to provide replacement windows and doors | 17 George Street, St. Mary's Ward | Yes | New | Support if wooden. | 11/03/2020 |
| 2 | ELDC | N/105/ 00285/20 | Planning Permission | Louth Town Council | Siting of a storage container. | Louth Cemetery, London Road, St. Mary's Ward | No | New | No Comments. | 11-Mar |
| 3 | ELDC | N/105/ 00286/20 | Planning Permission | Mr. S. Orwin | Alterations to the existing dwelling to provide replacement uPVC windows and doors. | 9 South Terrace, LN11 9DF, Priory Ward | No | New | Support. | 20/03/2020 |
| 4 | ELDC | N/105/ 00295/20 | Planning Permission | Mr. Clarke | Alterations to the existing dwelling to provide a link through to the existing attached store to create a ground garage and sitting room with a first floor yoga room and study over. | 5 Union Street, OLN11 0ES, St. James' Ward | Yes | New | Support alteration in principle but object to aluminium rear door. | 11/03/2020 |
| 5 | ELDC | N/105/ 02257/19 | Application to vary condition no. 2 | Jim Fairburn | Application to vary condition no. 2 (plan numbers to allow design changes to plots 1, 2 and 5), as imposed on planning permission ref. no. N/105/1124/19 for the erection of 12no. Dwellings and the construction of an internal access road and vehicular/pedestrian accesses. Amendment: To Section 1: Applicant's name and Section 7: Ownership certificates. | Former Playing Field, Julian Bower, St. Mary's Ward | No | Louth Town Council note that this application has been made incorrectly (the applicant stated thereon, while once having been the freehold landowner has since sold the land, now has nothing to do with it and do not wish to remain associated). Therefore, Louth Town Council are unable to comment until the situation has been rectified and a new application has been submitted. | Support with the condition that Julian Bower is not used for access under any circumstances and that this be enforced. | 04/03/2020 |

| Our Ref | Authority | Application No | Type | Applicant | Proposal | Location / Ward | Conservation Area? | Previous LTC Comments | WG Recommendations | Expiry Date for LTC Comments |
|---------|-----------|-----------------|-------------------------|-----------------------|--|---|--------------------|-----------------------|---|------------------------------|
| 6 | ELDC | N/105/ 00301/20 | Planning Permission | Mr. D. Grantham | Erection of 4 no. houses with associated garages to include construction of vehicular access. | Playing Field, Julian Bower | No | New | Support. | 18/03/2020 |
| 7 | ELDC | N/105/ 301.2 | Planning Permission | Grantham Brothers Ltd | Erection of 4no. houses with associated garages to include construction of vehicular access. Amendment: Applicant details incorporating the company name. | Playing Field, Julian Bower | No | New | | 26/03/2020 |
| 8 | ELDC | N/105/ 00316/20 | Planning Permission | Mr. J. Waumsley | Construction of a vehicular access and erection of a boundary wall to the maximum height of 1.4 metres. | 47 Queen Street, LN11 9BJ, Priory Ward | Yes | New | Support. | 19/03/2020 |
| 9 | ELDC | N/105/ 00329/20 | Outline Erection | Mrs. M. Fuller | Outline erection of a dwelling. | Land at 50 St. Mary's Lane, LN11 0DP, North Holme Ward | No | New | Object on the grounds of garden grabbing. | 18/03/2020 |
| 10 | ELDC | N/105/ 00347/20 | Planning Permission | Mr. and Mrs. Varrall | Rear extension and alterations to existing dwelling to provide additional living accommodation. | St. Georges Lodge, High Holme Road, LN11 0EY, St. James' Ward | Yes | New | Support. | 18/03/2020 |
| 11 | ELDC | N/105/ 00347/20 | Planning Permission | Mr. and Mrs. Varrall | Rear extension and alterations to existing dwelling to provide additional living accommodation. Amendment: Plans contain 3D visual. | St. Georges Lodge, High Holme Road, LN11 0EY, St. James' Ward | Yes | New | | 27/03/2020 |
| 12 | ELDC | N/105/ 02285/19 | Listed Building Consent | Mr. D. Stanbridge | Internal and external alterations to the existing building to provide repairs to the roof, replacement render to one gable wall and repointing of brickwork. | 47 Westgate, LN11 9YE, St. Mary's Ward | Yes | New | Support, Conservation Officer will control materials. | 23/03/2020 |