

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 18th June 2019**

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

Councillors: Mrs. E. Ballard (EB), M. Bellwood (MB), L. Cooney (LMC), A. Cox (AC), H. Filer (HF), D. Ford (DF), J. Garrett (JG), D.J.E. Hall (DJEH), D. Hobson (DH), D. Jackman (DJ), A. Leonard (AL), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), K. Norman (KN) and J. Simmons (JS), F.W.P. Treanor (FWPT) and Mrs. P.F. Watson (PFW).

Councillors not present: G. Horton (GEH) and D. Wing (DEW).

The Town Clerk, Mrs. L.M. Phillips, the Town Clerk's Assistant, Mrs. M. Vincent and 1 member of the public were also present.

82. Suspension of Standing Orders

In order to continue the meeting past the three hour limit imposed by Standing Order 3x, it was **RESOLVED** to suspend Standing Order 3x and continue the meeting.

83. Apologies for Absence

Apologies for absence were received from Cllr. G. Horton and Cllr. D.E. Wing.

84. Chairman's Remarks

The following information was tabled and noted as a part of the Chairman's remarks.

- a. **ELDC Planning Decisions** circulated by email between 22nd May and 18th June:
 - i) Approved – N/105/00748 – Planning Permission – Woodthorpe Bodyworks – LTC Supported.
 - ii) Approved – N/105/00370/19 – Planning Permission – Unit 79A, Bolingbroke Road – LTC Supported.
 - iii) Approved – N/105/00372/19 – Listed Building Consent – 19, 21 Uppgate – LTC Supported.
 - iv) Approved – N/105/00371/19 – Planning Permission - 19,21 Uppgate – LTC Supported.
 - v) Approved – N/105/00631/19 – Application to vary – Land at 119 Eastfield Road – LTC Objected.
 - vi) Approved – N/105/00699/19 – Planning Permission – 38 Chestnut Drive – LTC Supported.
 - vii) Approved – N/105/00662/19 – Listed Building Consent – The Lodge, Orme Almshouses, 143 Eastgate – LTC Objected.
- b. **LCC Temporary Traffic Restrictions** circulated by email between 22nd May and 10th May 2019 and 21st May 2019:
 - i) REASON FOR RESTRICTION: Football Tournament
LOCATION & NATURE OF RESTRICTION: Road Closure & No Waiting/Loading At Any Time
Order in place on: B1520 London Road
PERIOD OF RESTRICTION: 6/7/2019 & 7/7/2019 (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 CLOSURE: Essential maintenance works by TRIIO
LOCATION: Public Right Of Way (PROW) 3 (Closed at a point 330 metres East of London Road, O/S Map Ref 533346 / 386274)
PERIOD OF CLOSURE: 17/6/2019 to 30/8/2019 (Closures to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)

85. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. Mrs. EB – Planning application 8 – as had spoken to applicant
- b. Cllr. DJEH – All planning applications apart from item 10 - as member of ELDC
- c. Cllr. Mrs. PFW – Planning application 8 – as had spoken to applicant
- d. Cllr. FWPT – Planning application 5 – as a friend and planning application 8 – as had spoken to applicant
- e. Cllr. DJ – Planning applications 1 and 12 – as resident that will be affected and as a friend
- f. Cllr. Mrs. JMS – Agenda items 5 and 6 – as a member of ELDC
- g. Cllr. AL – Planning application 2 and 8 as a fellow food supplier

86. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 21st May 2019 be approved as the Minutes.

87. Applications received by the Local Planning Authority

Cllr. DJ left the room at 10pm returning at 10.05pm following the planning item in which she had declared an interest. The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 06-18-19) and **RESOLVED** as follows:

- a. N/105/00902/19 Planning Permission - St. Mary's Lane - objected to this application on 18th June 2019 on the grounds of Access and Highway Safety and were of the opinion that the proposal constituted garden grabbing, the concept of which it did not agree with.
- b. N/105/00819/19- Planning Permission - objected to this application on the grounds that these proposals were not what the Council originally supported / overshadowing / residents had not been informed properly. The Council also wished to reiterate its previous objection of 14th August 2018 as follows:
 - i) Traffic generation / access and highway safety / Effect on conservation area - The Council are of the opinion that this development will generate approximately 1200 vehicles which will attempt to exit the development from the one proposed exit onto Grimsby Road. This point on Grimsby Road is at the brow of a hill and is dangerous. The traffic generated from this site will add to already existing congestion problems at the junctions of North Holme Road and Grimsby Road and High Holme Road and Grimsby Road and the speed of traffic passing on Grimsby Road is already an issue making safe exit a problem. While we welcome the new traffic calming measures it does not reduce the number of vehicles coming from this newly placed junction on the Grimsby Road. Add to this the number of pedestrians that will also have to exit the development at this point and cross the very busy road to reach the footpath into town or to the nearest school and road safety will be a major issue. LTC are concerned that the proposed widening of the footpath / road into town will change the character of this entrance into Louth and have a detrimental effect on that part of the conservation area that it affects, if it is not impossible to carry out anyway.
 - ii) Flood risk - LTC are concerned that the proposed SUDs scheme is out of date, needs undertaking again and needs backing up properly. There is a known surface water issue in this area and in their opinion the SUDs recommendation is insufficient. The plans propose to install two attenuation ponds which will contain water at all times, not only posing a risk of flooding but also a health and safety risk to children. The Council do not feel that these will be sufficient to contain the volume of run off in this area and they are dismayed that there are no attenuation tanks proposed. At the meeting of LTC on 22nd May 2018 there were significant neighbour objections and many had been affected by flooding from run off, LTC wish to avoid exacerbating these problems for the neighbours.
 - iii) Overshadowing / Overlooking and loss of privacy - LTC are concerned that the proposed plans do not show houses of similar height backing onto existing houses in the area, as previously promised but show two storey houses backing onto bungalows which will not only cause overshadowing of the bungalows and their amenity areas but will also cause overlooking and loss of privacy.
 - iv) Access / Adequate servicing - LTC are concerned that the one proposed entrance and exit into this development is not wide enough to adequately allow the passage of lorries which will be required to service the estate.
 - v) Infrastructure / Local services - LTC are concerned that this development is unsustainable as the existing town infrastructure and local services in the form of roads, drains, footpaths, schools, dentists and doctors will not be able to cope.
 - vi) General Observations –
 1. LTC has been informed by neighbours that they have not received letters from ELDC informing them of the application and, therefore, would question whether residents have been informed properly.
 2. LTC are concerned that run off from the site may in the future cause the bank at the bottom of St. Mary's Lane / Grimsby Road to be eroded.
 3. LTC have been informed by members of the public that the original agreements / promises made by the developers with regard to these detailed particulars e.g., re. minimising overlooking, overshadowing and loss of privacy have not been kept. Had the public realised that these agreements would mean nothing there would have been a more substantial outcry at the outline permission stage.

vii) Louth Town Council would also support Anglian Water's opinion that the impacts on the public foul water drainage system have not been adequately addressed.

c. All other applications were supported.

88. Proposed Works to Trees in the Conservation Area

It was **RESOLVED** to support the following work to trees within the Conservation Area:

a. **Location:** 1 Spring Court

Proposals: T1 – Pine – Side prune lower branches by approximately 1-1.5m to leave a minimum crown spread of 2m

Reasons: T1 – To alleviate overhang to neighbouring garden and reduce shading to property.

b. **Location:** 8 Horncastle Road

Proposals: T25 – Lime – Reduce in height from approx. 22m to 18m to previous high pollard points. Side prune by 1.5m to reduce spread from 12m to 9m. Crown lift to 5.2m over highway and garden.

Reasons: T25 – To reduce excessive shading to property.

89. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 16th July 2019.

90. It was **RESOLVED** to resume Standing Orders and the Meeting Closed at 10.37pm.

Signed _____ (Chairman)

Dated _____