

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 an extraordinary meeting of Louth Town Council and a scheduled meeting of the Planning Committee which will be held on Tuesday 28th July 2020 by Zoom Video Conference at 7pm. The business to be dealt with at the meeting is listed in the agenda below.

Please note that the meeting will begin at 7pm unless there is a need to hold a public forum. Any public, wishing to speak on an agenda item or 'sit in' on the meeting(s) should contact the Town Clerk in advance of the meeting on the email above for joining instructions. 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 23rd Day of July 2020

AGENDA

PLANNING COMMITTEE

(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 30th June 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 07-28-20). (Attached).

5. **Planning Correspondence**

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

6. **Zoom Meeting with Leader of ELDC and Head of Planning**

Councillors to note that the above is in the process of being organised. Councillors to submit any issues that they would like covered to the Town Clerk, by email, as soon as possible.

7. **Next Meeting**

Committee to note that the date of the next scheduled Planning Committee meeting is 25th August 2020.

TOWN COUNCIL
(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. Consultation on Model Code of Conduct**
Further to deferment of this item from 14th July 2020 Council to consider a new model member code of conduct produced by the Local Government Association (LGA) (circulated with the agenda for 14th July 2020) and resolve upon making a corporate response.
- 4. Tribute to Key Workers**
Further to deferment of this item from 14th July 2020:

 - a.** Councillor Mrs. JS to propose that Louth Town Council purchase a bench and/or a brass plaque with appropriate wording to pay tribute to all key workers who have assisted the town during the Covid-19 crisis.
 - b.** If agreed, Council to resolve upon the wording and placement and from which budget expenditure should be taken.
- 5. Grant Applications**
Further to deferment of this item from 14th July 2020, Council to consider a report (circulated with the agenda for 14th July 2020) and resolve as necessary.
- 6. Closed Session Item**
Council to resolve to move into closed session in accordance with the Public Bodies (Admission to Meetings) Act 1960 due to the business to be discussed in the following item, information being of a confidential, commercial and third party nature in relation to:

 - a. Old Mill House**
- 7. Next Meeting**
Council to note that the date of the next scheduled Council meeting is 8th September 2020.

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD ONLINE BY ZOOM VIDEO CONFERENCE
ON TUESDAY 30TH JUNE 2020**

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

Councillors: Mrs. E. Ballard (EB), J. Baskett (JB), L. Cooney (LMC), A. Cox (AC), H. Filer (HF), 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: J. Garrett (JG), M. Bellwood (MB).

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

27. Apologies for Absence

Apologies for absence were received from Councillor: JG. It was noted that Councillors DJEH, GEH, AL and Mrs. JMS would be late.

NB: Cllr. AL joined the meeting at 7.08pm

28. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. DF – PA 2 as property is near to own property.

NB: Cllr. DF joined the meeting at 7.10pm adding his declaration of interest.

29. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 2nd June 2020 be approved as the Minutes.

NB: Councillors joined the meeting during discussion and voting of items on the Planning Schedule

Cllr. Mrs. JMS – during PA 3 at 7:15pm

Cllr. GEH – during PA 5 at 7:20pm

Cllr. DJEH – after PA 5 at 7:28pm

30. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 06-30-20) and **RESOLVED** as follows:

- a. N/105/00692/20 - objected to this application on the grounds that use of the proposed materials has a detrimental effect on the Conservation Area. LTC were of the opinion that this shop front would be eligible to receive a Shop Front Grant from ELDC which would enable the signage to be made from wood and hand painted, as the Conservation Area rules stipulate, thus enhancing the area and contributing to the aesthetic appeal of Louth Town Centre and the recovery of Louth as it emerges from lockdown following Covid-19 lockdown measures.
- b. N/092/01017/20 - objected to this application on the following grounds:
 - Social Housing** – this application does not propose to deliver anywhere near policy compliant levels of affordable housing.
 - Housing Need** – there are already enough houses planned to satisfy the 5 year need. Therefore, this application is surplus to requirements.

Achieving Sustainable Development – LTC do not believe that Section 2 of the NPPF is met and this development will not support the generations to come and is not sustainable.

Adequacy of Amenities and Infrastructure – LTC does not believe that Louth's existing amenities e.g., schools and dentists etc., will be able to support this large development. LTC notes that the developers report states that we have a hospital, this is in fact, incorrect... we have an urgent care centre and only two doctors surgeries. We have one youth centre that is only open for a few nights a week, charities have struggled in the pandemic and we have an older population that will need social care to be able to stay in their homes, thus putting pressure on councils for funding. LTC feel that Louth cannot sustain further development as proposed when the research says, we are attracting an older population, that will need support in the future. LTC is also concerned at the lack of water pressure in this area and where will the jobs come from for the people that live in these properties?

Access and Highway Safety / Traffic Generation – This development is accessed via heavily populated residential areas and is adjacent to other new planned developments. It will significantly increase the risk of accidents in these areas and cumulatively these will generate exponential amounts of traffic. It is estimated that this development alone will increase the number of cars using these routes by at least 500 cars. Travel data from the Lincolnshire Research Observatory, East Lindsey reports that East Lindsey already has the highest percentage of Killed and Seriously Injured collisions in the country.

IAM RoadSmart has provided an update on the cost of road deaths to the public purse. In 2016 the cost to the national economy of Lincolnshire road casualties equated to approximately £187M.

Adequacy of Drainage – LTC is aware that this site has aquifers present beneath the ground and is concerned that these proposals do not meet the NPPF sections 149 and 150 and will cause water to move from one site to another thus exacerbating flooding in other areas.

Overbearing Nature of Proposal – LTC is concerned that this proposal constitutes over development of both this area and Louth as a whole and the encroachment into Fulstow Ward.

LTC would like ELDC to confirm why so many applications for new developments are being allowed to come through the system when the 5 year need is already satisfied.

- c. All other applications were supported.

31. Planning Correspondence

The Committee noted the following planning correspondence:

a. ELDC Planning Decisions circulated by email between 28th May 2020 and 24th June 2020

- i) Approved – N105/00682/20 – Planning Permission – 7 Victoria Road
- ii) Approved – N105/00547/20 – Outline Permission – Land at 52 St Mary's Lane
- iii) Approved – N105/00175/20 – Planning Permission – Plot 58, Bolingbroke Road
- iv) Approved – N105/00701/20 – Planning Permission – 63 Charles Street
- v) Approved – N/105/00704/20 – Planning Permission – 102 Newmarket
- vi) Approved – N/105/00707/20 – Planning Permission – Units 7 and 8, Meridian House, 41 Eastgate.

b. Road Closures circulated by email between 28th May 2020 and 24th June 2020

ORGANISATION RESPONSIBLE FOR RESTRICTION: Andrew Moseley Associates

REASON FOR RESTRICTION: Carriageway Resurfacing

LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: St. Bernard's Avenue (Eastfield Road to Broadley Crescent)

PERIOD OF RESTRICTION: 20/7/2020 to 24/7/2020 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)

c. Withdrawn Planning Applications circulated between 28th May 2020 and 24th June 2020

N/105/00611/19 – LAND WEST OFF GRIMSBY ROAD - Outline erection of 70no units for over 55s senior living. (4th June 2020).

d. Enforcement Notifications circulated between 28th May 2020 and 24th June 2020

Location: Park Avenue Football Ground, LN11 8BY, Nature of Investigation: Breach of condition 3 on planning permission ref. N/105/02435/16 concerning removal of the boundary hedge. Details: An enforcement officer will visit the location to establish if a breach of planning legislation has taken place.

32. Proposed Works to Trees

The following proposed tree work was noted.

- a. Location:** El Dio, Stewton Lane. **Proposal:** G2 – Group of 12 Cupressus Macrocarpa, 4 Austrian Pine, 2 Copper Beech, 1 White Beam, 4 Sitka Spruce – Cupressus (T2 on plan) – fell. Pine (T3 on plan) – fell.
Reasons: T2 – deteriorating structural condition and probability of being a contributory cause of subsidence. T3 – poor structural condition and if T2 is removed it will be exposed to increased wind loading.
- b. Location:** 1 Temple Terrace. **Proposal:** T1, T2, T3 – Sycamores – repollard to old stools – approx. 5m.
- c. Location:** 6 Westgate. **Proposal:** T1 – Yew – Lift lower canopy by approx. 1-2m, gradually shaping lower canopy onto the middle/upper canopy to appropriate growth points.
- d. Location:** 143 Eastgate. **Proposal:** T1, T2, T3, T4, T5, T6, T7 – Yew – reduce in height by 4m to approx. 5m. Reduce canopy width by up to 2m. T8, T9, T10, T11 – Holly and T12 – Goat Willow – Reduce in height from 9m to 5m and reduce canopy width to give 1.5m clearance from railings.

33. Street Naming

It was **RESOLVED** to agree to name the road serving the development comprising of 1 no. new road and 10 no. new dwellings (Phase 2) on land adjacent playing field, Julian Bower as **Roman Way**.

34. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 28th July 2020.

The Meeting Closed at 7:58pm.

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/	00981/20	Section 73	Mr. D. Grantham	Section 73 application in relation to condition no. 2 (approved plans) previously imposed on planning permission (N/105/01757/14 for erection of 5 no. houses and detached double garages and 7 no. houses with attached double garages (12 no. dwellings in total), construction of an internal access road and construction of vehicular/pedestrian accesses.	Former Julian Bower Playing Fields, Highfields, St. Mary's Ward	No	New		29/07/2020
2	ELDC	N/105/	01015/20	Planning Permission	Mr. D. Smith	Alterations to existing dwelling to provide a replacement rear door and block up 2no. Other doors, replacement ground floor windows, replace existing hardstanding with porous hardstanding and replace existing basement window to provide a fire escape window.	35 George Street, St. Mary's Ward	Yes	New	Support	29/07/2020
3	ELDC	N/105/	01087/20	Planning Permission	Mrs. P. French	Extension to existing house to provide an enlarged kitchen with first floor bathroom ovr, on the site of existing kitchen which is to be demolished.	46 Newmarket, LN11 9EQ, Priory Ward, St. Mary's Ward	No	New	Support	30/07/2020
4	ELDC	N/105/	01106/20	Planning Permission	Mr. S. Gower	Erection of a detached house on the site of the existing dwelling which is to be demolished.	50 Kenwick Road, LN11 8EG, St. Mary's Ward	No	New	Support	31/07/2020
5	ELDC	N/105/	01166/20	Planning Permission	Mr. and Mrs. Dunnings	Extension and alterations to the existing dwelling to provide an enlarged lounge.	18 Stainesway, LN11 0DF, St. Margaret's Ward	No	New	Support	05/08/2020
6	ELDC	N/105/	01169/20	Planning Permission	Mr. and Mrs. Dawson	Extension and alterations to the existing dwelling to provide an attached garage on site of the existing garage which is to be demolished.	20 Stainesway, LN11 0DF, St. Margaret's Ward	No	New	Support	07/08/2020

Our Ref	Authority	Application No		Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
7	ELDC	N/105/	01170/20	Planning Permission	Widespace Properties Ltd	Change of use, conversion of and alterations to the existing public house to provide 3no. Dwellings.	Dexters Alehouse and Kitchen, Kidgate, LN11 9EZ, Priory Ward	Yes	New	Working Group not opposed to conversion to residential but object to this design. Centre unit has very few windows. All units small and cramped. Would suggest reducing number of units to 2 rather than 3.	07/08/2020
8	ELDC	N/105/	01192/20	Planning Permission	Ms M. Hicks	Alterations to the existing dwelling to provide replacement roof covering.	1 Newton Terrace, Queen Street, LN11 9DY, Priory Ward	Yes	New	Support	07/08/2020
9	ELDC	N/105/	01198/20	Consent to Display	Right Car	3no. internally illuminated fascia signs (signs 1-3), 2no. non-illuminated fascia signs (signs 4-5), 2no. internally illuminated double-sided free standing totem signs (signs 6-7), 1no. internally illuminated free standing flag sign (sign 8), 1no. internally illuminated double sided free standing directional sign (sign 9), 1no. non-illuminated free standing parking mast (sign 10), 3no. non-illuminated double sided flags on poles (sign 11), 1no. internally illuminated poster unit (sign 12) and 2no. free standing internally illuminated masts (signs 13-14).	John Pocklington Ltd, North Holme Road, LN11 0HS, North Holme Ward	No	New	Support	07/08/2020
10	ELDC	N/105/	01211/20	Planning Permission	Mrs. A. Southwood	Extension and alterations to existing house to provide a ground floor dining room with first floor bedroom over and side canopy to the rear.	38 Priory Road, LN11 9AL, Priory Ward	No	New		11/08/2020

PLANNING COMMITTEE 28th JULY 2020
PLANNING CORRESPONDENCE TO NOTE

ELDC Planning Decisions circulated by email between 24th June 2020 – 23rd July

Approved – N/105/00295/20 – Planning Permission – 5 Union Street, Louth - LTC supported this application

Approved – N/105/00504/20 – Planning Permission – 11 Ugate, Louth – LTC objected to this application

Approved – N/105/00816/20 – Planning Permission – 75 Mount Pleasant – LTC supported this application

Approved – N/105/01836/19 – Planning Permission – Sharpely’s Court – LTC supported this application

Refused – N/105/00512/20 – Planning Permission – Grove House Westgate – LTC objected to this application

Approved – N/105/01003/19 – Planning Permission – Welton Aggregates, Plot 68 Bolingbroke Road – LTC supported this application

Approved – N/105/00808/20 – Planning Permission – 59 Broadbank – LTC supported this application

Approved – N/105/00848/20 – Planning Permission – 4 Eve Street – LTC supported this application.

Enforcement Notifications circulated between between 24th June 2020 - 23rd July

Location: 54 Westgate – Erection of timber access gates – written to developer to remove gates within 14 days.

Location: 17 Gospelgate – Installation of UPVC windows on Article 4 building – windows have been in over 4 years and therefore unable to take action.

Location: Hallam’s Close, Julian Bower – Change of use for Llama trekking and outdoor shooting and archery business – Served a planning contravention notice.

Location: Park Avenue Football Ground – Breach of Condition 3 on Planning Permission ref removal of boundary hedge – being investigated.

Presentation at Planning Committee Notifications circulated between between 24th June 2020 - 23rd July

N/105/01836/19 - Sharpely’s Court Louth, meeting 2/7/20