

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 14TH AUGUST 2018**

Present Councillor D.J.E. Hall (DJEH) (in the chair).

Councillors: Mrs. E. Ballard (EB), Mrs. S. Crew (SC), C. Green (CG), D. Hobson (DH), Mrs. L. Harrison-Wiseman (LHW), G.E. Horton (GEH), R. Jackson (RJ), A. Leonard (AL), M. Locking (ML), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), Mrs. M. Ottaway (MO), L.M. Stephenson (LMS), F.W.P. Treanor (FWPT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW)

Councillors not present: Mrs. J. Speed (JS), D. Turner (DT), Mrs. D. Blakey (DB), and J. Garrett (JG),

The Town Clerk, Mrs. L.M. Phillips and 2 members of the public were also present.

142. Apologies for Absence

Apologies for absence were received from Cllrs. JG, Mrs. DB and Mrs. JS.

143. Chairman's Remarks

The Chairman had no remarks to make.

144. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. CG – planning application 1. – as an acquaintance of the applicant. Planning applications 2 and 3 and agenda item 6 – as a member of ELDC.
- b. Cllr. FWPT – planning applications 2, 3 and 13 – as an acquaintance of the applicants. Agenda item 6 – as a member of ELDC.
- c. Cllr. Mrs. PFW – any item from or relating to ELDC or Lindsey Marsh Drainage Board (LMDB) – as a member of ELDC and LMDB.
- d. Cllr. RJ – planning applications 2 and 3 and agenda item 6 – as a member of ELDC.
- e. Cllr. GEH – planning applications 2 and 3 as a member of ELDC and as a stakeholder at the Livestock Market.
- f. Cllr. Mrs. JMS – agenda items 5 and 6 – as a member of ELDC.

145. Council Minutes

Following a proposal by Cllr. DJEH, seconded by Cllr. Mrs. SC it was **RESOLVED** to approve as a correct record the Minutes of the Planning Committee meeting held on 17th July 2018.

146. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 08-14-18) and **RESOLVED** as follows:

- a. N/105/00643/18 – Land west of Grimsby Road, LN11 0FR - object on the same grounds as used before on 22nd May (see below). 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:

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 junction of North Holme Road and Grimsby Road and the speed of traffic passing on Grimsby Road is already an issue making safe exit a problem. 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.

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.

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.

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.

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.

General Observations - LTC observe that the extra care centre originally proposed is missing from this application.

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.

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.

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.

- b. N/105/01297/18 – Land off Legbourne Road - object on the following grounds:

Flood Risk - This area has a history of flooding caused by surface water runoff. Roads are often forced to close here as they become a safety hazard and impassable. Any new development here will significantly increase the amount of run off entering Stewton Beck (located to the north west of the site) this water will have to go somewhere and will cause flooding further down the Beck, probably in Stewton village, this is in direct contradiction to NPPF Paragraph 155 which states that "the development should be made safe for its lifetime without increasing flood risk elsewhere". At the very least Louth Town Council would like to see the 6 or 7 houses proposed for the north west of the site, which are closest to Stewton Beck, and which are located in Flood Risk Zone 2, removed from this and any future application.

Design and Appearance

As the site is located at a key gateway to Louth the Council feel that more thought, imagination and originality should be put into the proposals in order to enhance the area and the vitality and viability of the Town.

Sustainability - Louth Town Council feel that a development of this size is not sustainable in Louth.

Existing schools, doctors, dentists, drains etc., are already at capacity and access is severely restricted.

Adequate parking and servicing - Councillors were concerned that access might be gained to the site by service vehicles through the adjacent Weavers Tryst estate. It is a known fact that the soil of the proposed site is heavy and Councillors felt that measures should be put in place to prevent this from being tracked through Weavers Tryst thereby alleviating any undue disturbance to local residents.

Site Level Difference - It is noted that there is a significant difference in site level between the proposed site and Weavers Tryst. The Council believes that this must be addressed in advance of any works.

- c. N/105/01363/18 – Brackenfreya Woods, Brackenborough Road - object, this site and its occupancy allocation form part of the local plan and cannot be changed unless, perhaps, a new site for travellers is found.

- d. N/105/01436/18 – Land to the north of Julian Bower - object on the following grounds:

Over Intensification of the Town of Louth - According to the local plan we now have sufficient larger homes but need more affordable housing.

Loss of Ecological Habitats / Adequacy of Drainage / Flood Risk - The watercourse / ditch at the south of the site is the start of Stewton Beck. Any development on this site might have serious flooding repercussions further down the watercourse which directly goes against NPPF Paragraph 155 which states that "the development should be made safe for its lifetime without increasing flood risk elsewhere". There is no other existing drainage on site into which sewage or foul water can drain. Louth Town Council is concerned, what will happen to the sewage, how many houses could be adversely affected by flooding, if the drains on Hunter Place are to be utilised and are unable to cope with this increase in use.

Archaeological Importance - There is some evidence to suggest that this may be a site of archaeological importance. Louth Town Council would wish to see a thorough assessment and archaeological survey of the site prior to any permissions being granted, to establish this fact.

Access and Highway Safety - This application, added to those already granted permission, which will all use the access via Meridian Way / Bluestone Rise, will give rise to a significant increase in the volume of traffic using this access and this will make the road dangerous for users and residents.

Relevant and Previous Planning History - There is significant evidence to suggest that this site should not be used for development. LTC have been made aware that it has appeared on ELDC's list of 'Discounted Sites' as it was 'not suitable'.

Public Visual Amenity - This site and that adjacent provide panoramic views of the AONB not just for residents but for the general public using the area e.g., walking. These proposals will not protect and enhance the quality and distinctiveness of the area's landscape or prevent aspects/amenity being compromised as contained in ELDC's own Core Strategy Sustainability Appraisal and as such this application should be refused.

- e. N/105/01449/18 – Site adjacent to Scout Hut 1, Thames Street - Cllr. Mrs. PFW declared an interest in this item as a member of Magna Vitae - object to the variation of condition 3 on the following grounds:

Noise and disturbance from the scheme / disturbance from smells - Louth Town Council has been informed by residents that numerous bonfires have been lit on site which have forced residents to keep their windows closed during the hottest period the UK has known for years. It is the opinion of LTC that developers should be removing their rubbish from the site and disposing of it appropriately. The smoke from these bonfires and the dust caused by sandblasting has also affected asthma sufferers in the locale and has left houses and plants covered in a quite thick, unpleasantly sticky residue and finally, the fumes from the concrete mixer in action on site are causing distress and having a negative effect on local residents health. Residents have complained to ELDC but little effective action to remedy the situation has been forthcoming.

General observations - Louth Town Council have been informed that a wall has been removed, which should have been retained. Louth Town Council believe that this is unacceptable and enforcement action is required. Louth Town Council strongly believe that no work before 8am on a Saturday should be allowed. Saturday is a day of rest for those working long hours during the week.

Conclusion - Condition 3 re. The Construction Management Plan should not be varied, it was placed on the application for good reasons and it should be enforced. Louth Town Council would support the variation of condition 6 re. Materials.

Cllr. Mrs. PFW declared an interest in application N/105/01477/18 – Plot 76 Bolingbroke Road, Fairfield Industrial Estate – as her husband was a freemason.

147. Adoption of the East Lindsey Local Plan 2018

The Committee noted that ELDC adopted the above on 18th July 2018 and any person aggrieved by the adoption could make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate power and / or a procedure requirement has not been complied with. Any such application must be made promptly, and in any event no later than 6 weeks after the date on which the Local Plan was adopted i.e., no later than Wednesday 29th August 2018.

148. Government Planning Overhaul

The Committee noted the following article: <http://www.dailymail.co.uk/news/article-5987591/Council-chiefs-claim-planning-overhaul-developers-charter.html> Following a proposal by Cllr. Mrs. PFW, seconded by Cllr. AL it was **RESOLVED** that Councillors should familiarise themselves with the contents of the new amended National Planning Policy Framework and LTC should express its concern to its Member of Parliament as the proposals detailed in the article would open up the town to even more development that Louth's infrastructure could not cope with.

149. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 11th September 2018.

The Meeting Closed at 8.47pm.

Signed _____ (Chairman) Dated _____