

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE  
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH  
ON TUESDAY 8<sup>TH</sup> OCTOBER 2019**

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

**Councillors:** Mrs. E. Ballard (EB), J. Baskett (JB), M. Bellwood (MB), L. Cooney (LMC), A. Cox (AC), H. Filer (HF), D. Ford (DF), J. Garrett (JG), 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), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW).

**Councillors not present:** D.J.E. Hall (DJEH) and F.W.P Treanor (FWPT)

The Town Clerk, Mrs. L.M. Phillips, 2 members of the public and Cllr. R. Jackson (ELDC) were also present.

**Public Forum**

- A member of the public who was a part of Louth Town Football Club (who are now based at Saltfleetby) objected to the Park Avenue planning application commenting that amendments keep on being made and the applicants are not keeping to the original application regarding the Former Park Avenue Football Ground. He hoped that the Town Council would continue to object. He reported that the original promise to provide a 'like for like' ground (which would cost in the region of £1.5million) had now been reduced to an offer of £50,000. Cllr. JMS commented that money should go towards local football and not to Magna Vitae at the London Road.
- The Town Clerk drew Councillors attention to a folder in the centre of the room, which contained grass cutting maps and asked Councillors to each take a map(s) (not necessarily in their ward) to check that the areas marked were being cut and to mark on other areas not currently marked for cutting that could be.
- A member of the public asked if Louth Town Council owned the roundabouts and why there wasn't advertised on as in other parts of the country. The Town Clerk reported that it was Lincolnshire County Council that owned the roundabouts and 'sponsorship' had been asked about in the past but LCC had always maintained that it could be a visual hazard for traffic.
- Cllr. JS wondered if a 'no idling' policy could be looked into or that pressure be applied re. this. Cllr. Mrs. JMS reported that the government recently had a consultation on this and that the fine was due to be increased from £20 to £100. Cllr. Mrs. PFW suggested that the only way to deal with the matter was to send out a letter to individual local bus companies to ask them to stop the idling of their buses and that in the letter details of individual incidents seen should be noted.
- Cllr. AL reported that though short-listed, the Mansion House had not won the restoration competition, but entrants included royal palaces and a Chinese pagoda at Kew Gardens.
- Cllr. Crew asked if the Council owned the bus shelter on Legbourne Road as it needed cleaning. The Town Clerk agreed to look into the matter.

**200. Apologies for Absence**

Apologies for absence were received from Councillors DJEH and FWPT.

**201. Declarations of Interest / Dispensations**

The following declarations of interest were made:

- a. Cllr. Mrs. SEL – Planning application 7 a pecuniary interest as receives income from a building that is affected.
- b. Cllr. DH – Planning application 9 knows directors of the company.
- c. Cllr. Mrs. EB – Planning application 9 and 5 as knows the persons related to the applications.
- d. Cllrs. Mrs. JMS and AL – Agenda items 4,5,7 and 8 as members of ELDC.

**202. Minutes**

It was **RESOLVED** that the notes of the Planning Committee meeting held on 10<sup>th</sup> September 2019 be approved as the Minutes.

**203. Applications received by the Local Planning Authority**

The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 10-08-19) and **RESOLVED** as follows:

- a. N/105/01106/19 - supported this application but would urge that a substantial S106 agreement should be made to benefit local sports provision in the town and in particular to assist with the re-provision of footballing facilities lost at Park Avenue.

- b. N/105/01569/19 - objected to this application on the grounds that there is already a 5 year supply of housing in the district and so building here is unnecessary. The site is currently used for agricultural purposes and this land might be required, following Brexit. The Council had concerns about the loss of biodiversity and ecological habitats in the area should these plans progress. The Council were made aware of local residents concerns re. the proposed access through Kenwick Gardens and loss of privacy and overlooking due to the difference in land levels. The Council were also concerned that the proposals would increase the risk of flooding and they strongly suggested that drainage and land levels be properly addressed before any permissions were considered.
- c. N/105/01656/19 - objected to this application and were of the opinion that the proposals are an example of garden grabbing. The Council were also concerned that proposals went against original permissions for the site which stipulated that the middle entrance should only be used by Rowsar House. Councillors also believed that neighbouring properties would experience a loss of privacy and overlooking and that the suggested arrangements for parking for such a large house were inadequate. Finally, because houses in the area tended to be large but also had very large gardens they considered these proposals to be out of keeping and thought that their design, appearance and massing would be overbearing in the setting.
- d. N/105/01709/19 - supported this application with the condition that free access must be retained for all other properties currently using the passageway.
- e. N/105/02435/18 - unanimously objected to this application on 11th September 2018, reiterated and extended those objections on 5th February 2019 and on 8<sup>th</sup> October 2019 felt more strongly than ever and resolved to repeat and expand again on those objections as follows:
  1. This application is new and does not reference or take account of the conditions previously imposed on earlier applications.
  2. This application sees the number of proposed houses decrease from 59 to 54, a small pond has been added, plots 2 and 3 have been repositioned and drainage swales have been added.
  3. These proposals fail to accord with NPPF Paragraph 97 and Sport England's Playing Fields Policy as they do not ensure the provision of suitable replacement facilities to offset the loss at Park Avenue and will lead to the loss of or prejudice the use of all or part of a playing field. Louth Town Council (LTC) wish it to be known that they were approached by members of the public who wished it to be made clear that Park Avenue has not been abandoned by users over the last few years. Users were forced to leave. The site was barricaded to make entry impossible and this should be taken into account when considering how many years the site has been left unused as a sports facility.
  4. Flooding and adequacy of drainage – bearing in mind that a pump is currently utilised on neighbouring Normandy Close to drain water, the Council have grave concerns about flooding. It is a known fact that groundwater levels in this area are particularly high, making attenuation ponds unviable. Therefore, the placement of a pond on the area of the site that does not have a history of flooding seems ludicrous. The Council is very doubtful that surface water will be adequately dealt with as it will have a substantially decreased chance to drain naturally following development and coupled with the existing high groundwater levels this may exacerbate flooding. LTC feel that the addition of drainage swales is not suitable for this site and another drainage solution should be sought.
  5. Overbearing nature of proposal – LTC are of the opinion that this proposal is overbearing in nature, is unsuitable and too intensive.
  6. Overlooking – is addressed to an extent in this application but is still not eliminated.
  7. Design and appearance – LTC still does not think that there is an adequate mix of housing.
  8. Layout and density – in the opinion of LTC the layout and density is all wrong.
  9. Archaeological importance – LTC believe that an archaeological dig should be undertaken given the proximity of sites of historical importance and the fact that monks from the nearby Abbey would have regularly used this route into town.
  10. Community Consultation – LTC are wary that the frequent withdrawal and resubmission of plans may result in the general public's formal response being far more insubstantial than originally when a great many letters of objection were submitted, which are now all void. LTC would request that ELDC write to each of the objectors, make the position/procedure clear and ensure that each of the original objectors opinions are still taken into account.
  11. LTC believe that some related cases have not been linked to this application on ELDC's website such as N/105/01752/18 and when investigating this application online this may be misleading to the public.
  12. Access and highway safety / Traffic generation – LTC believe that the proposed access will not assist in maintaining the surrounding infrastructures sustainability (Park Avenue being of a concrete base, whose condition will suffer greatly from the increased traffic generated here), it is not sufficient (being a single access and egress which in LTC's opinion is not wide enough) and will be dangerous especially considering the increased amount of traffic generated by these proposals and its location on a bend of Park Avenue that will make visibility difficult and is an accident waiting to happen.

13. Further to 3 above, the expelled football team have confirmed that they **do** wish to return to Louth (rather than playing in Saltfleetby, as currently), they would be able to afford it, the only reason they are not playing at a higher level is because of the lack of floodlights at their current Saltfleetby ground and a return to Louth is imperative to ensure that Louth retains its talent.
  14. Contaminated soil – LTC are not satisfied that testing for contamination has been adequately carried out.
  15. LTC feel that the onus is on the developer to adhere to the original conditions set against this application and LTC cannot support any development on this site until those conditions have been met.
  16. LTC are concerned that the current offer to the footballing community by GBM, currently being reported in the press as a £49,000 contribution towards ELDC's plans to enhance facilities on London Road is ludicrous. In the first instance the facilities at London Road are not run by ELDC but by Magna Vitae and this offer is far less than a new facility would cost making it totally inadequate and unfair. LTC believe that nothing less than a new facility should be accepted.
  17. LTC are of the opinion that the applicant cannot make claims that a new sports facility is not required because no other proposals exist, it is for them to agree the proposals and it is vital that there is a like for like replacement.
- f. All other applications were supported.

#### 204. Proposed Works to Trees

The Committee noted the following works to trees:

- a. **Proposals:** T1 – Willow – Pollard back to standing stem of around 5m in height.  
**Location:** 4 Crown Mills
- b. **Proposals:** T1 and T2 – Cherry – reduce in height from 8m to 7m and diameter from 8m to 6m.  
**Location:** 10 Somersby Court  
**Reasons:** To give clearance to the road and sheds.
- c. **Proposals:** T1 – Cypress – remove to ground level. G1 – Cypress x 3 – remove to ground level.  
**Location:** 10 Grimsby Road
- d. **Proposals:** T2, T5, T6 – Conifers – Fell. T7 – Cherry – Fell.  
**Location:** 14 Old Mill Park  
**Reasons:** T2 – growing into adjacent tree. T5 and T6 – to allow space for adjacent tree. T7 – to allow light for other trees and shrubs.

#### 205. Proposal by BT to Remove Telephone Boxes

The Committee offered no objection to the removal of:

- a. Telephone box at junction of High Holme Road and Mill Lane
- b. Telephone box at junction of Brackenborough Road and Keddington Road

#### 206. Hedgerow Removal

The Committee noted the following proposed removal of hedgerows under the Hedgerow Regulations 1997, but were of the opinion that replanting of hedges following the completion of works should be stipulated:

Remove 32m hedging Location: Kenwick Road, grid ref: 534309/385124 as the proposed works compromise the installation of approximately 550m of new water mains from Kenwick reservoir north along Kenwick Road. The mains will run within the arable fields east of Kenwick Road requiring the working width to cross the road twice (once at the reservoir and again further north).

#### 207. Planning Correspondence

The Committee noted the following planning correspondence:

##### **ELDC Planning Decisions circulated by email between 11<sup>th</sup> September and 8<sup>th</sup> October:**

1. Approved – N/092/00454/19 – Application to remove or vary a condition – Land South of Chestnut Drive
2. Approved – N/092/00450/19 – Application to remove or vary a condition – Land South of Chestnut Drive
3. Approved – N/105/00593/19 – Planning Permission – Land South of the Park Development, Eastfield Road, LN11 7BU
4. Approved – N/105/00856/19 – Application to remove or vary a condition – Land at 32 Queen Street, LN11 9AU
5. Approved – N/105/01013/19 – Planning Permission – Holly House, 27 South Street, LN11 9JT
6. Approved – N/105/01119/19 – Approval to remove or vary a condition – Land adjoining and south of 57 Horncastle Road
7. Approved – N/105/01124/19 – Approval to remove or vary a condition – Playing Field, Julian Bower
8. Approved – N/105/01413/19 – Planning Permission – 63 Kidgate, LN11 9BT
9. Approved – N/105/01398/19 – Planning Permission – 51 Aswell Street, LN11 9HW
10. Approved – N/105/01387/19 – Planning Permission – Carzone of Louth, LN11 0HQ

**LCC Temporary Traffic Restrictions circulated by email between 11<sup>th</sup> September and 8<sup>th</sup> October**

1. REASON FOR CLOSURE: Essential maintenance works by USL  
LOCATION: Westgate (From Breakneck Lane to Schoolhouse Lane)  
PERIOD OF CLOSURE: 08.00 Hrs to 16.00 Hrs 21/10/2019 (Closures to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
2. REASON FOR RESTRICTION: Essential maintenance works by USL  
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Kidgate (Between Kidgate Court & Cinder Lane) Suspension of One Way Order (to allow access/egress) on: Kidgate (Between Church Street & Aswell Street)  
PERIOD OF RESTRICTION: 13/10/2019 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
3. REASON FOR RESTRICTION: Remedial works by M&M Contractors (Europe) Ltd  
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: 1) Church Street (Newmarket to monks Dyke Road), 2) Lee Street (Kidgate to Newmarket)  
PERIOD OF RESTRICTION: 1) 21/10/2019 to 25/10/2019, 2) 28/10/2019 to 29/10/2019 (Restrictions to be implemented as & when required in each location during periods above, signage detailing accurate dates & times will be displayed on site in advance)
4. REASON FOR RESTRICTION: Remembrance Events throughout the County  
LOCATION & NATURE OF RESTRICTION: ROAD CLOSURE ORDERS IN PLACE ON: Louth – Upgate, Mercer Row, Market Place, Eastgate, Northgate, Ramsgate
5. REASON FOR RESTRICTION: Essential maintenance works by Clancy Docwra/Anglian Water  
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Queen Street (Burnt Hill Lane to Aswell Street) Suspension of One Way Order (to allow access/egress) on: Queen Street (Between Aswell Street & Mercer Row/Market Place)  
PERIOD OF RESTRICTION: 20/10/2019 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
6. REASON FOR RESTRICTION: Essential maintenance works by USL Group  
LOCATION & NATURE OF RESTRICTION: Road Closure Order in place on: Upgate (Between Quarryside & Meridian View)  
PERIOD OF RESTRICTION: 20/10/2019 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
7. REASON FOR RESTRICTION: Essential maintenance works by Telec Utilities/Openreach  
LOCATION & NATURE OF RESTRICTION: No Waiting/No Loading At Any Time Order in place on: Upgate (Between 30 metres South & 100 metres North of Meridian View) Meridian View (Between Upgate & a point 35 metres West)  
PERIOD OF RESTRICTION: 26/11/2019 to 3/12/2019 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)

**Withdrawn Planning Applications**

1. N/092/01297/19 – Land at 43 Chestnut Drive, LN11 7AX – Consent to Display – 4no. non-illuminated double sided free standing signs - Withdrawn 20<sup>th</sup> September 2019.

**208. Next Meeting**

The Committee noted that the date of the next scheduled Planning Committee meeting was 5<sup>th</sup> November 2019.

The Meeting Closed at 8pm.

Signed \_\_\_\_\_ (Chairman)                      Dated \_\_\_\_\_