

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 a meeting of Louth Town Council's Planning Committee which will be held on Tuesday 20th October 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 advise the Town Clerk, using the above email address, in advance and may 'join' the meeting using the following details:

To join by computer: <https://us02web.zoom.us/j/82433692284?pwd=d2NDcWZtdlJhdG5pQ2ZBZHl4Uk1Ndz09>

To join by telephone: +44 203 901 7895, +44 131 460 1196, +44 203 051 2874, +44 203 481 5237, +44 203 481 5240

Meeting ID: 824 3369 2284 Passcode: 430093

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 15th Day of October 2020

AGENDA

PLANNING COMMITTEE

(Chairman: Cllr. Mrs. S. Crew, 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 22nd September 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 10-20-20). (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. Appeal

Committee to note that an appeal has been made to the Secretary of State regarding N/105/00512/20 – Grove House, 54 Westgate, LN11 9YD which application was for the erection of access gates to a maximum height of 1.97 metres (works completed). LTC objected to this application on 2nd June 2020 on the grounds of design and appearance/effect on listed buildings and conservation areas. In a unique area, surrounded by listed properties and the Grade I listed St. James Church the Council, felt that the already completed works, were not sympathetic with either the house in question or the surrounding area/street scene. The Council were of the opinion that the works are not historically accurate and believe that the entrance to this property would have been serviced by wrought iron gates originally. Therefore, the completed work has an adverse effect on the area, this also being part of the conservation area. Committee to note/resolve that it cannot add further comments, but it could withdraw its comments.

7. Proposed Works to Trees

Committee to comment, if required, on the following proposed works to trees:

- a. **Location:** 72 St. Mary's Lane – **Proposal:** T1 – Sycamore – Fell (self-set) – **Reasons:** To free up other trees.
- b. **Location:** 22 St. Mary's Lane – **Proposal:** A1 – Ash, Beech, Birch, Cedar, Chestnut, Elm, Fir, Oak, Sycamore, T1 – (Evergreen/Cupressus) and T2 – (Evergreen/Yew) – prune to 3.5m above drive and between drive and dropped kerbs. T3 (Laburnum) – remove dead tree and replace with seedling.
- c. **Location:** Spout Yard Park – **Proposal:** T1 – Goat Willow – current height 8m, reduce by 3m. T2 – Silver Birch – current height 19m, reduce by 8-9m. T3 – Alder – current height 18m, reduce by 4m. T4 – Rowan – current height 5m, remove crossing, rubbing, diseased and dead branches. T5 – Alder – current height 10m, reduce by 3m.

8. St. Bernard's Avenue Pedestrian Crossing

Further to installation of the above, Committee to receive an update from Cllr. Cooney on the above and consider her proposal that the Council write to LCC and request that the crossing be upgraded to traffic lights.

9. Next Meeting

Committee to note that the date of the next scheduled Planning Committee meeting is 17th November 2020.

09-22-20 PLAN MINS

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD ONLINE BY ZOOM VIDEO CONFERENCE
ON TUESDAY 22nd SEPTEMBER 2020**

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

Councillors: Mrs. E. Ballard (EB), J. Baskett (JB), M. Bellwood (MB), L. Cooney (LMC), A. Cox (AC), D. Ford (DF), J. Garrett (JG), D.J.E. Hall (DJEH), D. Hobson (DH), G.E. Horton (GEH), A. Leonard (AL), Mrs. S.E. Locking (SEL), Mrs. J. Makinson-Sanders (JMS), J. Simmons (JS), Mrs. P.F. Watson (PFW) and D. Wing (DEW).

Councillors not present: H. Filer (HF), D. Jackman (DJ), K. Norman (KN) and F.W.P. Treanor (FWPT).

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

107. Apologies for Absence

Apologies for absence were received from Councillors: HF, KN and FWPT.

108. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. DH – Planning application 1 as a director of another school in the town and planning application 4 as known to the directors of company applying.
- b. Cllrs. Mrs. JMS and DJEH – items 4, 5 and 6 as members of ELDC.
- c. Cllr. AL – Planning application 6 and planning application 8 as known to the applicants through business and planning application 12 as known to the applicant.
- d. Cllr. Mrs. EB – Planning application 8 as known to the applicant.
- e. Cllr. LMC – Planning application 1 – would be speaking on behalf of former employer 24/7.

109. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 25th August 2020 be approved as the Minutes.

NB: Cllr. DEW joined the meeting at 7.07pm following the approval of Minutes.

110. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 09-22-20) and **RESOLVED** as follows:

- a. N/105/01310/20 – Eastfield House – Objected to this application on the grounds of overintensification. It was also concerned about traffic generation and access and highway safety onto an already busy road. It felt that this is not a residential area, due to its proximity with the Fire Station and it was concerned about the loss of trees, heritage and ecological habitats. It was also concerned about flood risk as Eastfield Road is known to suffer already.
- b. N/105/01451/20 Brackenborough Arms – Objected for the following reasons:
 - i) Access and Highway Safety / Traffic Generation: The Brackenborough Hotel is currently reached via a rural, single track, narrow and winding lane accessed off of the A16 at a point where bends in the A16 make visibility difficult and render both the A16 and general access and egress to and from the Brackenborough Hotel dangerous. LTC are concerned about the amount of traffic that will be generated by this large development and they are alarmed at the lack of pedestrian access e.g., footpaths from the site into town and would point out that as there is no footpath from the development into Louth pedestrians will be forced to place their lives at risk walking on the side of the very busy A16 especially on the blind double bends. The area has a history of accidents. LTC do not believe that encouraging visitors to walk into town through the Industrial Estate is a viable solution and would welcome positive action to remedy this situation. LTC are also worried that the plans show access onto a public footpath at the back of the site. However, LTC are aware that this is not a public footpath, it is actually privately owned and LTC has been informed that the owners do plan to use the land in the future.

- ii) Overbearing Nature of Proposal / Noise and Disturbance: LTC feel that this is too big a development for the area and will threaten the ambience of the neighbourhood which currently enjoys the benefits of a quiet rural location. LTC feel the proposed layout is too cramped and that 116 holiday lodges is far too many.
- iii) Adequacy of Drainage / Flooding: LTC is concerned that this proposal along with other planned developments in the area (240 houses on the corner of Brackenborough Road) will render the mains drains in the area unable to cope with the increase in their use.
- c. N/105/01559/20 Meridian House - objected as were of the opinion that this ground floor, town centre location was purpose built for use as offices and it is not suitable for turning into flats. LTC are disappointed that the proposals will reduce the availability of office premises in the town centre. LTC would like to see evidence which supports this proposal, proving that there is no need for office space in town. LTC were also under the impression that it is ELDC's policy to allow the conversion of upper floors only and not ground floors to living accommodation. LTC believe that this building was built using funds obtained via a grant from the EMDA and therefore, LTC wonder if these changes are permitted under the rules of that grant funding. LTC feel that ELDC's rule which states that significant amounts of objections must be received by them before an application will be placed before the planning committee should not apply in this case as there are few neighbours in the vicinity to be consulted and to object.
- d. All other planning applications were supported.

111. Planning Correspondence

a. ELDC Planning Decisions

- i) Approved – N/105/01211/20 – Planning Permission – 38 Priory Road. LTC made no comment.
- ii) Approved – N/105/00994/20 – Planning Permission – Louth Cattle Market. LTC supported.
- iii) Approved – N/105/01087/20 – Planning Permission – 46 Newmarket. LTC supported.
- iv) Approved – N/105/01192/20 – Planning Permission – 1 Newton Terrace. LTC supported.
- v) Approved – N/105/00801/20 – Planning Permission – The Paddocks, 114 Horncastle Road. LTC supported.
- vi) Approved – N/105/00571/20 – Planning Permission – Land off Fanthorpe Lane. LTC supported.
- vii) Approved – N/105/01106/20 – Planning Permission – 50 Kenwick Road. LTC supported.
- viii) Approved – N/105/01166/20 – Planning Permission – 18 Stainesway. LTC supported.
- ix) Approved – N/105/00881/20 – Section 73 application – Playing Field off Julian Bower. LTC supported.
- x) Approved – N/092/00579/20 – Hybrid Planning Application – Land North of Nottingham Road, Fairfield Ind. Est. LTC had no objections.
- xi) Approved – N/105/01169/20 – Planning Permission – 20 Stainesway. LTC supported.

b. Enforcement Notifications

- i) Location: Hallam's Close, Julian Bower – Following complaint, ELDC has written to the owner as planning regulations have not been complied with.
- ii) Location: 119 Eastfield Road – ELDC confirmed breach of planning control classed as diminimus and therefore no further action taken.

c. Temporary Traffic Restrictions

- i) ORGANISATION RESPONSIBLE – Telec Utilities
Road closure on Church Street, Newmarket to Mount Pleasant between 26th -30th October 2020
- ii) ORGANISATION RESPONSIBLE – Anglian Water Services Ltd
Road closure on Kenwick Road between A157 and a point 500m north – between 19th -23rd October 2020
- iii) ORGANISATION RESPONSIBLE – Northern Powergrid
Road closure on Charles Street 16m and 65m south of Hawthorne Ave – between 19th-26th October 2020
- iv) ORGANISATION RESPONSIBLE – LCC
Road closure on High Holme Road, B1520 to Broadbank between 5-7th October 2020

d. Other correspondence

LCC have approved an application for a Café Licence by Montebello, Louth.

112. Proposed Works to Trees

The following proposed works were noted:

- a. Location: 242 Eastgate – Proposal: T1 – Bird Cherry – Crown reduce by 1.5-2m.
- b. Location: Aswell Lodge, 65 Crowtree Lane – Proposal: T1 – Silver Birch – Fell. T2 Norwegian Spruce – Fell. T3 – Ornamental Cherry Plum – Remove sucker shoots and lower branches.
- c. Location: 36 St. Marys Lane – T1 – Yew – Crown lift to 2m above ground level. Crown reduce by approx. 2m on car bay side and 0.75-1m on pavement side.

113. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 20th October 2020.

The Meeting Closed at 8:05pm.

Signed _____ (Chairman)

Dated _____

Our Ref	Author-ity	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
1	ELDC	N/105/ 01310/20	Planning Permission	Miss M Walker	Change of use, conversion of, extension and alterations to the existing Lincolnshire County Council Offices to provide 13no. flats, erection of a detached block of 5no. dwellings and provision of associated parking - Note amendments made to previous application with details of a bin store submitted and additional information submitted to addresses issues in consultee responses dated 24th Sept 2020.	Eastfield House, Eastfield Road, LN11 7AN, Trinity Ward	No	Objected to this application on 22nd September 2020 on the grounds of overintensification. It was also concerned about traffic generation and access and highway safety onto an already busy road. It felt that this is not a residential area, due to its proximity with the Fire Station and it was concerned about the loss of trees, heritage and ecological habitats. It was also concerned about flood risk as Eastfield Road is known to suffer already.	Object on previous grounds.	21/10/2020
2	ELDC	N/105/ 01591/20	Planning Permission	Mr. and Mrs. S. Leak	Extension and alterations to the existing dwelling to provide a garden room on the site of part of the existing dwelling which is to be demolished.	28 Bradley Close, LN11 8YL, St. Michael's Ward	No		Support.	21/10/2020
3	ELDC	N/105/ 01613/20	Planning Permission	Mr. E. Myers	Alterations to existing first floor flat to provide 8no. replacement UPVC windows.	6 Northgate, LN11 0LT, St. James' Ward	Yes		Support.	27/10/2020
4	ELDC	N/105/ 01619/20	Planning Permission	Mr. and Mrs. S. Atkin	Erection of a porch to the front elevation.	37 Sandringham Drive, LN11 0JE, North Holme Ward	No		Support.	21/10/2020

Our Ref	Author-ity	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
5	ELDC	N/105/ 01624/20	Consent to Display	Euro Garages	1) 1 no. Internally Illuminated Totem Sign, 2) 1 no. Internally Illuminated Drive Thru Directional sign, 3) 1 no. Internally illuminated Height Restrictor, 4) 1 no. Internally Illuminated Preview Menu Board, 5) 1 no. Internally Illuminated Speaker/order Canopy, 6) 1 no. Internally Illuminated 5 Panel Menu Board, 7 and 8) 2 no. Internally Illuminated No Entry/Thank You Directional signs, 9 and 11) 2 no. Internally Illuminated Single Sided Roundel signs, 10 and 12) 2 no. Internally Illuminated Drive Thru Letters signs, 13 and 14) Internally Illuminated Wall Mounted Letters signs, 15) 2 no. Non Illuminated window Manifestations, 16 and 17) Non Illuminated Mesh Welcome/Thank you signs, 18) Non Illuminated double sided banner Frame.	Starbucks, Bolingbroke Road, North Holme Ward	No		Support with the condition that any lights be switched off at a reasonable hour to avoid their causing disturbance to surrounding neighbours and that the height of the totem pole be restricted to 7m, as be restricted to 7m, as McDonalds.	21/10/2020
6	ELDC	N/105/ 01632/20	Planning Permission	Mr. P. Waumsley	Extension to existing building to provide additional operational floor space.	3 Westmour Units, Warwick Road, fairfield Industrial Estate, LN11 0YB, North Holme Ward	No		Support.	21/10/2020
7	ELDC	N/105/ 01690/20	Planning Permission	Mr. M. Middleton	Erection of a detached garage on site of the existing garages to be demolished.	15 David Avenue, LN11 0DJ, St. Margaret's Ward	No		Support.	21/10/2020
8	ELDC	N/105/ 01697/20	Planning Permission	Mr. A. and Mrs. M. Sheedy	Extensions and alterations to the existing dwelling to provide a ground floor porch/entrance hall, sitting room, dining room, utility and attached garage with 2no. bedrooms and an ensuite over on the site of the existing conservatory which is to be demolished.	59 Wallis Road, LN11 8DS, St. Michael's Ward	No	Louth Town Council supported an application for extension on 13th August 2019	Support.	21/10/2020

Our Ref	Authority	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
9	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 5no. houses and detached double garages and 7no. houses with attached double garages (12no. dwellings in total), construction of an internal access road and vehicular/pedestrian accesses.	Former Julian Bower Playing Fields, Highfields, LN11 9LG, St. Mary's Ward		Louth Town Council objected to this application on 28th July 2020 on the grounds that conditions were imposed by the Planning Inspector for good reasons and should not be changed. The Town Council noted that it was a prerequisite that any development in this area of Louth should not be overbearing in height or appear to be excessive above the sky line of Louth and based on the current design this would be so.		06/11/2020
10	ELDC	N/105/01713/20	Planning Permission	Mrs. M. Ewing,	Change of use of land to be used for Llama trekking and construction of a detached building to provide a briefing room and classroom, reception area, indoor picnic/leisure area with an emergency sleeping area and additional leisure space on the first floor. Construction of vehicular parking area, a corral area with fencing to a maximum height of 1.2 metres, fencing and gates to a maximum height of 1.2 metres and picnic area. Existing field shelter on site to be removed. (Some works commenced).	Hallams Close, Julian Bower, LN11 9QN	No			04/11/2020
11	ELDC	N/105/01825/20	Section 73	Mr. W. Pridgeon,	Section 73 application relating to condition no. 2 (Approved plan numbers) imposed on planning permission ref. N/128/01373/18 for erection of a detached house with an attached triple garage with a self contained annexe over.	Luda Barns, Kedlington Corner, LN11 7DX, Grimoldby Ward	No			04/11/2020

PLANNING COMMITTEE 20th OCTOBER 2020

PLANNING CORRESPONDENCE TO NOTE

ELDC Planning Decisions

Approved – N/105/01239/20 – Planning Permission – 60 Gospelgate – LTC support
Approved – N/105/01238/20 – Planning Permission – 86 Grimsby Road – LTC support
Approved – N/105/01237/20 – Planning Permission – Land East of AE Cook Bolingbroke Road – LTC support
Approved – N/105/01569/19 – Outline Erection – 12 no. dwellings Land adjacent to Kenwick Gardens, Legbourne Road. – LTC objected
Approved – N/105/01315/20 – Planning Permission – 52 Broadbank – LTC Support
Approved – N/105/01286/20 – Planning Permission – 54 Aswell Street – LTC Support
Approved – N/105/00912/20 – Planning Permission – A16 Garage, Grimsby Road – LTC support
Approved – N/105/01170/20 – Planning Permission – Dexters Alehouse and Kitchen, Kidgate – LTC objected

Withdrawn Applications

N/105/01197/20 – John Pocklington – Planning Permission – Installation of 7no. pole mounted floodlights.
N/105/01556/20 – Land Off Keddington Road – Planning Permission – Erection of a detached house with an attached garage.

Enforcement

Location: 17 Mercer Row – Alterations to shop front to apply vinyl to shop stall rise and fascia.

Location: Hallam's Close, Julian Bower, LN11 9QN – Notification that further to complaint, a Planning Application has now been submitted.

Technically Deleted Applications

N/105/01558/20 – The Grove, Ramsgate – Planning Permission – Extension to existing house to provide an orangery.

Temporary Traffic Restrictions

ORGANISATION RESPONSIBLE – Anglian Water

Road closure between Breakneck Lane and a point 180m northeast between 26th -30th October 2020

ORGANISATION RESPONSIBLE – Anglian Water

Love Lane (Westgate to Crowtree Lane) and Westgate (Breakneck Lane and a point 180m Northeast) between 26th – 1st November 2020