

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 5th NOVEMBER 2019**

Present Councillor D. Jackman (DJ) (in the chair).

Councillors: J. Baskett (JB), M. Bellwood (MB), L. Cooney (LMC), A. Cox (AC), S. Crew (SC), 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), K. Norman (KN), J. Simmons (JS), F.W.P. Treanor (FWPT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW).

Councillors not present: Mrs. E. Ballard (EB), H. Filer (HF) and Mrs. P.F. Watson (PFW) (arrived 7:50).

The Town Clerk, Mrs. L.M. Phillips, the Town Clerk's Assistant, Mrs. M.C. Vincent, 9 members of the public and Cllr. R. Jackson (ELDC) were also present.

Public Forum

- A member of the public spoke on behalf of the residents of the Horncastle Road area with regards to the planning application at KEVIGS. She wished it noted that they were in favour of a sports hall but objected to the site chosen. She asked Louth Town Council not to support the application.
- A member of the public spoke in favour of the planning application at KEVIGS he confirmed that the Planning Officer had the approval of the such bodies as heritage officers, Historic England and Sports England, but that wished to share that when the current sports hall was built KEVIGS had 400-500 pupils and that it now had 950 pupils with an expectation of 1100 on site over next few years. Following the closure of Tollbar Academy sports facilities to members of the public the new facilities would be a building for the people of Louth, having now addressed issues in the original plans to support clubs and students in Louth.
- A member of the public spoke on behalf of Louth Town Football Club in objection to a planning application at the Former Football Ground on Park Avenue.

As Cllr. Mrs. SC had only just returned from her holiday, it was **RESOLVED** that Cllr. DJ would chair the Planning Meeting.

250. Apologies for Absence

Apologies for absence were received from Councillors Mrs. EB, Mrs. PFW and HF.

251. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. Mrs. SEL – Planning application 4 as a Warden of KEVIASCAL.
- b. Cllr. DH – Planning applications 3 and 15 as directors of the companies are acquaintances, 4 as a Director of another Academy in Louth.
- c. Cllr. DF - Planning application 18 as owns a property in that area.
- d. Cllr. DJEH – All planning applications as a member of ELDC and would leave the room for Planning items 2,3,4 as they would be discussed at the next ELDC Planning Committee meeting.
- e. Cllr. GEH Planning application 15 (wife's accountant).
- f. Cllr. Mrs. JMS – items 4,5,6,7 as a member of ELDC.
- g. Cllr. AL – Agenda items 4,5,6, 7 as a member of ELDC, Planning application 4 as a member of KEVIGS Foundation, Planning application 12 as is known to the applicant and planning application 15 as are his accountants.
- h. Cllr. SC - Planning application 4 as a member of KEVIGS Foundation.

252. Minutes

It was **RESOLVED** that the notes of the Planning Committee meeting held on 8th October 2019 be approved as the Minutes.

253. Applications received by the Local Planning Authority

- a. The Committee considered all planning applications received, including those listed on the schedule (PA/Schedule 11-05-19) and **RESOLVED** as follows:

- i) N/105/00819/19 - objected to this application on the grounds of flooding (it was reported to LTC that the swales already installed are not working, houses are being flooded and that the run off from the site down Grimsby Road has not abated and if anything is worse). It was also reported that residents of St. Mary's Park were told that only bungalows would be built behind their houses and they are actually to get houses. There was concern that this would cause overshadowing and overlooking and loss of privacy.

The Council wished to reiterate their previous objections, made as follows:

LTC objected to this application on 18th June 2019 on the grounds that these proposals are not what the Council originally supported / overshadowing / residents have not been informed properly. The Council also wished to reiterate its previous objection of 14th August 2018 as follows:

- (a) 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.
- (b) 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.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) General Observations
- (i) 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.
- (ii) 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.
- (iii) 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.
- (iv) 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.

- b. N/105/01436/18 - objected to this application and voted again to reiterate those objections made previously on 14th August 2018 and 5th February 2019 as follows:
- i) **Over Intensification of the Town of Louth**
According to the local plan Louth already has sufficient housing and does not need to approve this development.
 - ii) **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. The residents of Hunter Place have already witnessed that the drain in Hunter Place is unable to cope in heavy rain. The infrastructure in this area is clearly already overstretched. Therefore, expecting it to also deal with the requirements of extra houses is illogical. Louth Town Council are also concerned that the suggestions to maintain the functioning of the sites complex drainage strategy are inadequate.
 - iii) **Archaeological Importance**
There is some evidence in the form of ‘lumps and bumps’ visible to the naked eye in the lay of the land 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.
 - iv) **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.
 - v) **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’.
 - vi) **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. Further, the great expanse of huge glass windows proposed on the new dwellings will invite light pollution into the AONB.
- c. N/105/01814/19 - objected to this application on the grounds that:
- i) Conditions are set for good reasons and should not be lifted.
 - ii) The proposed removal is not a small variation and will have severe financial ramifications for the beneficiary and the people of Louth.
NB Cllr. DJEH left the room for Planning items 2,3, and 4 and Cllr. SEL left the room for Planning Application 4 both returning at 7:24pm.
- d. There was a recorded vote for Planning Item N/105/01896/19 King Edward VI School erection of a building to provide a Sports Hall. The vote was as follows and resulted as For: 8, Against: 6, Abstained: 2, Not present: 2

For the proposal	Against the proposal	Abstained	Not present for vote
JB, AC, LMC, SC, JG, DJ, KN, FWPT	MB, DF, AL, JMS, JS, DEW	DH, GEH	SEL, DJEH

- e. It was **RESOLVED** that Cllr. SC would represent Louth Town Council at the ELDC Planning Committee meeting the on 7th November 2019 to speak on their objections to the planning applications for Park Avenue and Julian Bower.

254. Planning Correspondence

The Committee noted the following planning correspondence:

- a. **ELDC Planning Decisions circulated by email between 9th October and 5th November 2019:**
 - i) Approved – N/105/01504/19 – Planning Permission – 21 Stewton Lane, LN11 8SB

- ii) Approved – N/105/01358/19 – Planning Permission – Louth Ambulance Station, Windsor Road, LN11 0LF
 - iii) Approved – N/105/01502/19 – Planning Permission – 133 Eastgate, LN11 9QE
 - iv) Approved – N/105/01453/19 – Planning Permission – 13 Cedar Close, LN11 0EH
 - v) Approved – N/105/01298/19 – Planning Permission – 9A Westgate, LN11 9YN
- b. LCC Temporary Traffic Restrictions circulated by email between 9th October and 5th November:**
- i) 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) (Originally 21/10/2019 to 25/10/2019) **CLOSURE NOW EXTENDED TO FINISH 27/10/2019** 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).
 - ii) REASON FOR RESTRICTION: Christmas Market
LOCATION & NATURE OF RESTRICTION: **Road Closure Order in place on:** Mercer Row, Market Place (Mercer Row to Eastgate), Queen Street (Aswell Street to Mercer Row), Eastgate (Cannon Street to Northgate), Burnt Hill Lane, Butcher Lane, Cornmarket, New Street
PERIOD OF RESTRICTION: 06.00 Hrs to 18.00 Hrs 1/12/2019 (Restrictions to be implemented as & when required during this period, signage detailing accurate dates & times will be displayed on site in advance)
- c. Notification of Enforcement Investigation**
- i) EC/105/774/18 – 113 Church Street – Without planning permission, the installation of a satellite dish on the front elevation of the dwelling which is situated within the Louth Conservation Area.
- d. Notification of Planning Applications to be presented to ELDC Planning Committee on 7th November:**
- i) N/105/01896/19 – King Edward VI School, LN11 9LL
 - ii) N/105/01436/18 – Land to the North of Julian Bower
 - iii) N/105/02435/18 – Former Park Avenue Football Ground, LN11 8BY

255. Street Naming

Following discussions it was **RESOLVED** that:

- a. Cyden Homes Ltd - that Puffin Place be suggested as the road name
- b. Linia Developments Ltd - that the suggestion of The Riverbank be approved.

256. Proposed Works to Trees

The following application was noted:

Location: 39 Linden Walk, **Proposal:** T1 – Sycamore – Cut back in line with boundary,
Reasons: T1 – Overhanging property

257. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 10th December 2019.

The Meeting Closed at 7.55pm.

Signed _____ (Chairman) Dated _____