

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE  
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH  
ON TUESDAY 22<sup>ND</sup> MAY 2018**

**Present** The Mayor, Councillor G.E. Horton (GEH), (in the chair)

**Councillors:** Mrs. E. Ballard (EB), Mrs. D. Blakey (DB), J. Garrett (JG), C. Green (CG), D.J.E. Hall (DJEH), Mrs. L. Harrison-Wiseman (LHW), 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), D. Turner (DT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW)

**Councillors not present:** Mrs. S. Crew (SC), D. Hobson (DH), Mrs. P.F. Watson (PFW) and Mrs. J. Speed (JS)

The Town Clerk, Mrs. L.M. Phillips and 19 members of the public were also present.

**22. Election of Planning Committee Chairman**

Two nominations for Chairman were made as follows: Cllr. DJEH, proposed by Cllr. Mrs. JMS and seconded by Cllr. DT and Cllr. Mrs. SC, proposed by Cllr. FWPT and seconded by Cllr. AL. Following a vote by the Committee it was **RESOLVED** that Cllr. DJEH be elected as Chairman. Cllr. DJEH took the Chair.

**23. Election of Planning Committee Vice Chairman**

Two nominations for Vice Chairman were made as follows: Cllr. LMS, proposed by Cllr. AL and seconded by Cllr. RJ and Cllr. Mrs. SC, proposed by Cllr. Mrs. LHW and seconded by Cllr. Mrs. DB. Following a vote by the Committee it was **RESOLVED** that Cllr. Mrs. SC be elected as Vice Chairman. In the absence of Cllr. Mrs. SC it was proposed by Cllr. Mrs. JMS, seconded by Cllr. Mrs. MO and **RESOLVED** by vote of the Committee that Cllr. CG should assist the Chairman for the meeting.

**24. Apologies for Absence**

Apologies were received from Cllrs. Mrs. SC, Mrs. PFW (who would be late) and DH.

**25. Chairman's Remarks**

The Chairman had no remarks to make.

**26. Declarations of Interest / Dispensations**

The following declarations of interest were received:

- a. Cllrs. CG, DT and FWPT – agenda item 8. Plan 5 – as acquaintances of the applicant.
- b. Cllr. FWPT – agenda item 8. Plan 8 – as an acquaintance of the applicant.
- c. Cllr. Mrs. MO – agenda item 8. Plans 6 and 7 – as an acquaintance of the applicant.
- d. Cllrs. RJ and DJEH – agenda item 8. Plan 14 – as neighbours of the applicant.
- e. Cllr. RJ – agenda items 9 and 10 – as a member of ELDC.
- f. Cllr. Mrs. JMS – agenda items 8, 9 and 10 – as a member of ELDC.
- g. Cllr. AL – agenda item 10 – as the owner of the conifer in question.
- h. Cllr. GEH – agenda item 8. Plan 9 – as an acquaintance of the applicant.
- i. Cllr. Mrs. PFW – any item from or relating to ELDC – as a member of ELDC.

**27. Minutes**

Following a proposal by Cllr. Mrs. SEL, seconded by Cllr. Mrs. JMS it was **RESOLVED** by vote of the Committee that the notes of the last meeting held on 17<sup>th</sup> April 2018 be approved as the Minutes.

**28. Working Group**

Following a proposal by Cllr. DJEH, seconded by Cllr. AL it was **RESOLVED** to re-establish the Planning working group which reports directly to the Planning Committee and approve the use of their existing remit and full Council membership.

## 29. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 05-22-18) and **RESOLVED** as follows:

- a. N/105/00463/18 – 3 Temple Terrace – Object on the grounds that European money was obtained and used to fund this building which was purpose built for commercial use and therefore should not be changed to residential. It is not in a residential area and inhabitants will suffer at night time due to noise from passing revellers, it is not designed to be put to residential, does not have sufficient parking and the proposed flats are thought to be too small. The Council are concerned that the viability of Louth Town Centre will be compromised if this proposal goes ahead due to the lack of purpose built office space in the Town Centre.
- b. N/105/00643/18 – Land West of Grimsby Road – object on the grounds of:
  - i. 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 at this point 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.
  - ii. 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.
  - iii. 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.
  - iv. 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.
  - v. 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.
  - vi. General Observations
    - 1) LTC observe that the extra care centre originally proposed is missing from this application.
    - 2) 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.
    - 3) 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.
    - 4) 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.  
Cllr. Mrs. JMS wished it to be noted that she did not take part in the vote.

Cllr. Mrs. PFW arrived at 7.58pm.

- c. N/105/00669/18 & N/105/00670/18 – 50 Eastgate – object on the grounds that there is only one fire exit and in the event of a kitchen fire the one exit from one of the bedrooms would be blocked. In the Council's opinion the proposals pose a great health and safety risk. The building is surrounded by other buildings and the general dynamics do not lend themselves to fire escape.

**30. Planning Correspondence**

The Committee noted a tabled document (attached) detailing planning decisions, enforcement complaints, appeal decisions, temporary road closures etc., as advised by the District and County Council.

**31. Proposed Work to Trees**

The Committee noted the following proposed work to trees:

- a. Location: Westgate Hill House, Irish Hill (Conservation Area) Proposal: Reduce crown of one Yew from 25x20-25ft by approximately 2-3ft to shape and remove 3/4 low branches to give clearance to approximately 6ft and crown reduce one Conifer from 30x25ft by approximately 2-3ft to shape (tree overhanging from The Laurels).

**32. Next Meeting**

The Committee noted that the date of the next scheduled Planning Committee meeting was 19<sup>th</sup> June 2018.

The Meeting Closed at 8.13pm.

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

Dated \_\_\_\_\_