

Louth Town Council

The Sessions House, Eastgate,
Louth, Lincolnshire, LN11 9AJ

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To the Members of the Louth Town Council Planning and Personnel Committees:

You are hereby summoned to attend a meeting of Louth Town Council's Planning and Personnel Committees which will be held on Tuesday 5th February 2019 in The Old Court Room, The Sessions House, Eastgate, Louth at 7pm. The business to be dealt with at the meeting is listed in the agenda below.

There will be a 15 minute public forum between 6.45pm and 7.00pm when members of the public may ask questions or make short statements to the Council, and your attendance is requested during this period.

Mrs. L.M. Phillips

Town Clerk

Dated this 30th Day of January 2019

AGENDA

PLANNING COMMITTEE

(Chairman: Councillor D.J.E. Hall, All Members)

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. Chairman's Remarks

3. 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.

4. Minutes

To approve as a correct record the notes of the Planning Committee meeting held on 8th January 2019.

5. 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 02-05-19).

6. Proposed Works to Trees in the Conservation Area

Committee to consider and comment, if required, on the following proposed work to trees within the Conservation Area:

a. Location: 45 Westgate

Proposals: T1-T6 – Leylandii - Fell

Reasons: To allow light into neighbouring property.

b. Location: The Limes, Westgate

Proposals: T1 – Yew – Remove top out of tree to leave a finished height of 25ft and spread of 14ft. T2 – Yew – Remove top out of tree to leave a finished height of 25ft and spread of 16ft. T3 – Beech – Crown reduce to leave a finished height of 60ft and spread of 55ft.

Reasons: To allow light into garden and neighbouring property.

7. Next Meeting

Committee to note that the date of the next scheduled Planning Committee meeting is 5th March 2019.

PERSONNEL COMMITTEE

(Chairman: Councillor D.E. Wing,

Members: Cllrs. F.W.P. Treanor, Mrs. S.E. Locking, Mrs. J. Makinson-Sanders, Mrs. E. Ballard)

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 Personnel Committee meeting held on 6th November 2018.

4. Closed Session

To resolve to move into closed session in accordance with the Public Bodies (Admission to Meetings) Act 1960 due to the confidential nature of the business to be discussed in relation to the following matters:

- a.** HR Advice (Information received by members 6th November 2019 and item deferred to give members time to peruse the documentation).

01-08-19 PLAN MINS

**MINUTES OF THE LOUTH TOWN COUNCIL PLANNING COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 8th JANUARY 2019**

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

Councillors: Mrs. E. Ballard (EB), Mrs. D. Blakey (DB), Mrs. S. Crew (SC), J. Garrett (JG), C. Green (CG), D. Ford (DF), Mrs. L. Harrison-Wiseman (LHW), D. Hobson (DH), 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), F.W.P. Treanor (FWPT), Mrs. P.F. Watson (PFW) and D.E. Wing (DEW).

Councillors not present: D. Turner (DT) and L.M. Stephenson (LMS).

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

Public Forum

- Cllr. Mrs. PFW reported that Anglian Water would be removing the compound at Westgate Fields on Sunday January 13th 2019 and would complete the top up of soil. Anglian Water had passed on their apologies for the longevity of the project.
- Cllr. DJEH reported the death of former Councillor, John Heywood. Following a short eulogy by Cllr. Mrs. MO the Council stood for a minute's silence in reflection. Cllr. RJ would attend the funeral on 17th December 2019 on behalf of Louth Town Council. Town Clerk to send a sympathy card on behalf of the Town Council.
- The Town Clerk drew Councillors attention to the agenda for the next meeting which she had tabled.
- Cllr. AL reported that the river at Hubbard's Hills was very low and that the middle bridge had been vandalised. He further reported that they were looking into installing a new ramp which would replace the current ramp and steps in the Hills. The Trust had been gifted a large sum of money and so they would be planting more trees (and having to take out 100 trees due to disease etc). Cllr. Mrs. SC asked if the orange dots on trees indicated that they were to be removed, and Cllr. AL confirmed this. Cllr. Mrs. SEL asked what happened to the wood. Cllr. AL reported that any wood not left behind was taken by the contractor as a part of the deal for cutting the trees. Cllr. AL also reported that a stencilled poster had appeared on the memorial which was then later removed by the perpetrator. The Louth Golf Club had requested to put a single bollard in the pathway on the Hainton side of the Hills to make stealing the buggies more difficult. The Trust had agreed to this but LCC had refused.

287. Apologies for Absence

Apologies for absence were received from Cllr. L.M. Stephenson (LMS).

288. Chairman's Remarks

The Chairman reported that ELDC Planning Committee would undertake a site visit on 17th January at 70 Church Street – this was a planning application that LTC had objected to. Cllr. Mrs. PFW would attend this as an ELDC Councillor. Following a proposal by Cllr. CG, seconded by Cllr. Mrs. MO, it was **RESOLVED** that Cllr. Mrs. SC would attend the site visit and speak on behalf of Louth Town Council.

289. Declarations of Interest / Dispensations

The following declarations of interest were made:

- a. Cllr. CG – planning applications 12 and 15 as an acquaintance of the applicant.
- b. Cllr. MO – planning application 8 as an acquaintance of the applicant.
- c. Cllr. FWPT – planning application 6 and 15 as an acquaintance of the applicant.
- d. Cllrs. Mrs. SEL and ML – planning application 1 as an acquaintance of the applicant.
- e. Cllr. Mrs. PFW – planning application 13 as a member of ELDC Health Scrutiny Panel and as an existing patient of ULHT and ELDC on all other relevant items.
- f. Cllr. DF item 7 – as pecuniary interest on a neighbouring property.
- g. Cllr. RJ – items 6 and 7 as a member of ELDC.
- h. Cllr. GEH – planning application 8 as an acquaintance of the applicant.
- i. Cllr. Mrs. JMS – items 5,6 and 7 as a member of ELDC.
- j. Cllr. AL – planning application 9 as an ex-neighbour of the applicant.

290. Minutes

Following a proposal by Cllr. Mrs. SC seconded by Cllr. DJEH, it was **RESOLVED** that the notes of the Planning Committee meeting held on 4th December 2018 be approved as Minutes.

291. Applications received by the Local Planning Authority

The Committee considered all planning applications received, including those listed in the schedule (PA/Schedule 01-08-19) and **RESOLVED** as follows:

- a. N/105/02306/18 –objected to this application on the grounds of:
 - i) Overbearing nature of the proposal - the proposed house is too big for the small plot
 - ii) Loss of ecological habitats - the proposal will take away garden and green space.
 - iii) Relevant previous planning history incorporating access and highway safety and traffic generation - the proposal when viewed in conjunction with the permission for the 9 houses at the back of it will impact on an already small and awkward access negatively, making it further overused and more dangerous.
- b. N/105/02410/18 - objected to this application on the grounds of:
 - i) Effect on conservation area - changing the use of a garage into a house will take away off street parking in an area where on street parking is already at capacity and thus exacerbate road safety problems.
 - ii) Layout and density of buildings.
 - iii) Design and appearance - the windows are out of keeping.
- c. N/105/01922/18 – support this amendment to the length of the extension but to reiterate previous comments made on 6th November 2018 and 4th December 2018 that LTC firmly believe that the door shaped window is out of keeping and it is of the opinion that the concerns of neighbours would be alleviated by making this window the same size and style as others or by the removal of Permitted Development Rights.
- d. To support all other planning applications.

292. Proposed Works to Trees

- a. Following a proposal by Cllr. DEW, seconded by Cllr. Mrs. SC it was **RESOLVED** to support the proposed tree work at The Wheatsheaf, Westgate.

293. Appeals

Following a proposal by Cllr. DJEH, seconded by Cllr. RJ, it was **RESOLVED** to ratify the comments submitted by the Planning Working Group to the Planning Inspectorate in respect of N/105/01069/18 – Site adjacent to 18 Barton Gate, Louth and N/105/02262/16 – Land to the South of 115 and to the rear of 115-107 Upgate (formally known as Land adjoining Rock Cottage).

Comments made by the Planning Working Group were:Barton Gate

Louth Town Council objected to this application on 17th July 2018 on the grounds that it will have a detrimental impact on neighbouring properties in respect of overlooking, loss of privacy and overshadowing (due to the significant difference in site levels) and possibly flooding due to surface water runoff resulting from new hard surface areas as proposed. The lack of details regarding drainage was found to be inadequate and the loss of a hedge also raises concerns re. loss of ecological habitats. Louth Town Council are concerned about the overbearing nature of the proposals and the number of neighbour complaints. Louth Town Council oppose this appeal.

Quarry

LTC strongly objects to this appeal on the grounds that we have previously submitted through the ELDC Planning Department as follows:

22nd February 2017

Whilst Louth Town Council are aware that permission has previously been won on appeal for this site it again **OBJECTS** to development at this site on the grounds of: Contaminated land. No provision for retaining structures to protect properties from the Quarry bank which has shown signs of deterioration recently. Surface water issues requiring attenuation solutions combined with limited capacity infrastructures.

15th May 2017

Louth Town Council once again **OBJECTS** to this planning application for the reasons: Contamination of soil could cause health issues for residents, there is an increased risk of bank slippage following the removal of trees, there are existing drainage issues in this area which require complex solutions, overlooking of existing properties which may harm their amenity

16th June 2017

Louth Town Council again **OBJECTS** to this application for previous reasons stated and emphasising the concerns regarding the presence of contaminants. There are also suggestions that further forestry work is

required this has already been dealt with by previous approved action and other solutions such as retaining walls should be considered.

LTC would also like to comment that:

Condition 14 re. street lighting, visual amenity must not be compromised we must safeguard the local area in accordance with policies TR3, H12 and A4 of the district plan in place when the permission was granted.

When permission was granted it was on condition all contaminated soil was removed from the site and replaced with clean soil. However this has not happened but has simply been moved around the site and has, according to local residents, been put under buildings and built over.

Inspection of the site shows tall piles of soil which has been on site for months.

This practice is not acceptable and could have a significant impact on run off water and contamination of both the site and all downhill properties.

There are further concerns about the bank which looms over some of the properties from the back of the site: this year's long dry summer and extreme weather conditions could cause cracks which would further destabilise the bank with risk of damage to properties.

LTC feel that these conditions are appropriate, relevant and proportional. We unanimously believe that these conditions should be met and therefore oppose this appeal.

294. Next Meeting

The Committee noted that the date of the next scheduled Planning Committee meeting was 5th February 2019.

The Meeting Closed at 7.55pm.

Signed _____ (Chairman) Dated _____

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Our Ref	Authority	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
1	ELDC	N/019	02478/18	Planning Permission	Mr. A. Lidgard	Siting of 37no. Static caravans and excavation of land to form an extension to existing pond to provide a wildlife pond.	Brackenborough Arms Hotel, Cordeaux Corner, Fulstow Ward	No	Object. Unsustainable traffic problems due to existing building works on Kedlington and Brackenborough Roads. No pedestrian access. Application unclear as proposal is for caravans but lodges are mentioned within.	07/02/2019
2	ELDC	N/105/	02306/18	Planning Permission	Mr. Chapman	Erection of a bungalow.	119 Eastfield Road, LN11 7AS, Trinity Ward	No	To ratify the Planning Working Groups comments which were: As this amendment does not change any of Louth Town Council's objections Louth Town Council upholds its previous objections which were as follows: Louth Town Council objected to this application on 8th January 2019 on the grounds of: 1) Overbearing nature of the proposal - the proposed house is too big for the small plot. 2) Loss of ecological habitats - the proposal will take away garden and green space. 3) Relevant previous planning history incorporating access and highway safety and traffic generation - the proposal when viewed in conjunction with the permission for the 9 houses at the back of it will impact on an already small and awkward access negatively, making it further overused and more dangerous.	25/01/2019
3	ELDC	N/105/	00004/19	Planning Permission	Mr. and Mrs. Lingard	Erection of a house and detached double garage and change of use of agricultural land to form a wild flower meadow, paddock and orchard.	Land adjacent to Cistercian Cottage, Stewton Lane, LN11 8SB, St. Michael's Ward	No	Support.	06/02/2019
4	ELDC	N/105/	00050/19	Planning Permission	Mrs. C. Tasker	Alterations to the existing dwelling to provide an enlarged replacement window.	55 Ugate, LN11 9HD, Priory Ward	Yes	Support.	12/02/2019
5	ELDC	N/105/	00077/19	Listed Building Consent	Mr. K. Harvey	Extension to existing dwelling to provide an enlarged orangery.	48 Westgate, LN11 9YD, St. James' Ward	Yes	Support.	08/02/2019

Our Ref	Authority	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
6	ELDC	N/105/ 01436/18	Planning Permission	Mr. B. Hallgarth	Erection of 9no. Houses with attached double garages, construction of vehicular/pedestrian accesses and internal access roads and the provision of public open space.	Land to the North of Julian Bower, St. Mary's Ward	No	Louth Town Council objected to this application on 14th August 2018 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.	Continue to object as previously.	06/02/2019
7	ELDC	N/105/ 02435/18	Detailed Particulars	GBM	Detailed Particulars relating to the erection of 12no. houses, 6no. houses with integral single garages, 13no. pairs of semi-detached houses and 5no. pairs of semi-detached houses each with 1no. integral single garage (total of 54no. dwellings), erection of fencing and construction of vehicular access and estate roads (outline planning permission ref no. N/105/2475/13 for the erection of 98no. dwellings on the site of the existing Louth Town Football Club facilities which are to be demolished, granted 7th January 2016).	Former Park Avenue Football Ground, Park Avenue, LN11 8BY, Trinity Ward	No	LTC objected several times in 2014 to application N/105/2475/13 on the following general grounds: Louth Town Council - OBJECT for the following reasons: i. Means of access considerable increase in traffic volume through adjacent residential areas. ii. Means of access on un-adopted roads. iii. Access for heavy-duty construction traffic through residential areas. iv. Drainage adjacent areas of housing are higher leading to potential flooding issues within the site when covered with hard surfaces rather than green site currently. v. Over supply of approved properties in Louth already exists vi. Concerns regarding removal of major community recreational asset and relocation proposals. Louth Town Council unanimously objected to application N/105/01752/18 on 11th September 2018 on the grounds that: 1. 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. 2. 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. 3. 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. 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. 4. Overbearing nature of proposal - LTC are of the opinion that a density of 37 houses per hectare (which is high for Louth) is unsuitable and too intensive. 5. Overlooking - plots 1 and 2 will overlook neighbouring properties. 6. Design and appearance - LTC note that there is not an adequate mix of housing. 7. Layout and density - in the opinion of LTC the layout and density is all wrong. 8. Archaeological importance - LTC believe that an archaeological dig should be undertaken given the proximity of sites of historical importance. Community Consultation - LTC are wary that the recent withdrawal and immediate resubmission of identical plans (to satisfy the applicants failure to notify all relevant land owners) 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.	Object as previously.	12/02/2019

Our Ref	Authority	Application No	Type	Applicant	Proposal	Location / Ward	Conservation Area?	Previous LTC Comments	WG Recommendations	Expiry Date for LTC Comments
8	ELDC	N/105/ 02468/18	Planning Permission	Mr. J. Ballantyne	Erection of a dwelling with first floor accommodation on the site of a dwelling which has been demolished and extensions to existing garage to include a carport (works already commenced). Amendment: redline and minor alteration to proposed garage.	20 St. Mary's Lane, North Holme Ward	Yes	LTC Supported the original application on 8th January 2019.	Object due to discrepancies in ownership.	08/02/2019
9	ELDC	N/105/ 02501/18	Consent to Display	Euro Car Parks	Consent to display 8no. Non illuminated amenity signs.	Eastgate Car Park, Priory Ward	Yes	New	Support.	06/02/2019
10	LCC	PL/ 0004/19	To vary condition	LCC	To vary condition 2 of planning permission N/105/00235/14/3 to allow classrooms to be stationed for a further 5 years	St. Michael's CE Primary School, Monks Dyke Road, Priory Ward	No	New	Support.	06/02/2019

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11-06-18 PERS MINS

**MINUTES OF THE LOUTH TOWN COUNCIL PERSONNEL COMMITTEE
HELD IN THE OLD COURT ROOM, THE SESSIONS HOUSE, LOUTH
ON TUESDAY 6TH NOVEMBER 2018**

Present Councillor D.E. Wing (DEW), (in the chair).

Councillors: Mrs. E. Ballard (EB), Mrs. J. Makinson-Sanders (JMS), Mrs. S.E. Locking (SEL) and F.W.P. Treanor (FWPT)

Councillors not present: None

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

237. Apologies for Absence

No apologies for absence were received.

238. Declarations of Interest / Dispensations

There were no declarations of interest.

239. Minutes

Following a proposal by Cllr. Mrs. SEL seconded by Cllr. Mrs. EB it was **RESOLVED** by vote of the Committee that the notes of the last meeting held on 14th August 2018 be approved as the Minutes.

240. Change of Order of Business (Standing Orders)

Following a proposal by Cllr. DEW, seconded by Cllr. Mrs. JMS it was **RESOLVED** to change the order of business, and to bring the Closed Session item 5 forward on the agenda.

241. Closed Session Item

Following a proposal by Cllr. Mrs. JMS seconded by Cllr. Mrs. SEL it was **RESOLVED** to move into closed session in accordance with the Public Bodies (Admission to Meetings) Act 1960 due to the confidential nature of the business to be discussed:

- a. Following a discussion regarding quotations for the cost of HR advice and a proposal by Cllr. Mrs. EB, seconded by Cllr. Mrs. JMS, it was **RESOLVED** to increase the budget allowance for HR advice by £400 to a total of £1,800 and to review the quotation documents at the next Personnel Committee.
- b. Following a proposal by Cllr. Mrs. SEL, seconded by Cllr. Mrs. JMS, it was **RESOLVED** that the Town Clerk's Assistant be given permission to carry out design work for a company (approx. 10 hours per month).

Following a proposal by Cllr. Mrs. JMS, seconded by Cllr. Mrs. EB it was **RESOLVED** that the meeting should move back into open session.

242. Budgets 2019/20

Following a proposal by Cllr. Mrs. EB, seconded by Cllr. Mrs. SEL it was **RESOLVED** to approve the 2019/20 budgets for the Personnel Committee with the increase in budget for HR advice (see minute 241 a. above).

243. Next Meeting

The Committee noted that the next scheduled Personnel Committee meeting would take place on 5th February 2019.

The Meeting Closed at 9pm.

Signed _____ (Chairman)

Dated _____

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