

**PLANNING AND REGULATION
COMMITTEE
4 FEBRUARY 2019**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T R Ashton (Vice-Chairman), T Bridges, Mrs J E Killey, D McNally, Mrs A M Newton, Mrs M J Overton MBE, N H Pepper, S P Roe, P A Skinner, H Spratt, M J Storer and C L Strange

Councillors: attended the meeting as observers

Officers in attendance:-

Steve Blagg (Democratic Services Officer), Neil McBride (Planning Manager), Marc Willis (Applications Team Leader) and Mandy Withington (Solicitor)

73 APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors D Brailsford, L A Cawrey and Mrs P Cooper.

The Chief Executive reported that under the Local Government (Committee and Political Groups) Regulations 1990, he had appointed Councillor T Bridges to the Committee, place of Councillor D Brailsford, for this meeting only.

74 DECLARATIONS OF MEMBERS' INTERESTS

It was noted that written representations and photographs had been tabled at the meeting by Dennis Shepherd, who was speaking as an objector in connection with minute 81.

The Chairman stated that all members had received, by email, communication from the Stenigot Estate Company in connection with the planning application at Biscathorpe which had been considered at the previous meeting on 14 January 2019.

Councillor Mrs A M Newton stated that she had been lobbied by parents of pupils at Wygate Foundation Nursery School, Spalding (minute 80).

Councillor D McNally stated that he would leave the meeting during the discussion and voting thereon as he was the Executive Support Councillor for Commercial and Environmental Management (minute 77).

Councillor H Spratt stated that he would leave the meeting during the discussion and voting as he knew Dennis Shepherd as a close friend and former employee (minute 81).

75 MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD ON 14 JANUARY 2019

RESOLVED

That the minutes of the previous meeting held on 14 January 2019, be agreed as a correct record and signed by the Chairman.

76 COUNTY MATTER APPLICATIONS

77 CHANGE OF USE OF WASTE GLASS PROCESSING PLANT AND ANCILLARY MATERIALS OPEN STORAGE COMPOUND TO ALLOW THE COMBINED PROCESSING OF WASTE GLASS AND RECOVERED C&D AGGREGATE AT MID UK RECYCLING LTD, CAYTHORPE HEATH LANE, CAYTHORPE, GRANTHAM - MID UK RECYCLING LTD (AGENT: JHG PLANNING CONSULTANCY) - S18/2229

(NOTE: Councillor D McNally left the meeting during discussion and voting on this item)

Comments by members included:-

- It was noted that a condition to address any noise issues was already in place but this would be reiterated.
- The wet process of washing aggregate was welcomed as this would suppress dust.
- The lack of any effect on the amenity of the surrounding area was welcomed.
- The fact that there was no increase in the amount of material being brought to the site was welcomed.

On a motion by Councillor T R Ashton, seconded by Councillor P A Skinner, it was –
RESOLVED (unanimous)

That planning permission be granted subject to the conditions detailed in the report.

(NOTE: Councillor D McNally returned to the meeting)

78 FOR THE CONSTRUCTION OF A LIQUID FERTILISER STORAGE LAGOON AT PARK FARM, GAINSBOROUGH ROAD, WILLINGHAM BY STOW, GAINSBOROUGH - G H BY PRODUCTS (AGENT: G H BY PRODUCTS) - 138772

(NOTE: Councillor I G Fleetwood requested that a note should be made in the minutes that he was a member of West Lindsey District Council and Chairman of their Planning Committee but had not had any involvement in this application).

Alan Tasker, representing the applicant, commented as follows:-

- This liquid fertilizer replacement waste storage lagoon represents a significant investment in farming. The utilisation of bio fertilisers are often unwanted by many. However, with ever increasing pressure on farming, sustainability needs to be at the forefront of UK Farming operations.
- Food demands were set to increase as the world population and climate change effects were truly realised. This lagoon enabled the delivery of time managed nutrient rich materials to the soil for crop and associated food production.
- The recent document produced by the UK government titled a Green future: our 25- year plan to improve the environment was a 304 page document which highlighted the requirement for sustainability. The need to improve farm land, maximise waste efficiency and ensure food was produced sustainably and profitably. A key aim was to have zero avoidable waste by 2050.
- This lagoon was a part of that vision. Deploying material onto agricultural land had a number of strict guidelines which were regulated by the Environment Agency to ensure the operation was carried out in a sustainable, safe and sensitive manor as not to cause any negative impact on the environment.
- Farming needed to be sustainable and cost effective and BREXIT had not been mentioned.

Alan Tasker responded to questions from members as follows:-

- A detailed geological survey had been undertaken of the site and the lagoon would have a protective liner which met environmental requirements.
- Nitrogen rich material would be stored in the lagoon which would come from their factory at Skellingthorpe and this material would be used locally.
- The transport arrangements were as detailed in the planning report.

Comments by members included:-

- Although it was noted that while there had not been any objections to the proposed start time HGVs visited the site 5.00am was too early and a start time of between 6.30am and 7.00am was preferred. Officers stated that the current site operated with no restrictions.
- With regard to any proposed enforcement action taken against those vehicles visiting the site before 07.00, officers stated that it would be necessary to identify the vehicles visiting the site as associated with this development.
- No objections had been received from the Parish Council to the start times.
- Regular contact between the applicant and the Parish Council would help prevent any concerns about the application.
- Should restrictions on the start time be imposed where would HGVs wait for the site to open?

A motion by Councillor I G Fleetwood, seconded by Councillor T R Ashton, that the recommendations in the report should be approved, subject to Condition 6 being amended to show a start time of 07.00 and finish time of 22.00, was defeated by 6 votes for and 7 against.

On a motion by Councillor P A Skinner, seconded by Councillor D McNally, it

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was –

RESOLVED (7 votes for, 5 against and 1 abstention)

That planning permission be granted subject to the conditions detailed in the report.

79 COUNTY COUNCIL APPLICATIONS

80 TO CONSTRUCT A PERMANENT CLASSROOM BUILDING TO REPLACE EXISTING PORTACABINS AND PROVISION OF A NEW PEDESTRIAN ACCESS AT WYGATE FOUNDATION NURSERY SCHOOL, WOOLRAM WYGATE, SPALDING - H16-0970-18

Paul Sharman, representing the applicant, commented as follows:-

- The Nursery was a registered Charity with a Voluntary Management Committee run from within the Spalding Primary School grounds since year 2000, and was currently rated as 'outstanding' by Ofsted, with only 3 part time spaces available for this coming September 2019 intake.
- Had been involved with the setting from the start and worked in partnership with the Primary School, sharing the wonderful resource and grounds the site offered.
- The current mobile classrooms had been occupied for the past 15 years and at the last renewal of planning permission for the temporary buildings, South Holland District Council had made it clear that the nursery should look to find a permanent home as they did not intend to renew again. The plans today formed the nursery's exit strategy and the nursery had been budgeting accordingly for many years with this move in mind.
- The nursery provided a much needed asset to the local community and to lose it would cause a gap in sufficiency in the Wygate area of Spalding, for which the Local Authority had responsibility for.
- The concerns raised during the consultation had been addressed and the Travel Plan combined with 6 additional parking spaces within the school grounds went some way to addressing the concerns raised regarding inconsiderate parking in the surrounding streets. The concerns were recognised and the nursery continued to educate parents about this matter. However, this problem was not unique to the Wygate area of Spalding.
- It was proposed to provide additional trees and shrubs to compensate for those lost from the garden area within the school grounds during the relocation. It should be noted that none of the mature trees forming the eastern boundary were to be felled.
- It should be stressed that the proposals were not about increasing numbers on site but moving to a permanent building offering an enhanced learning environment for the nursery children, it would remove the largest mobile classrooms from the site and would additionally free up some much needed hard surface playground area for the pupils of the primary school.

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- The school site would see a significant reduction in numbers from its current 480 to 450 in September 2019 and a further reduction to 420 in September 2020 plus the associated reduction in teaching and support staff.
- Approval of the proposals would be a real boon for the nursery and the primary school and would guarantee the future of this much needed and highly valued provision in Wygate area of Spalding.

Paul Sharman responded to questions from members stating that it was not proposed to increase the numbers of staff at the Nursery and that of the 36 car park spaces available for the 60 staff, 6 nursery staff were able to use the car park.

Comments by members included:-

- The nursery and school were well supported by the community. However, residents had concerns about irresponsible parking especially over driveways.
- There needed to be an improved Travel Plan for the school and nursery.
- There needed to be more yellow lines put down by highways to prevent irresponsible parking.
- The new replacement building to replace the portacabins was required.
- A busy road was located near to the school and nursery.
- There were now more cars on the roads than in the past.
- There was a need to know who was parking irresponsibly and, hopefully, not staff from the school or nursery.
- Car parking near schools was a countywide problem.
- The school and nursery needed to work in cooperation with local residents.
- The County Council was currently seeking the views of the public on its Transport Strategy and residents were encouraged to respond to this consultation.

On a motion by Councillor T R Ashton, seconded by Councillor D McNally, it was –

RESOLVED (unanimous)

That planning permission be granted subject to the conditions detailed in the report.

81 TO ERECT A NEW SINGLE STOREY EXTENSION TO FORM 3NO. CLASSROOMS AT SAXILBY C OF E PRIMARY SCHOOL, HIGHFIELD ROAD, SAXILBY - 138681

(NOTE: Councillors H Spratt and N H Pepper left the meeting)

Dennis Shepherd, an objector, commented as follows:-

- The construction of three classrooms would lead to a rise in both teaching staff and children. Please see the Governors Autumn Report.
- There was no mention made in the application of any additional car parking spaces being created on the school site to cope with the already exhausted parking.

- There were currently over 40 people working in the school. Many others attended on a part time basis. There were currently 22 parking spaces on the school premises. The report spoke of 24 people or staff driving to work, this was incorrect.
- Living close to a school one expects that in the mornings and afternoons for half an hour or so there were going to be parents dropping off and picking up children. There were already between 10 and 16 cars parked all day, every school day, on the road side. Many were parked on bends, opposite driveways, partially on the pavement, etc. (See the tabled sketch showing where the main problems were).
- Residents, none of whom parked on the road but on their drives, had to struggle and manoeuvre to either get off or on to their drives.
- The Police, PCSO's and Traffic Wardens rarely walked past the school and seemed to be disinterested in taking any action on parking infringements.
- When large vehicles, refuse lorries, supermarket delivery vans and the school bus, etc, tried to pass they drove onto the verges. The grass verges were permanently churned up. Both the Parish Council and Highways had repaired and reseeded them on a number of occasions but it was a complete waste of time and tax payer's money as they were just as bad within days.
- Highfield Road was the narrowest estate road in the village yet people had all these parked vehicles to negotiate.
- A constant worry was in the ability of emergency vehicles to reach properties particularly in Elm Close where there were special needs children living.
- Saxilby was having an additional 300+ houses built, no doubt some of these would be purchased by families with young children requiring school places.
- Mention had been made in the report of a Travel Plan and car sharing. As staff lived in many different areas this was very unlikely to make any significant difference.
- Also mentioned was the fact that 41% of children walked to school. This figure was disputed as I can count how many children were walking past my window both morning and afternoon on one hand. The vast majority were dropped off by car around 08.00 for "breakfast club, delivered and collected by their parents at normal start and leaving times or collected up to 18.00 from "after school club".
- Our estate roads were being blocked, we were being severely inconvenienced and the roads were being made hazardous by people attending the school site for whatever reason. Did we have to have an accident, involving a child, like the one in Lincoln last Wednesday, before any action was taken?

No questions were asked of Dennis Shepherd.

Catherine Stratton, representing the applicant, commented as follows:-

- Currently had 342 children in school, 3-11 years old. These numbers had risen steadily over the past 4 years through growing reputation and increased numbers of primary aged children in the area – an increase of 58 children since September 2014.
- More recently, the Local Authority had identified a sufficiency issue with the school's current capacity and had planned to increase our Pupil Admission

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Numbers from 50 to 60 for one bulge year – a planned increase of just 10 children in September 2019. They had also identified a need to replace one of the temporary, mobile classrooms for a longer term solution.

- The three new proposed classrooms were needed and the extended space would transform the daily life in school.
- Firstly, the new extended space would accommodate a class which was currently taught in an increased unsuitable mobile classroom, disjointed from the school and an increasing drain on resources to maintain. The school needed a long term solution to accommodate these children. A fluid teaching approach across year groups was ran which allowed the school to be flexible and met the needs of different children in different ways.
- Secondly, a staffroom for the staff was unable to be used before and after school. It was the only space that could be used to run the wrap around care provision, an essential facility for parents within the village and an excellent way to spread the arrival and departure of children from the usual peak times. The school had recently taken over the running of Kids Club and now had over 70 children registered.
- There was nowhere suitable to hold staff meetings and training sessions and the school was extremely limited for professional work spaces throughout the day, e.g. there was a very high number of children with additional needs, many of which, worked with outside agencies. It was unacceptable that these children, who needed it, had their speech and language sessions in the main entrance space of the school. It was highly unsuitable that parents met with our Family Support Worker in a room that was also accessed through my office. A suitable, flexible work space for staff and children would transform things for everyone.
- The new expansion would allow us to provide staff with a designated space for a staffroom. This would move into an existing classroom in the school and the new build would also accommodate the displaced class from the current school building. It was unacceptable that the school's hardworking staff did not have a staffroom available to them before and after school, including no rest room facilities apart from two rest rooms for visitors.

There were no questions asked of Catherine Stratton.

Comments by members included:-

- The proposed new building would bring positive improvements for the school.
- The parking issues were noted but there was no big increase in traffic.
- The school had a good arrangement with the Parish Council which allowed parents to park at their offices located near to the school to drop and pick children up.
- It was noted that more houses were to be built in the village which could lead to increased traffic problems in the future.
- Residents should be asked to contact the enforcement authorities if they were experiencing parking problems.

On a motion by Councillor T R Ashton, seconded by Councillor P A Skinner, it was –

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RESOLVED (unanimous)

That planning permission be granted subject to the conditions detailed in the report.

The meeting closed at 12.11 pm