



**PLANNING AND REGULATION
COMMITTEE
16 MARCH 2015**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors D McNally (Vice-Chairman), D Brailsford, G J Ellis, D C Hoyes MBE, D M Hunter-Clarke, M S Jones, Ms T Keywood-Wainwright, N H Pepper, Mrs H N J Powell, Mrs J M Renshaw, C L Strange, T M Trollope-Bellew and W S Webb

Councillor C J Davie attended the meeting as an observer

Officers in attendance:-

Steve Blagg (Democratic Services Officer), Alan Brown (Area Highways Manager), Nurainatta Katevu (Solicitor, Legal Services), Neil McBride (Development Manager) and Steve Willis (Chief Operating Officer)

104 APOLOGIES/REPLACEMENT MEMBERS

An apology for absence was received from Councillor J W Beaver.

105 DECLARATIONS OF MEMBERS' INTERESTS

The Chairman stated that all members of the Committee had received documentation just before the meeting (minute 109).

Councillors J W Beaver, D Brailsford, M S Jones, Ms Keywood-Wainwright, T M Trollope-Bellew and W S Webb, had not attended the site visits held on 12 March 2015 (minutes 107, 109 and 112).

106 MINUTES

107 MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND
REGULATION COMMITTEE HELD ON 16 FEBRUARY 2015

RESOLVED

That the minutes of the previous meeting of the Planning and Regulation Committee held on 16 February 2015, be agreed as a correct record and signed by the Chairman.

PLANNING AND REGULATION COMMITTEE**16 MARCH 2015**

- 108 MINUTES OF SITE VISITS TO NETTLEHAM (PROPOSALS FOR REVISED CAR PARKING ARRANGEMENTS) AND BISCATHORPE (PROPOSED TEMPORARY HYDRO-CARBONS SITE) HELD ON 12 MARCH 2015

RESOLVED

That the minutes of site visits to Nettleham (proposed Traffic Regulation Order and Biscathorpe (planning application), held on 12 March 2015, be agreed as a correct record.

- 109 TRAFFIC ITEMS

- 110 NETTLEHAM VILLAGE CENTRE - PROPOSED PARKING RESTRICTIONS

(NOTE: Only those members of the Committee who had attended the site visit to Nettleham on 12 March 2015, were allowed to speak and vote on this item, namely:- Councillors G J Ellis, I G Fleetwood, D M Hunter-Clarke, D C Hoyes MBE, D McNally, N H Pepper, Mrs H N J Powell, Mrs J Renshaw and C L Strange (minute 107).

Councillor C L Strange requested that a note should be made in the minutes that he knew the owner of the Florist shop near the Co-op.

Councillor T Keywood-Wainwright arrived at 10.39).

The Committee received a report in connection with objections and comments received to proposed parking restrictions in Nettleham Village centre, which had been previously considered at the meeting of the Committee on 16 February 2015 and deferred for a site visit on 12 March 2015.

The report gave details of the background, the consultations, the objections and the responses of officers to the objections and comments received.

Officers stated that further correspondence from Browne Jacobson, Solicitors, dated 13 March 2015, had been received on behalf of a resident that lived on Vicarage Lane (next to The Green and opposite the Co-operative Store, Nettleham). Officers stated that they would respond to the letter but added that the letter had been received outside the consultation period. Officers noted that the Committee had been sent a letter and documents relating to this issue by the resident concerned prior to consideration of this matter at the last meeting of the Committee and that an additional letter from the resident was received by the Committee on the 16 March but both of these had not been submitted to the Council through the consultation process.

Officers' comments on the Browne Jacobson, Solicitor's, letter included:-

1. Investigations within Lincolnshire under Air Quality legislation had confirmed that only three locations had levels of traffic related pollution requiring Air Quality

Management Plans. These were in Lincoln, Boston and Grantham on routes carrying over 30,000 vehicles per day.

2. They were unaware of any road traffic pollution problems existing in a village location in Lincolnshire.
3. The proposals in the report would reduce on-street parking, improve the movement of HGVs and public transport and therefore would reduce pollution levels.
4. There would be an increased turnover of vehicles as a result of the proposed changes to parking on Vicarage Lane. The Parish Council in their consultation identified clear support within the community for an increase in the turnover of vehicles using the available parking spaces and the Parish Council's survey data had been presented at a public meeting without any objections to its accuracy at the time or subsequently.
5. With regard to the issues in connection with the effects of the proposals on the property in Vicarage Lane, The Green, which was a Listed Building, this was not an issue considered as part of the process for implementing a Traffic Regulation Order. The legislation and considerations to be had by the Local Authority relating to Planning Applications and Traffic Regulation Orders was explained.

Comments by the Committee included:-

1. The preferred method of consultation by the Council was to listen to the views of the Parish Council and the public.
2. The Co-op in the centre of the village had surplus car parking and should consider re-configuring their building to allow public access at the rear.
3. The property on Vicarage Lane, The Green was a Listed Building and the Council needed to consider a Design Statement showing the effects of the proposals.
4. A Design Statement was only required for a planning application and this proposal was for a Traffic Regulation Order.
5. Tourism was important for the county and Nettleham was a scenic village.
6. There was irresponsible parking of HGVs on pavements.
7. There were car parking problems near the Scout Hut including safeguarding issues in connection with the dropping off of young children.
8. The parking of vehicles outside a Listed Building should not be allowed as there was plenty of provision for car parking nearby.
9. Listed Buildings were given the highest protection in planning and conservation legislation.
10. The proposals would affect access to the property on Vicarage Lane.
11. Public transport would have problems accessing Vicarage Lane.
12. The effects of pollution from vehicle fumes on the property in Vicarage Lane.
13. The property in Vicarage Lane did not have sealed window units.
14. The proposed parking restrictions should correspond to the restrictions for vehicle parking at the local shops.
15. Consultations about the project had been on-going for many years. The majority of people supported the proposals.

Officers' responses included:-

1. The parking of vehicles in the vicinity of the property would become less of an issue as the current area of unrestricted parking would be reduced.

**PLANNING AND REGULATION COMMITTEE
16 MARCH 2015**

2. The impact of the parking on the residents of the Vicarage Lane property had changed as a result of the change to the opening hours of the Co-op.
3. Planning legislation only applied to Listed Buildings and not Traffic Regulation Orders.
4. The requirements of the Road Traffic Regulation Act 1984 in connection with Traffic Regulation Orders were outlined.
5. There were only three locations in Lincolnshire that went above the pollution threshold levels and although the effects of pollution had not been directly considered in this case they would not outweigh the County Council's obligations under Traffic Management legislation.
6. The proposals had been promoted by the Parish Council and every effort had been made to improve parking restrictions in the area with a balanced approach being taken by the Council.
7. With regard to car parking issues in Cross Street it had been noted on the site visit that the street was full of parked vehicles. The proposals would not worsen the current parking situation.
8. The issues raised in connection with the parking of vehicles outside of the Scout Hut had been considered and a reasonable attitude would always be adopted by Traffic Enforcement Officers to allow parents to drop their children off without being penalised providing vehicles were not left unattended.
9. The occasional thoughtless parking by HGVs on pavements was difficult to monitor and control.

A motion moved by Councillor Mrs H N J Powell, seconded by Councillor Mrs J M Renshaw: -

"That, after considering the report and the objections received, the objections be overruled and the proposals be implemented as advertised and as shown on the plan attached at Appendix C in the report, except that the proposed parking restrictions outside of the Scout Hut should be reduced, to allow parents to drop their children off and that the parking arrangements outside the Listed property on Vicarage Lane should be reviewed to allow longer parking and to prevent environmental pollution".

Officers stated that if Councillor Mrs H N J Powell's motion was approved then it would be necessary to re-consult the public.

An amendment moved by Councillor I G Fleetwood, seconded by Councillor N H Pepper -

"That after consideration of the report, the objections received to the consultation, the site visit, the comments of officers, the Committee and Councillor Mrs J Brockway at the meeting on 16 February 2015, a letter, dated 13 February 2015, from Browne Jacobson, Solicitors, and the comments of officers in response to the issues raised in that letter, that the objections be overruled and that the proposals be implemented as advertised and shown on the plan attached at Appendix C to the report – was agreed by 7 votes for and 0 votes against.

The substantive motion on being put to the vote it was –

RESOLVED (7 votes for and 2 votes against)

That, after consideration of the report, the objections received to the consultation, the site visit, the comments of officers, the Committee and Councillor Mrs J Brockway at the meeting on 16 February 2015, a letter, dated 13 February 2015, from Browne Jacobson, Solicitors, and the comments of officers in response to the issues raised in that letter, that the objections be overruled and that the proposals be implemented as advertised and shown on the plan attached at Appendix C to the report.

111 PROPOSED PARKING RESTRICTIONS - KINGSLEY ROAD AND SADLER ROAD AREA, NORTH HYKEHAM AND LINCOLN

The Committee received a report in connection with objections and comments received in connection with the proposed parking restrictions in the Kingsley Road and Sadler Road area of North Hykeham, Lincoln.

The report gave details of the background, the consultations and the comments of officers on the comments received.

Comments made by the Committee included the substantial problem of on-street parking in the area, the fact that off-street parking on employers' existed premises and that good public transport provision existed in the area.

On a motion moved by Councillor M S Jones, seconded by Councillor W S Webb, it was –

RESOLVED (unanimous)

That the objections be overruled and the proposals be implemented as advertised and consulted on.

112 COUNTY MATTER PLANNING APPLICATIONS

113 SUPPLEMENTARY REPORT - TEMPORARY PLANNING PERMISSION IS SOUGHT FOR A PERIOD OF THREE YEARS FOR THE CONSTRUCTION OF A NEW ACCESS TRACK, TEMPORARY WELL SITE, WITH ASSOCIATED PORTABLE CABINS FOR THE STORAGE OF EQUIPMENT AND FOR STAFF OFFICE ACCOMMODATION, THE DRILLING OF AN EXPLORATORY BORE HOLE, UNDERTAKING OF PRODUCTION TESTS FOR CONVENTIONAL HYDROCARBONS AND RETAINING THE SITE AND WELL HEAD VALVE ASSEMBLY GEAR FOR EVALUATION AT LAND OFF HIGH STREET, BISCATHORPE BY EGDON RESOURCES UK LTD (AGENT: BARTON WILLMORE)

(NOTE: Only those members of the Committee who had attended the site visit on 12 March 2015 were allowed to speak and vote on this item, namely:- Councillors G J

**PLANNING AND REGULATION COMMITTEE
16 MARCH 2015**

Ellis, I G Fleetwood, D M Hunter-Clarke, D C Hoyes MBE, D McNally, N H Pepper, Mrs H N J Powell, Mrs J Renshaw and C L Strange (minute 107).

Councillor C L Lewis requested that a note should be made in the minutes that he was the Vice-Chairman of the Wolds' Area of Outstanding Natural Beauty).

Nicola Traverse-Healy, representing the applicant, commented as follows:-

1. A soil survey had been undertaken on the application site and the land comprised Sub Grade 3a and Grade 4 soils. Therefore, there was no conflict with planning policies.
2. Extracted soil from the preparation of the temporary site would be stored in bunds surrounding the site.
3. The geography of the area was undulating and drilling would take place in a shallow dike. Therefore, only the drilling rig could be viewed.
4. There had been little opposition from neighbours and none of the statutory consultees had objected.

In response to a question from the Committee, Nicola Traverse-Healy stated that she was unable to provide an answer to how deep in the ground the soil samples had been taken but it was noted that soil experts had carried out the survey.

Comments made by the Committee included the temporary nature of the application and that if the applicant went to appeal it was very likely be upheld, that the site was suitable as it could only be viewed from High Street, Biscathorpe and that the majority of the site would be hidden by a bund.

On a motion by Councillor Mrs H N J Powell, seconded by Councillor I G Fleetwood, it was –

RESOLVED (unanimous. 9 being the members of the Committee who attended the site visit on 12 March 2015)

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

- 114 TO EXTRACT LIMESTONE FROM LAND TO THE NORTH OF MILL LANE; TO CONTINUE TO EXTRACT LIMESTONE FROM THE EXISTING QUARRY TO THE SOUTH OF MILL LANE AND TO USE THIS AREA FOR THE PRODUCTION OF RECYCLED AGGREGATES; AND TO RESTORE BOTH AREAS UTILISING IMPORTED INERT MATERIAL PRIMARILY TO A MIX OF AGRICULTURE AND CALCAREOUS GRASSLAND AT SOUTH WITHAM QUARRY (WEST), MILL LANE, SOUTH WITHAM BY MICK GEORGE LTD

Officers reported that the applicant had withdrawn his application. NOTED.

The meeting closed at 11.30 am