



**PLANNING AND REGULATION
COMMITTEE
13 APRIL 2015**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors D McNally (Vice-Chairman), J W Beaver, D Brailsford, G J Ellis, D C Hoyes MBE, D M Hunter-Clarke, Ms T Keywood-Wainwright, N H Pepper, Mrs H N J Powell, Mrs J M Renshaw, 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), Dave Clark (Traffic Orders Manager), Andy Gutherson (County Commissioner for Economy and Place), Nurainatta Katevu (Solicitor, Legal Services), Neil McBride (Development Manager), Satish Shah (Network Manager South) and Rowan Smith (Area Highways Manager (South))

115 APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors M S Jones and C L Strange.

116 DECLARATIONS OF MEMBERS' INTERESTS

Councillor T M Trollope-Bellew requested that a note should be made in the minutes that he was present at the meeting of Baston Parish Council when the planning application was discussed and was copied in on an e-mail to the Parish Clerk by the applicant's Agent (minute 125).

117 MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND
REGULATION COMMITTEE HELD ON 16 MARCH 2015

RESOLVED

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

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118 TRAFFIC MATTERS

119 WESTGATE/PLAYHOUSE YARD, SLEAFORD - PROPOSED INTRODUCTION OF NO WAITING AT ANY TIME (NWAAT) AND NO WAITING 9AM - 5PM MON-FRI PARKING RESTRICTIONS

The Committee received a report in connection with an objection received as part of the formal advertisement to the proposed restrictions on Westgate/Playhouse Yard, Sleaford.

The report gave details of the background, current proposals, consultations, objection and the comments of officers to the objection and comments received.

In response to a comment made by the Committee officers stated that the proposals would only have a minimal impact on parking in Sleaford.

On a motion by Councillor W S Webb, seconded by Councillor T M Trollope-Bellew, it was –

RESOLVED (unanimous)

That the objection be overruled and that the Order be implemented as advertised and consulted on.

120 CASTLE CAUSEWAY, SLEAFORD - PROPOSED INTRODUCTION OF NO WAITING AT ANY TIME (NWAAT) AND NO WAITING 9AM-5PM MON-FRI PARKING RESTRICTIONS

The Committee received a report on objections received to the proposed introduction of No Waiting at Any Time and No Waiting 9am-5pm Monday-Friday parking restrictions on Castle Causeway, Sleaford.

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

Officers in response to comments made by the Committee stated that "H" bars were advisory only and that the No Waiting at Any Time parking restrictions were applicable on a Sunday.

On a motion by Councillor I G Fleetwood, seconded by Councillor T M Trollope-Bellew, it was –

RESOLVED (unanimous)

That the objections be overruled and the proposals be implemented as advertised and consulted on subject to:-

(a) The advertised No Waiting at Any Time outside No.9 Castle Causeway be extended by approximately 4m in a northerly direction to end at the boundary

between No's 9 and 7 and remove the advertised limited hours waiting between No's 7 and 3 to make this section unrestricted as detailed in Appendix E of the report.

(b) That the advertised limited hours waiting restriction outside No. 1 be extended in a northerly direction for approximately 15m to the start of the No Waiting at Any Time at the Electric Station Road junction as detailed in Appendix F of the report.

121 KING EDWARD STREET, SLEAFORD - PROPOSED INTRODUCTION OF NO WAITING AT ANY TIME (NWAAT) PARKING RESTRICTIONS

The Committee received a report in connection with objections received to the proposed introduction of No Waiting at Any Time parking restrictions on King Street, Sleaford.

Officers in response to comments made by the Committee stated that highways was a statutory consultee on planning applications and that the developer of a proposed housing estate to be developed nearby would meet the cost of the Traffic Regulation Order.

On a motion by Councillor I G Fleetwood, seconded by Councillor D McNally, it was –
RESOLVED (unanimous)

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

122 COMMONS ACT 2006 - APPLICATION TO REGISTER LAND AS A TOWN OR VILLAGE GREEN

The Committee received a report in connection with an application to register land known as the Kime Memorial Lawn in Mareham le Fen, as a Town or Village Green. Following advertisement of the application representations against its registration as Town or Village Green were received from a number of individuals. An Inspector was appointed and an inquiry was held with the Inspector recommending that the Council should reject the application for the reasons detailed in his report to the Committee.

On a motion by Councillor D C Hoyes, seconded by Councillor T M Trollope-Bellew, it was -

RESOLVED (12 votes for and 1 abstention)

That the application to register land known as the Kime Memorial Lawn in Mareham le Fen, as a Town or Village Green, be rejected.

123 TRAFFIC REGULATION ORDERS - PROGRESS REVIEW

The Committee received a report in connection with the latest position on all current Traffic Regulation Orders and petitions received since the last meeting of the Committee.

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RESOLVED

That the report be noted and the petitions be received.

124 COUNTY MATTER PLANNING APPLICATIONS

125 PERMANENT RETENTION OF THE EXISTING CONCRETE BATCHING PLANT SITE COMPRISING HORIZONTAL CONCRETE BATCHING PLANT, AGGREGATE STORAGE BINS HOUSED WITHIN CLAD STRUCTURE, TRANSFER CONVEYOR, TWO CEMENT SILOS, SEPARATE AGGREGATE STORAGE AREA, LORRY WASH OUT AREA, ADMIXTURE STORE, GREY WATER AND FRESH WATER TANK, BATCH CABIN, OFFICE AND MESSROOM AND ASSOCIATED AREAS FOR ACCESS, MANOEUVRING AND CAR PARKING AT MANOR PIT QUARRY, BASTON OUTGANG ROAD, BASTON - CEMEX UK OPERATIONS LTD - S7/2896/14

Officers stated that references in the report to the "A16" were incorrect and that it should read "A1175".

James Brown, representing the applicant, commented as follows:-

1. The applicant had discussed the application with the Council's officers for nine months.
2. The applicant had addressed the concerns of the Parish Council by having a routeing agreement, agreeing the operating hours of the plant and to making a contribution towards the maintenance of Cross Road.
3. The area would be restored following the end of operations of the plant.
4. The storage of materials at the plant would be reduced.
5. The levels of noise and dust at the plant were agreeable to all parties.

The applicant responded to questions from the Committee including that a contribution of £66,000 (represents a 75% operational capacity of the concrete batching plant), over a ten year instalment period, had been agreed by the applicant, following consultations with officers, towards the improvement of Cross Road and that a condition had been agreed to deal with material accidentally left on the local highway by vehicles leaving the plant.

Officers explained the methodology used in calculating contributions for a number of planning applications in this locality for an improvement scheme for Cross Road. The methodology was based on a twenty year design life for the road improvements. Consequently, the contribution was calculated on the basis of the number of vehicle movements for a period of twenty years.

Comments made by the Committee included that the contribution of £66,000 was not a substantial amount considering the wear and tear on the highway caused by the application.

On a motion by Councillor T M Trollope-Bellew, seconded by Councillor N H Pepper, it was –

RESOLVED (unanimous)

(a) That the applicant be invited to enter into a Section 106 Planning Obligation to:-

1. route all HGVs to approach and leave the site only from the A1175 by Cross Road;
2. to make a financial contribution of £66,000 towards the improvement works to Cross Road over a ten year instalment period.

(b) That, subject to the conclusion of the Planning Obligation in (a), above, the Executive Director for Environment and Economy be authorised to grant planning permission subject to the conditions detailed in the report.

126 TO EXTRACT SAND AND GRAVEL FROM LAND TO THE WEST OF WHISBY QUARRY (ADJACENT TO SWINDERBY ROAD AND BEEHIVE LANE); TO UTILISE THE EXISTING QUARRY INFRASTRUCTURE, PLANT SITE AND ACCESS ONTO EAGLE ROAD TO FACILITATE THE DEVELOPMENT; AND TO RESTORE THE SITE TO A MIXTURE OF WATER BODIES, GRASSLAND, WOODLAND AND AGRICULTURE AT LAND WITHIN AND ADJACENT TO WHISBY QUARRY IN THE PARISHES OF EAGLE AND SWINETHORPE, DODDINGTON AND WHISBY AND THORPE ON THE HILL - LAFARGE TARMAC - N23/27/64/0385/14

Since the publication of the report a consultation response had been received as follows:-

English Heritage (now Historic England) – recommend that the application should be determined in accordance with national and local policy guidance and on the basis of specialist conservation advice.

Kate Todd, representing the applicant, commented as follows:-

1. It was proposed to extract 2.22m of sand and gravel and this would provide a supply of this material for the next seven years.
2. The restoration of the site including support for biodiversity, village monuments and car parking, etc, was explained.
3. Discussions had been held with statutory consultees including the Environment Agency and the Internal Drainage Board and they were satisfied with what the proposal.
4. A Public Right of Way would be closed due to the development but numerous alternative Public Rights of Way would be provided.
5. HGVs would be asked to avoid the village of Doddington by a routeing agreement.
6. The applicant had good communications with local villages.

Comments made by the Committee included the need for local members to respond to consultation on matters affecting their area and the effect of the proposals on the Listed Buildings of Eagle Hall and Tunman Farmhouse.

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Officers stated that the Listed Building of Eagle Hall was some distance from the application site and therefore would have little impact. The Listed Building of Tunman Farmhouse was well screened by trees from the application site by trees and the railway line.

On a motion by Councillor T M Trollope-Bellew, seconded by Councillor D McNally, it was -

RESOLVED (unanimous)

(a) That the applicant be invited to enter into a Section 106 Planning Obligation to:-

- to route all HGVs to approach and leave the site only over the length of Eagle Road and Whisby Road between the quarry access on Eagle Road and the A46 (except for local deliveries) and that no "shortcuts" through the village of Doddington will be permitted;
- secure an appropriate package of footpaths, bridleways and permissive rights of way as part of the restoration scheme to compensate for the loss of Eagle Footpath 7/1;
- to submit a 10 year management plan for the restoration of the quarry extension and implement the approved plan in full; and
- to submit a bird management plan in accordance with the requirements of the Ministry of Defence to discourage the congregation on the quarry extension of birds that present a risk to aircraft and thereafter implement the approved plan.

(b) That, subject to the conclusion of the Planning Obligation in (a) above, the Executive Director for Communities be authorised to grant planning permission subject to the conditions detailed in the report; and

(c) That the report forms part of the Council's Statement pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 which required the Council to make available for public inspection at the District Council's Offices specified information regarding the decision. Pursuant to Regulation 24(1)(c) the Council must make available for public inspection a statement which contains:-

- content of decision and any conditions attached to it;
- main reasons and considerations on which decision is based;
- including if relevant, information about the participation of the public;
- a description, when necessary, of the main measures to avoid, reduce and if possible offset the major adverse effects of the development;
- information recording the right to challenge the validity of the decision and procedure for doing so.

The meeting closed at 11.45 am