

**PLANNING AND REGULATION COMMITTEE
13 FEBRUARY 2023**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors Mrs C L E Vernon (Vice-Chairman), P Ashleigh-Morris, T R Ashton, S A J Blackburn, I D Carrington, A M Hall, Mrs M J Overton MBE, N Sear and P A Skinner

Councillors: attended the meeting as observers

Officers in attendance:-

Jeanne Gibson (Programme Leader: Minor Works and Traffic), Neil McBride (Head of Planning), Martha Rees (Solicitor), Marc Willis (Applications Manager) and Rachel Wilson (Democratic Services Officer)

60 APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors A M Austin, N H Pepper, R P H Reid and T J N Smith.

61 DECLARATIONS OF MEMBERS' INTERESTS

There were no declarations of interest at this point in the meeting.

62 MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD ON 16 JANUARY 2023

RESOLVED

That the minutes of the meeting of the Planning and Regulation Committee held on 16 January 2023 be signed by the Chairman as a correct record.

63 TRAFFIC ITEMS

64 THURLBY, A15 - PROPOSED PUFFIN CROSSING FACILITY

Consideration was given to a report which detailed the outcome of a pedestrian crossing survey carried out following a request for a crossing facility on the A15 in the vicinity of the crossroads as shown at Appendix B of the report.

The Programme Leader: Traffic introduced the report and shared a presentation which detailed the areas under consideration.

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On a motion proposed by Councillor C L E Vernon and seconded by Councillor P A Skinner, it was

RESOLVED (unanimous)

That the submission of a funding bid for a feasibility study, design and installation of a Puffin crossing at this section, be approved.

65 SUTTON ST EDMUND, BROADGATE AND CROSS ROAD - PROPOSED 30MPH SPEED LIMIT

Consideration was given to a report which detailed a reduction of the 40mph speed limit on Broadgate to 30mph. Investigations had indicated that this location may be considered a borderline case, as detailed in the Council's speed limit policy.

The Programme Leader: Traffic introduced the report and shared a presentation which detailed the area under consideration.

On a motion proposed by Councillor T R Ashton, and seconded by Councillor I G Fleetwood, it was

RESOLVED (unanimous)

That the reduction in speed limit proposed be approved so that the necessary consultation process to bring it into effect may be pursued.

66 GRANTHAM, GONERBY HILL FOOT, GONERBY ROAD AND STEPHENSON AVENUE - PROPOSED WAITING RESTRICTIONS AND BUS STOP CLEARWAYS

Consideration was given to a report which detailed objections to proposed waiting restrictions and bus stop locations at Grantham, Gonerby Hill Foot, Gonerby Road and Stephenson Avenue.

The Programme Leader: Traffic introduced the report and shared a presentation which detailed the areas under consideration.

Members acknowledged that objections had been received but it was felt that the restrictions were required.

One member highlighted that there was a need to consider whether to look after the needs of residents of an area or those people that were passing through. Officers advised that alternative areas to park were available nearby and that blue badge holders were able to park on single and double yellow lines for up to three hours where safe to do so.

On a motion proposed by Councillor I G Fleetwood and seconded by Councillor P A Skinner, it was

RESOLVED (8 For, 1 Against, 0 Abstentions)

That the objections be overrules so that the Order, as advertised, may be introduced.

67 PINCHBECK, EDISON COURT - PROPOSED NO WAITING AT ANY TIME & LIMITED WAITING BAYS

A report was received which provided an opportunity to reconsider objections to proposed waiting restrictions and limited waiting bays at Edison Court, Pinchbeck.

The Programme Leader: Traffic introduced the report and shared a report which detailed the areas under consideration.

It was noted that this matter had previously been brought to the Committee on 9 May 2022, and following discussion Members resolved that the application be deferred for six months to enable the changes the changes in business ownership in the area to be assessed. Since then, further visits to the site had taken place and the parking issues identified in the previous report were still evident.

Members thanked officers for their efforts in revisiting this.

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

RESOLVED

That the objections be overruled, so that the Order, as advertised, may be introduced.

68 COUNTY MATTER APPLICATIONS

69 SUPPLEMENTARY REPORT - FOR THE ENLARGEMENT OF AN EXISTING IRRIGATION POND AND THE REMOVAL FROM SITE OF EXTRACTED MINERALS (SAND AND GRAVEL) FOR TREATMENT AT BEDE FARM, CROSS KEYS LANE, CONINGSBY - W R HANSON AND SON - S/035/02549/21

Consideration was given to a report which sought planning permission for the enlargement of an existing irrigation pond and the removal from site of extracted minerals (sand and gravel) for treatment at Bede Farm, Cross Keys Lane, Coningsby.

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The Applications Manager introduced the report and shared a presentation which detailed the area under consideration. He highlighted that at its meeting on 7 November 2022, the Committee had agreed to defer making a decision on the application and to give a three-month extension of time for the applicant to secure an abstraction licence from the Environment Agency. However, the report set out the reasons why the applicant had been unable to secure the revised abstraction licence within the three-month extension of time previously given. The Committee was advised that officers understood the reasons for this were outside the control of the applicant and it was highly likely that a licence would be awarded in due course. A further extension of time was therefore sought by the applicant.

Members noted that as the reasons for the applicant being unable to secure the licence were outside of their control it was unreasonable to refuse the application on that basis, and assuming that the issues were likely to be resolved within the new timeframe and the applicant would successfully secure a licence, members were happy to support the recommendations.

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

RESOLVED (unanimous)

- a) That a decision on this application be deferred and a further extended period of time for the applicant to secure the amended abstraction licence (with an end date of 31 October 2023) be agreed.
- b) That officers be given the authority to issue the decision under delegated powers, should the licence be received before the extended deadline of 31 October 2023.

70 FOR CHANGE OF USE OF REDUNDANT COURIER/TRANSPORTATION BUSINESS TO CAR DISMANTLING BUSINESS AT THE OLD SHIP INN, BECK BANK, GOSBERTON CLOUGH, SPALDING - MR E ELFEKY (AGENT: JB ARCHITECTURAL DESIGN SERVICES) - H08-1150-22

Consideration was given to a report which sought planning permission for a change of use of redundant courier/transportation business to car dismantling business at The Old Ship Inn, Beck Bank, Gosberton Clough, Spalding.

The Applications Manager introduced the report and shared a presentation which detailed the area under consideration. Members were advised that the main issues to consider were whether the proposed operations were acceptable within this location and whether they could be carried out without having any significant adverse environmental or amenity impacts. It was noted that 11 representations from the locality had been received, raising objections to the application, which were summarised in the report.

(NOTE: Councillor I D Carrington joined the meeting at 10.54am)

Members commented that this proposal appeared to be a good opportunity for the land to be brought back into use, and were pleased to see condition 5 – the requirement for a detailed landscaping plan - included. It was also noted that similar activity had previously taken place at this site, and this was an opportunity to have the site operating to the highest standard with environmental controls in place.

It was queried, whether there was a limit on how high the operator would be allowed to stack vehicles before they were removed. Officers advised that condition 11 of the planning permission required that vehicles should not be stacked higher than 2 meters, the same height as the fencing.

A question was raised regarding whether the applicant had considered any alternative sites, and whether there were any industrial areas which would be more suitable for this operation to be located. Officers confirmed that the applicant had considered sites in more urban areas, however it had been difficult to find locations which were the appropriate size, and these sites would also normally have higher rents which would affect the viability of the business. It was highlighted that the Local Plan accepted that there would be various types of industry which were required to be located within areas such as this.

In terms of noise impacts, members were advised that officers had recommended the inclusion within the planning permission of a condition relating to noise levels, which stated that it should not be any higher than 5 decibels above usual background noise.

Members were advised that the dismantling and depollution of vehicles would take place within the building, which would ensure that the operation was low impact.

On a motion by Councillor T R Ashton and seconded by Councillor I G Fleetwood, it was

RESOLVED (8 in favour, 0 against, 2 abstentions)

That following consideration of the relevant development plan policies and the comments received through consultation and publicity, conditional planning permission be granted.

The meeting closed at 11.04 am