



**PLANNING AND REGULATION
COMMITTEE
10 JUNE 2013**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

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

Councillors: Mrs C A Talbot, C J Davie and M S Jones attended the meeting as observers

Officers in attendance:-

Neil McBride (Development Manager), Stuart Tym (Solicitor), Steve Blagg (Democratic Services Officer), Paul Coathup (Assistant Director Highways and Transportation) and Marc Willis (Principal Planning Officer (Development Management))

1 APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors Mrs V C Ayling and C J Underwood-Frost.

2 DECLARATIONS OF COUNCILLORS' INTERESTS

Councillor D Brailsford requested that a note should be made in the minutes that he was the Executive Support Councillor for Children Services.

Councillor D C Hoyes MBE requested that a note should be made in the minutes that he was a member of the Witham Drainage Board and the Northern Area Flood and Coastal Committee.

Councillor I G Fleetwood requested that a note should be made in the minutes that he was a member of the Witham Drainage Board, the Northern Area Flood and Coastal Committee and that he was a member of West Lindsey District Council.

Councillor J M Renshaw requested that a note should be made in the minutes that her daughter in law was employed by the Environment Agency (Waste Team) (minutes 5 and 21).

Councillor C D Morgan requested that a note should be made in the minutes that she was a member of the Environment Agency and a member of South Kesteven District Council.

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Councillor W S Webb requested that a note should be made in the minutes that he was the former Executive Councillor for Highways and Transport and that his views on minute 21 were predetermined and therefore he would neither participate in the discussion nor voting thereon. Given that this was not a Disclosure of Pecuniary Interest, Councillor W S Webb stayed on the room as an observer only.

Councillor C L Strange requested that a note should be made in the minutes that a relative worked in the Communities Directorate and stated that he would neither speak nor vote thereon (minute 6).

Councillor Mrs H N J Powell requested that a note should be made in the minutes that she was a member of the Council's Adult Scrutiny Committee, South Kesteven's Development Control Committee and Bourne Town Council.

3 MINUTES OF THE PLANNING AND REGULATION COMMITTEE HELD
ON 8 APRIL 2013

RESOLVED (Note: Only Councillors I G Fleetwood, D C Hoyes MBE and T M Trollope-Bellew voted as they had been in attendance at the meeting)

That the minutes of the previous meeting of the Committee held on 8 April 2013, be agreed as a correct record and signed by the Chairman.

4 TRAFFIC MATTERS

5 MONKS ROAD, LINCOLN, PROPOSED TOUCAN CROSSING AND
CONVERSION OF FOOTWAY TO SHARED USE CYCLE/FOOTWAY
FACILITY

Paul Coathup presented a report on objections received to the proposed siting of a Toucan crossing facility and shared use cycleway/footways at the eastern end of Monks Road, Lincoln.

The report detailed the proposals, objections received and the comments of the Executive Director for Communities on the objections received.

Paul Coathup responded to comments made by the Committee including details about the type of crossing being provided, access provision for vehicles owned by local residents and the dimensions of the shared use footway/cycleway.

On a motion by Councillor D Brailsford, seconded by Councillor I G Fleetwood, it was
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RESOLVED (12 votes for and 0 votes against)

That the objections be overruled and the order and crossing as advertised be implemented.

6 NEWARK ROAD/HYKEHAM ROAD/ROOKERY LANE/BRANT ROAD,
LINCOLN - PROPOSED WAITING RESTRICTIONS, CONVERSION OF
FOOTWAYS TO SHARED USE CYCLE/FOOTWAY FACILITIES AND
REVOCAION OF PROHIBITION OF CYCLING ORDERS

Paul Coathup presented a report on objections received to traffic regulation orders proposed to support junction improvement works designed to ease congestion on Newark Road and the surrounding highway network.

The report detailed the consultations, the objections received and the comments of the Executive Director for Communities on the objections received.

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

RESOLVED (12 votes for, 0 votes against and 1 abstention)

That the objections be overruled and the orders as advertised be implemented.

7 CHANGE IN THE ORDER OF THE AGENDA

The Chairman, with the agreement of the Committee, agreed to consider agenda items No's 6.1, 5.7 and 6.3, in this order, to release the public speakers.

8 TO CONSTRUCT A SINGLE CARRIAGEWAY BYPASS TO THE EASTERN
SIDE OF LINCOLN KNOWN AS THE LINCOLN EASTERN BYPASS. THE
BYPASS WOULD LINK THE EXISTING NORTHERN RELIEF ROAD AT
THE JUNCTION OF THE A15/A158 (WRAGBY ROAD) TO THE A15
(SLEAFORD ROAD) WITH NEW JUNCTIONS/BRIDGE CROSSINGS AT
HAWTHORN ROAD, GREETWELL ROAD, LINCOLN-MARKET RASEN
RAILWAY LINE, RIVER WITHAM, WASHINGTON ROAD (B1190),
HEIGHTON ROAD AND LINCOLN ROAD (B1188) - L/0110/13

Since the publication of the report responses to consultation had been received as follows:-

Applicant - the applicant has now submitted copies of the Great Crested Newt survey (conducted in May 2013) which confirms no such species were identified within the development footprint. Natural England and Lincolnshire Wildlife Trust have both confirmed that the survey and findings are acceptable.

Lincolnshire Wildlife Trust – has now responded and welcomes the additional information submitted by the applicant in particular the Habitat Balance Sheet which shows the habitats that would be lost and created as a result of the scheme. The Trust note that this sheet shows potential for a gain in species-rich habitat area following completion of the proposals but that the detailed design of the planting measures has not yet been fully specified. The Trust agrees that details should be submitted to discharge a pre-commencement

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condition and would welcome the opportunity to comment on the landscaping/ecological enhancement scheme for the road to ensure that biodiversity benefits are maximised and that they incorporate significant areas of calcareous grassland habitat. The Trust also agrees that appropriate management for the created habitats should be set out as part of the enhancement scheme proposals. The Trust is also satisfied with the mitigation proposed for giant bellflower and welcome the intention to include an ecological clerk of works within the construction team.

Head of Planning – conditions already proposed to secure details of landscaping and method statements and timetable of works associated with SSSI. As the Lincolnshire Wildlife Trust has now withdrawn their objection the Officers recommendation as set out in the report can be revised so that the Planning & Regulation Committee can now grant planning permission without the need to grant delegated powers to the Executive Director.

Mrs H Seelig, an objector, commented as follows:-

1. Had a small holding on Washingborough Road.
2. Had a run off pond and the opening proposed for the run off of water proved hazardous.
3. Once the road was built the ability of the water to run off would be curtailed. Therefore, how would the run off water escape? On present proposals it would run through the rail track and cause flooding. The water would also run through a site comprising ancient monuments.
4. Suggested an alternative route to overcome this problem.

Paul Coathup, representing the applicant, commented:-

1. Was unable to respond immediately to the objector's concerns about drainage and archaeology but the Highways Authority consulted all affected landowners. He would speak to the objector about her concerns to try and find a solution.
2. Explained that the Lincoln Eastern Bypass had a long history, adding that the original planning permission for a dual carriageway was now not affordable because of reductions in public expenditure by central government.
3. A single carriageway was now proposed and this would be built to account for any future increase in traffic demand.
4. The scheme would support economic development on the eastern part of Lincoln.

Questions asked by the Committee included:-

1. Had any survey had been undertaken in connection with the benefits for traffic movement if the scheme proceeded?
2. The ability of the Council to accommodate any change if it was decided to proceed with a dual carriageway.

Marc Willis answered as follows:-

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1. The conditions in the report addressed Mrs Seelig's comments regarding drainage and archaeology.
2. With regard to the comments made by the Committee the benefits of the scheme for traffic movement had been addressed in the Lincoln Transport Strategy and gave statistics of the benefits of the scheme.
3. The Council had the ability to react quickly should there be any change in the proposals to go for a dual carriageway but it was important to receive this advice before any start was made on the single dual scheme.

Councillor Mrs C A Talbot, the local Member for Bracebridge Heath and Waddington, commented as follows:-

1. Stated that she was the Chairman of the Lincoln Area Committee of the Cathedral Fabric Fund Council and was a family friend of one of the Directors of Eastfield Investments Limited who owned Canwick Hall Wood.
2. Explained that Bracebridge was built on soakaways.
3. Residents were concerned about "rat running" in the Waddington area.
4. Welcomed the proposals for a bridge/roundabout and if the money could be found, a dual carriageway.
5. The current single dual carriageway to the west of Lincoln was inadequate.
6. The presence of wildlife in Canwick Hall Wood.
7. The need for suitable signage especially at the junction with the A15.
8. The presence of aircraft going to and from RAF Waddington.
9. Flood risks needed to be addressed.
10. Supported the application.

Marc Willis responded to the comments made by Councillor Mrs C A Talbot. He stated that drainage issues had been considered, that landscaping would be examined and the RAF had not responded to consultation.

Comments made by the Committee included:-

1. Problems of HGVs turning off the bypass on to the A607.
2. The need to clear dykes on a regular basis.
3. The need to find an alternative location for the access to Mrs Seelig's property.
4. The need to ensure that flora and fauna were considered as recommended by Natural England and the Wildlife Trust.

Marc Willis stated that an additional condition could be added to consider the relocation of flora and fauna and that this would be monitored by the Clerk of Works who would be a suitably qualified ecologist.

On a motion by Councillor C D Morgan, seconded by Councillor I G Fleetwood, it was
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RESOLVED (11 votes for, 0 votes against and 1 abstention)

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That planning permission be granted subject to the conditions detailed in the report and the additional condition approved at the meeting to secure the translocation of the Giant Bellflower as part of the development.

- 9 TO: EXTEND THE EXISTING QUARRY (PART-RETROSPECTIVE); TO ALLOW FOR THE IMPORTATION OF INERT RESTORATION MATERIALS TO FACILITATE THE RESTORATION OF PART OF THE QUARRY IN ACCORDANCE WITH THE PROPOSALS CONTAINED WITHIN THE FIRST PERIODIC REVIEW APPLICATION (S24/1726/11) AND; APPLICATION FOR THE DETERMINATION OF NEW (UPDATED) CONDITIONS TO WHICH CREETON QUARRY IS TO BE SUBJECT (ENVIRONMENT ACT 1995: FIRST PERIODIC REVIEW) AT CREETON QUARRY - CREETON QUARRY LTD - S24/1741/11, S24/1752/11, S24/1726/11

(Note: Councillor W S Webb stated that he would abstain from voting as he knew the Director of Creeton Quarry. Councillor C L Strange left the meeting)

Since the publication of the report Marc Willis stated that a letter had been received from the applicant, dated 7 June 2013, challenging the views stated in the report. Details of the letter were read out to the Committee by Marc Willis. Issues highlighted in the letter included:-

1. Concern about the delay in considering the applications.
2. Reasons for the proposed amendments to the hours of operation.
3. Reasons for the importation of inert restoration materials.
4. Proposed changes to the ROMP application.

Comments made by the Committee included:-

1. Metalled passing places needed to be installed particularly between the site and the villages of Little Bytham and Swinstead.
2. The applicant should be asked to clean the road.
3. The issues raised were complex and a site visit would be advantageous.

Marc Willis stated that the applicant had stated that he was content for the Committee to agree to the recommendation to extend the existing quarry and determine the new (updated) conditions if the Committee resolved to defer a decision on the application for landfill so as to allow further discussions to take place between the applicant and officers. If the Committee was not prepared to accept the applicant's request then the applicant would ask for consideration of all three applications to be deferred.

Councillor T M Trollope-Bellew moved the recommendations in the report and the need for passing places to be deferred for consideration by the Divisional Highways Officer.

Marc Willis stated that the installation of new passing places did not form part of this application and would require a Section 278 Agreement.

Should the Committee approve Councillor M T Trollope-Bellew's motion then it would be necessary to defer consideration of the extension of the quarry and the determination of new conditions. The landfill application could be determined separately.

(Councillor C L Strange returned to the meeting)

On a motion moved by Councillor Mrs H N J Powell, seconded by Councillor J M Renshaw, it was –

RESOLVED (10 votes for, 0 votes against and 2 abstentions)

That consideration of all three planning application be deferred pending a site visit. (Post meeting Note: The Committee agreed the opportunity should be taken to visit a restored quarry site when the site visit was arranged to Creeton Quarry. This would help the new Members and was a training point for Members not specific to this application. Care would be taken to ensure that this was not a quarry with an application pending to be determined by the Committee in the next few months).

10 TO CONSTRUCT A SINGLE STOREY ONE FORM ENTRY PRIMARY SCHOOL AT LAND AT WYGATE PARK, SPALDING - H16/0321/13

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

Highways - The Highway Authority does not wish to restrict the grant of consent for the development proposed in this Application. The site of the proposed school is a highly sustainable location, at the very heart of the residential area it is intended to serve. As such, it is not un-reasonable to expect that a significant proportion of pupils would travel to and from school by means other than motorised transport and accordingly, it is considered that there is no case here for justifying that the car parking space provision within the site should be any greater than prescribed standard. Furthermore, car parking provided specifically for pupil drop-off and pick-up, could actually serve to encourage car journeys un-necessarily and would also take up valuable space within the site that would be un-used for the vast majority of the school day. The site is adjacent to a large area designated as Public Open Space (POS) which also has a frontage to the highway. In the event that vehicle parking at the beginning and end of the school day did become an issue, then the 'undeveloped' frontage of the POS could provide a degree of on-street space where parked vehicles would be less likely to obstruct domestic driveways.

Michelle Andrews, representing the applicant, commented as follows:-

1. Project developed as local school and part funded by the developers.
2. School ideally located to support community.
3. The design of the school allowed local input.
4. School had provision for parking and encouraged cycling which would reduce the impact on local residents.

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5. A School Travel Plan would be produced.
6. There would be a phased implementation which would allow a gradual pupil intake from the local area.

The applicant in response to questions from the Committee commented as follows:-

1. Detailed plans were available for inspection by the Committee.
2. The playground was not capable of taking cars as it did not have the same specification as a car park and would mean an increase in costs if it was upgraded.
3. Explained the proposals for the intake of pupils which when finally completed could take two years and which would allow an examination of the issues raised by the Committee.
4. Any delay in the scheme would cause problems.
5. Relocation of the site would impact on the dedicated outdoor children's area.

Comments made by the Committee included:-

1. The school's location was welcomed. However, concern expressed about parking places for parents particularly when collecting children at the end of the school day. To allow for this parking an extra condition was required for additional parking to be provided on the school site.
2. Seventeen parking spaces was totally inadequate and it was quite common nowadays for children to be dropped off and picked up by parents using cars.
3. The access to the school were inadequate.
4. "Walking Bus" was impractical as most pupils did not walk to school.
5. Details of the road layout were required.
6. The school did not have a provider and therefore there was no traffic plan in place. But one would be provided in the future and the successful bidder for the school would need to address.

Neil McBride responded to comments made by the Committee as follows:-

1. Parking provision was limited as the number of cars was not significant at this stage but this could be examined in the future.
2. The Master Plan which had been approved by South Holland District Council made provision for access roads, car parking provision for school staff exceeded provision and future parking would be addressed in the School Travel Plan. Also, the justification for the parking provision was detailed in the report.

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

RESOLVED (10 votes for, 0 votes against and 1 abstention)

That consideration of the application be deferred pending the submission of more information including the School Travel Plan, detailed plans showing the location and allocated site of the school.

The Committee at this stage of the meeting reverted to the order as detailed on the agenda.

11 PLANNING MATTERS RELATING TO COUNTY MATTER DEVELOPMENTS

The Executive Director for Communities submitted reports in connection with County Matter applications. The responses to consultations were detailed in the reports.

12 TO DEPOSIT CONCRETE AND MORTAR WASTE CURRENTLY STORED AT THE QUARRY WITHIN PART OF THE BORROW PIT AND SECTION 73 APPLICATION TO VARY CONDITION 16 OF PLANNING PERMISSION REF. N47/0959/01 TO ALLOW AN EXTENDED PERIOD FOR THE PROGRESSIVE RESTORATION OF THE SITE TO AGRICULTURE AT NORTON BOTTOMS QUARRY, NORTON DISNEY - BREEDON AGGREGATES LTD - N47/0114/13 AND N47/0127/13

(Note:- Councillors T M Trollope-Bellew and D Brailsford left the meeting)

On a motion by Councillor D C Hoyes MBE, seconded by Councillor W S Webb, it was –

RESOLVED (11 votes for and 0 against)

(a) That application N47/0127/13 be granted to carry out development without complying with condition 16 of planning permission N47/0959 subject to the conditions detailed in the report (that replace all previous conditions).

(b) That application N47/0114/13 be granted subject to the conditions detailed in the report.

13 TO DEVELOP AN EXISTING SITE USED FOR WASTE MANAGEMENT ACTIVITIES/DEMOLITION BUSINESS TO A MATERIALS RECOVERY FACILITY (COMPRISING THE RECYCLING, PROCESSING AND STORAGE OF METAL AND DISMANTLING AND DE-POLLUTION OF END OF LIFE VEHICLES) INCLUDING A NEW SITE ACCESS POINT, NEW BOUNDARY TREATMENTS, EXTENSIONS TO THE EXISTING WORKSHOP BUILDING, NEW PRE-FABRICATED WEIGHBRIDGE KIOSK AND PROPOSED PRE-FABRICATED WELFARE BUILDING AT BOLINGBROKE ROAD, FAIRFIELD INDUSTRIAL ESTATE, LOUTH - GBM WASTE MANAGEMENT LTD - (E)N105/0363/13

(Note:- Councillor T M Trollope-Bellew returned to the meeting).

Comments made by the Committee included the following:-

1. Was the figure of 50k tonnes for waste for this application only for this application or all of the site?

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2. There were technology industries on the industrial estate which could be disrupted by this application.
3. What height was it proposed to stack the vehicles?
4. There was an adjacent Holiday Homes site to the application site but no comments had been received from the adjoining landowner.
5. It was noted that East Lindsey District Council had requested landscaping.
6. HGVs visiting the site should be requested to switch off their reverse warning to silence to mitigate noise.
7. It was noted that this site had been the subject of a number of applications in the past and that the Committee had visited the site.
8. Use of water from the roof.

Marc Willis responded to the comments made by the Committee:-

1. The 50k tonnes covered waste associated with this application and excluded that already permitted in association with the existing and adjoining waste management facility.
2. The height for the storage of stacked vehicles was 4m.
3. The application would help to meet demand from the commercial/industrial market.
4. All adjoining landowners, including the adjacent Holiday Homes, had been consulted.
5. A noise assessment had been done and additional acoustic fencing was proposed.
6. Applications for the site had been submitted to the Committee on numerous occasions. The applicant was required to submit a noise assessment every year and had conformed with this request. The noise assessment could be extended to cover this application.
7. The landscape footprint for the site was explained.
8. The beepers on reversing HGVs was explained and that conditions have been recommended to ensure that all equipment is fitted with effective silencers.
9. The harvesting of water from the roof could potentially be adopted, if required.
10. This site was in a designated industrial location and was considered suitable distance from its neighbours.
11. Landscaping around the site or adjacent to the Holiday Homes had not been deemed necessary as it already existed.

The Committee agreed that the noise assessment should be extended to this application site, that the applicant should be encouraged to harvest rain water from the building and that the Committee could take the opportunity to visit the site in the future if it was in the area.

RESOLVED (9 votes for and 2 against. Councillor T M Trollope-Bellew did not vote as he had been out of the room)

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

14 ADJOURNMENT OF MEETING

The Committee adjourned from 1.15pm to 1.45pm having considered agenda items 1, 2, 4, 5.1, 5.2, 5.7, 6.1 and 6.3 with the following Councillors in attendance on its

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return – Councillors B Adams, D Brailsford, I G Fleetwood D C Hoyes MBE, D M Hunter-Clarke, Ms T Keywood-Wainwright, D McNally, Mrs D C Morgan, Mrs H N J Powell Mrs J M Renshaw, C L Strange, T M Trollope-Bellew and W S Webb.

- 15 TO VARY CONDITIONS 8 AND 11 OF PLANNING PERMISSION (E)N171/1803/07 SO AS TO ALLOW THE DELIVERY OF WASTES ON BANK AND PUBLIC HOLIDAYS AND TO INCREASE THE SITE'S ANNUAL THROUGHPUT FROM 3,000 TO 7,000 TONNES PER ANNUM AND THE LAYING OF A NEW IMPERMEABLE SURFACE WITHIN THE SITE AT GREENAWAY, LONG ACRES, THE GREEN, STRUBBY - GREENAWAY GREEN WASTE SERVICES - (E)N171/0768/13

(Note:- At this stage of the meeting there were six Members present. Councillors C D Morgan, J M Renshaw, D Hunter Clarke and D McNally arrived during the discussion of this application)

RESOLVED (5 votes for, 0 against and 1 abstention)

That planning permission be granted for the variation of conditions 8 and 11 as set out in the Council's Decision Notice reference E(N)171/180307 dated 18 January 2008 and subject to all other conditions so far as the same are still subsisting and capable of taking effect, and subject to the following new conditions to replace conditions 8 and 11 and a new condition relating to the need to submit a revised Odour Management Plan as detailed in the report.

- 16 RETROSPECTIVE PLANNING PERMISSION SOUGHT TO RETAIN AN OPEN FRONTED STEEL PORTAL FRAMED BUILDING USED FOR THE BAGGING AND STORAGE OF COMPOST PRODUCT AND OTHER ASSOCIATED PRODUCTS AND EQUIPMENT AT THE EXISTING COMPOSTING FACILITY AT GREENAWAY, LONG ACRES, THE GREEN, STRUBBY - GREENAWAY GREEN WASTE SERVICES - (E)N171/ /13

(Note:- Councillor C L Strange arrived in the meeting during discussion of this application).

Since the publication of the report Neil McBride reported that the statutory planning application number received was E(N)171/0990/13.

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

RESOLVED (10 votes for, 0 votes against and 1 abstention)

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

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- 17 TO CREATE A NEW SEWAGE PUMPING STATION INCLUDING NEW ACCESS, FENCED COMPOUND, UNDERGROUND PLANT AND MACHINERY AND TWO ABOVE GROUND CONTROL KIOSKS AT LAND OPPOSITE PARK FARM COTTAGE, KETTLETHORPE - SEVERN TRENT WATER LTD - W52/129958/13

(Note:- Councillor T Keywood-Wainwright arrived in the meeting and Councillor D C Hoyes MBE left the meeting).

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

Built Environment Officer – no archaeological input required for this application.

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

RESOLVED (9 votes for, 0 against and 1 abstention)

That provided that upon receipt of a flood risk assessment and following consultation with the Environment Agency any comments received which in the view of the Executive Director in consultation with the Chairman do not warrant further consideration of the application then the Executive Director be authorised to grant planning permission with any further conditions arising from the assessment of the flood risk assessment and subject to the conditions detailed in the report.

- 18 TO VARY CONDITIONS 2 AND 6 OF PLANNING PERMISSION W33/771/96 TO REVISE THE FINAL LEVELS OF THE RESTORED SITE REFLECTING A REDUCTION IN VOID SPACE CAPACITY AND REVISIONS TO THE FINAL RESTORATION/AFTERCARE SCHEME AT GAINSBOROUGH LANDFILL SITE, LEA ROAD, GAINSBOROUGH - FCC ENVIRONMENT UK LTD - W33/129848/13

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

RESOLVED (10 votes for and 0 votes against)

That planning permission be granted for the site to continue to be used for the landfilling of controlled wastes and restoration with adjoining land to landscaped agricultural use without complying with Conditions 2 and 6 of the Council's Decision Notice reference W33/771/96 subject to all the other conditions set out in that Decision Notice, so far as the same are still conditions which replace conditions 2 and 6 as detailed in the report.

- 19 TO EXTEND THE TIME LIMIT FOR THE IMPLEMENTATION OF EXTANT PLANNING PERMISSION S43/2746/09 WHICH RELATES TO A SMALL-SCALE EXTENSION AT ANCASTER QUARRY, KING STREET, HEYDOUR - BLOCK STONE LTD - S43/0870/13

In response to an enquiry from a Member, Marc Willis stated that the application site was quite small and conditions had been proposed to prevent any work undertaken taking place during the bird nesting season.

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

RESOLVED (10 votes for and 0 votes against)

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

- 20 RETROSPECTIVE PLANNING PERMISSION IS SOUGHT TO RETAIN A LEACHATE HOLDING TANK, COMPRESSOR SHED, OIL STORE AND GENERAL STORE SHED AT MIDDLEMARSH LANDFILL SITE, BURGH LE MARSH - FCC ENVIRONMENTAL LTD - (E)S23/0505/13

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

RESOLVED (10 votes for and 0 votes against)

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

- 21 APPLICATION FOR PRIOR APPROVAL TO REPOSITION TWO STONE PROCESSING BUILDINGS TOGETHER WITH FOUR ANCILLARY STORAGE CONTAINERS AND TO ERECT THREE ADDITIONAL STONE PROCESSING SHEDS AT GREAT PONTON QUARRY, DALLYGATE LANE, GREAT PONTON - HANBECK NATURAL STONE LTD - S38/0590/13

On a motion by Councillor B Adams, seconded by Councillor Mrs H N Powell, it was –

RESOLVED (10 votes for and 0 votes against)

That prior approval and the informative as detailed in the report be approved.

- 22 TO CONSTRUCT AN EXTENSION TO AN EXISTING RETAINING WALL AND PALISADE FENCING AT THE EXISTING MATERIALS RECYCLING FACILITY AT SPRATT CLOSE, ABIGATE INDUSTRIAL ESTATE, HORNCastle - A RIDDLE AND SONS - E(S)86/0512/13

On a motion by Councillor C L Strange , seconded by Councillor T M Trollope-Bellew, it was –

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Councillor C D Morgan, supported by Councillor Mrs H N J Powell, suggested an extra condition should be imposed to preventing the removal of flora during the bird nesting season. The Committee agreed to this suggestion.

RESOLVED (10 votes for and 0 votes against)

That planning permission be granted subject to the conditions detailed in the report and an additional condition approved at the meeting as follows:-

Condition: Any physical works that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive except when approved in writing by the Waste Planning Authority.

Reason: To ensure breeding birds and their nests are not adversely affected by the development.

23 PLANNING APPLICATIONS RELATING TO COUNTY COUNCIL DEVELOPMENTS

The Executive Director for Communities submitted reports in connection with County Council planning applications. The responses to consultations were detailed in the reports.

24 RETROSPECTIVE PLANNING PERMISSION IS SOUGHT TO CHANGE THE USE OF SCHOOL KITCHEN TO B2 (GENERAL INDUSTRY - CATERING FOOD PREPARATION PLACE) TO PROVIDE MEALS FOR OTHER SCHOOLS AT SAXILBY CHURCH OF ENGLAND PRIMARY SCHOOL, HIGHFIELD ROAD, SAXILBY - W85/129659/13

Neil McBride stated that the word "not" should be added between the words "does" and "compromise" in the penultimate sentence of paragraph 26 of the report.

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

Saxilby Parish Council - in respect of further information provided by the applicant agreed with the points of concern raised by District Councillor Cotton and residents of Highfield Road which have already been submitted. No further issues outside of those already raised.

Comments made by the Committee included:-

1. Support for the comments made by the local District Councillors.
2. The effects of traffic parking in a residential area.
3. The parking of HGVs in a residential area and their early arrival time.
4. Production of meals at the school was on an industrial scale.
5. A vehicle movement plan should be put in place and then monitored for six months.

Neil McBride explained that the reason for the application coming before the Committee was that the school was now proposing to provide meals to other schools. The school had the capacity to produce 900 meals although it was only currently producing 450 meals.

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

RESOLVED (11 votes for and 0 votes against)

That planning permission be granted for a temporary period of six months only to allow the impact on the nearby residences to be assessed and reviewed thereafter subject to the conditions detailed in the report.

25 TO ERECT A PUBLIC VIEWING TOWER/PUBLIC ART INSTALLATION AND ASSOCIATED ACCESS WALKWAY AT CHAPEL SIX MARSHES CAR PARK, ANDERBY ROAD, CHAPEL ST LEONARDS - (E)S31/0361/13

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

RESOLVED (12 votes for, 0 votes against and 1 abstention)

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

26 TO CHANGE THE USE OF LAND ASSOCIATED WITH A RESIDENTIAL HOME (USE CLASS C2) FOR USE BY SCHOOL (USE CLASS D1) AT SPALDING HIGH SCHOOL, STONEGATE, SPALDING - H16/0157/13

(Note: Councillor C D Morgan left the meeting)

On a motion by Councillor B Adams, seconded by Councillor W S Webb, it was –

RESOLVED (11 votes for and 0 votes against)

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

27 TO CONSTRUCT A TWO STOREY BUILDING TO PROVIDE ON-SITE ACCOMMODATION FOR FIRE FIGHTERS AT SPALDING FIRE STATION, WEST ELLOE AVENUE, SPALDING - H16/0224/13

On a motion by Councillor W S Webb, seconded by Councillor Mrs H N J Powell, it was –

RESOLVED (11 votes for and 0 votes against)

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

**PLANNING AND REGULATION COMMITTEE
10 JUNE 2013**

The meeting closed at 3.10pm