



**PLANNING AND REGULATION COMMITTEE
6 DECEMBER 2021**

PRESENT: COUNCILLOR I G FLEETWOOD (CHAIRMAN)

Councillors T R Ashton (Vice-Chairman), P Ashleigh-Morris, Mrs A M Austin, S A J Blackburn, I D Carrington, A M Hall, Mrs A M Newton MBE, N H Pepper, N Sear and T Smith

Councillor: R D Butroid attended the meeting as an observer

Officers in attendance:-

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

44 APOLOGIES/REPLACEMENT MEMBERS

Apologies for absence were received from Councillors C S Macey, R P H Reid and P A Skinner.

45 DECLARATIONS OF MEMBERS' INTERESTS

Councillor Carrington declared that, in relation to item 5.2, he was a Member of North Kesteven District Council, however he stressed that he was not involved in the decision to object and would consider the application with an open mind.

Councillor Smith declared that, in relation to item 4.2, Sir Edward Leigh, his part time employer, was a representative, however he stressed that he had no discussions on the application and would consider it with an open mind.

46 MINUTES OF THE PREVIOUS MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD ON 1 NOVEMBER 2021

RESOLVED

That the minutes of the previous meeting held on 1 November 2021, be approved as a correct record and signed by the Chairman.

47 TRAFFIC ITEMS

48 MORTON A15, HANTHORPE ROAD & HIGH STREET - PROPOSED WAITING RESTRICTIONS

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The Committee considered a report in connection with one objection received to the proposed introduction of waiting restrictions on Morton A15, Hanthorpe Road and High Street. The objection related to the length of restriction proposed on the east side of the A15, complaining that it was insufficient to give full visibility of approaching traffic for vehicles exiting the High Street and suggesting a restriction on parking should extend beyond the fish and chip shop. However, it is officers' intention to introduce the minimum length of restriction which maintains the safety benefits of the scheme without impacting negatively on local businesses. The extent of restriction as proposed was considered by officers to be sufficient to improve visibility at both junctions, and the situation would likely be improved further by the imminent reduction of the current 40mph speed limit through the village to 30mph, thereby reducing the approach speed of vehicles on the A15.

On a motion proposed by Councillor N H Pepper and seconded by Councillor I G Fleetwood, it was:

RESOLVED (unanimous)

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

49 TORKSEY LOCK A156 AND A1133 - PROPOSED SPEED LIMIT REDUCTION

The Committee considered a report in connection with a request for the reduction of the existing 50mph speed limit to 40mph on the A156 and A1133 at Torksey Lock. Investigations had indicated that the A156 and A1133 may be considered a 'Borderline Case', as defined within the Council's Speed Limit Policy. Therefore, the Planning and Regulation Committee could approve a departure from the criteria if they felt it appropriate.

Councillor R D Butroid, attended the meeting and made the following comments: -

- Local residents were really supportive of this speed reduction and had campaigned to enact of it.
- Elderly residents of the area faced difficulty when crossing the road to access the bus stop due to the 90-degree bend running down to the proposed reduction area, diminishing vision.

On a motion proposed by Councillor I G Fleetwood and seconded by Councillor Mrs A M Newton MBE, it was:

RESOLVED (unanimous)

That, following the necessary consultation, the reduction in speed limit be brought into effect.

50 COUNTY COUNCIL APPLICATIONS

51 SUPPLEMENTARY REPORT - FOR A SIDE-TRACK DRILLING OPERATION, ASSOCIATED TESTING, AND LONG-TERM OIL PRODUCTION AT LAND OFF HIGH STREET,

BISCATHORPE - (APPLICANT) EGDON RESOURCES U.K. LIMITED (AGENT - AECOM LIMITED) - N/059/00510/21

The Committee considered a report inviting them to confirm their agreement of the reason for refusal for a side-track drilling operation, associated testing, and long-term oil production at Land off High Street, Biscathorpe as agreed at the 1 November 2021 meeting of the Planning and Regulation Committee.

The Head of Planning guided members through the report and set out the main issues to be considered in the determination of the application. The report recommended that, in line with the Committee's resolution to refuse N/059/00510/21 at the 1 November 2021 meeting, the Committee confirm its reason for refusal in line with that cited within the report. The Head of Planning noted that, during the debate on 1 November meeting, the Committee cited noise as a potential reason for refusal. He indicated that they may want to reconsider inclusion of noise as grounds for refusal after further consideration suggested it may be difficult to justify.

The Committee didn't feel that the impact to noise was critical to their objection to the proposal and that the other reasons cited were sufficient.

On a motion proposed by Councillor I G Fleetwood and seconded by Councillor Mrs A M Austin, it was:

RESOLVED (unanimous)

That it be confirmed that planning permission be refused for the reason set out below:

'The lighting associated with Phase 1 drilling and Phase 2 Extended Well Testing will potentially cause a significant adverse impact on the character of the AONB due to glare. Whilst the period for Phase1 is defined for eight weeks no such definitive timescale is set out for Phase 2. Each area of interest from the formation will need to be tested but there is no certainty how many testing periods will be required. It is stated that the testing phase could take up to three months. Consequently, a number of periods of testing will result in many months of adverse impact due to illumination 24 hours a day of intrusive lighting being harmful to the character and appearance of the AONB location.

The introduction of extended periods of external lighting into this largely unlit protected landscape would have an adverse impact on the character of this special landscape that cannot be satisfactorily mitigated. This would draw attention to the development and create a lit visual intrusion into this largely dark sky location.

The public benefits of the development do not outweigh the identified harm to the character of the Wolds AONB and the County Council as Minerals Planning Authority do not consider it is possible to mitigate these impacts to an acceptable level.

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The development does not meet the requirements of the third criteria of Policy DM5 with respect to visual impact, illumination and noise and is therefore contrary to Policy DM5 and DM1 of CSDMP. It is also contrary to the requirements of Policies SP10 and SP23 of the East Lindsey Local Plan (2018) due to adverse impacts on the amenity residents could reasonably expect to enjoy and the character of the AONB through illumination, visual impact, and noise.'

52 TO RETAIN AND REGULARISE LEISURE FACILITIES AT EMBRYO ANGLING HABITATS INCLUDING INSTALLATION OF MAIN ENTRANCE GATE, OTTER FENCE GATE, LODGE AND WELFARE FACILITIES, TOILET BLOCK AND COMPOSTING TOILET AT EMBRYO ANGLING HABITATS, SWINDERBY ROAD/BUTT LANE, NORTON DISNEY - HILL HOLT WOOD - 21/1442/CCC

The Committee considered a report where Planning permission was sought by Embryo Angling Habitats to retain and regularise leisure facilities at Embryo Angling Habitats including installation of main entrance gate, otter fence gate, lodge and welfare facilities, toilet block and composting toilet at Embryo Angling Habitats, Swinderby Road/Butt Lane, Norton Disney.

The Applications Manager guided members through the report and set out the main issues to be considered in the determination of the application.

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

Members asked, if the business venture were not to be viable, would the land be returned to its previous state. It was advised that, as part of the scheme, the quarry restoration was to provide it to a landform suitable for fishing lakes with supported infrastructure. A condition was recommended to remove physical works upon business discontinuation; however, the environmental landform would remain.

The Committee were satisfied that, because North Kesteven District Council (NKDC), had been offered the opportunity to submit comments in relation to this application, it had full transparent evaluation.

On a motion proposed by Councillor I G Fleetwood and seconded by Councillor T Smith, it was:

RESOLVED (unanimous)

That conditional planning permission be approved.

The meeting closed at 10.56 am