

Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 9th May, 2024 at 11.30am.

PRESENT

Councillor Stephen Eyre (Chairman)
Councillor Alex Hall (Vice-Chairman)

Councillors Richard Cunnington, Dick Edginton, David Hall, Neil Jones, Sam Kemp, Steve McMillan, Daniel McNally, Kate Marnoch and Ruchira Yarsley.

OFFICERS IN ATTENDANCE:

Phil Norman	- Assistant Director – Planning and Strategic Infrastructure
Andrew Booth	- Development Management Lead Officer
Michelle Walker	- Deputy Development Manager
Jane Baker	- Senior Planning Officer
Sam Hallett	- Senior Planning Officer
Martha Rees	- Legal Representative
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

10. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Sid Dennis and Terry Knowles.

11. DISCLOSURE OF INTERESTS (IF ANY):

At this point in the Meeting, Members were invited to disclose any relevant interests. The following interests were disclosed:

- Councillor Ruchira Yarsley asked it be noted, that in relation to Item 6 she was Ward Member, however she remained of an open mind.
- In relation to Item 7, Councillor Steve McMillan was advised that as he had not attended the last meeting, but he did attend the site visit to the school, he would be able to join in the discussion but would not be able to vote.
- In relation to Item 7, Councillor Sam Kemp was advised that as he had not attended the site visit to the school, he would be able to join in the discussion but would not be able to vote.
- Councillor David Hall asked it be noted, that in relation to Item 5 he was Ward Member, however he remained of an open mind and he had received but not read correspondence on Item 5.

- Councillor Neil Jones asked it be noted that in relation to Item 7, his grandson attended Queen Elizabeth's Grammar School in Horncastle, however he remained of an open mind. He also had received but not read correspondence in relation to Item 5.
- Councillor Cunnington asked it be noted that in relation to Item 5 he had received some correspondence.
- Councillor Stephen Eyre asked it be noted, that in relation to Item 5 he was a small supplier to Morrisons and following legal advice, would not vote on that application.
- Councillors Dick Edginton, Stephen Eyre, Neil Jones and Daniel McNally asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

12. MINUTES:

The Minutes of the Meeting held on 4 April 2024 were confirmed and signed as a correct record.

13. UPDATE FROM PLANNING POLICY COMMITTEE

Members were advised that there was no update for this item.

14. N/105/01409/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Demolition of existing foodstore and redevelopment of site to provide larger, new replacement foodstore with associated accesses, parking and servicing arrangements.

Location: MORRISONS SUPERMARKET, 156-158 EASTGATE, LOUTH, LN11 9AB

Applicant: Wm Morrison Supermarkets Ltd

Members received an application for Full Planning Permission – Demolition of existing foodstore and redevelopment of site to provide larger, new replacement foodstore with associated accesses, parking and servicing arrangements at Morisons Supermarket, 156-158 Eastgate, Louth, LN11 9AB.

It was a major proposal which had attracted a great deal of public interest.

The main planning issues were considered to be:

- Principle
- Retail impact
- Demolition, Design and Heritage
- Residential amenities
- Noise
- Highways
- Contamination/Air Quality/Lighting
- Drainage
- Ecology and landscape

Members were referred to the additional information contained on pages 1 to 2 of the Supplementary Agenda.

Michelle Walker, Deputy Development Manager, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 13 to 16 of the report refer.

Mr Chris Creighton spoke in support of the application.

Ms Angela Southwood spoke in objection to the application.

Councillor Paul Starsmore, Louth Town Council, spoke in support of the application.

Members were invited to put their questions to the speakers.

- A Member queried whether an optimum standard had been taken into consideration with the tactile paving and whether disabled EV charging points was something that could be looked at.
Mr Creighton responded that the tactile paving was suggested by the Highways Authority and that is what they had agreed to and with regards to the EV charging points, they would be able to look at the plan to see if they could use one of the four charging bays for disabled users.
- A Member further queried whether Mr Creighton would be willing to go one step further with good practice rather than minimum standards and he responded that he would need to check.
- When asked whether Ms Southwood was currently impacted by the noise from the supermarket, she replied that she was and could hear the noise of the lorries.

A Member queried whether any consideration had been given to lowering the site instead of raising it. Mr Creighton advised that was a challenging site and consideration had been given to different access options.
- Following a query from a Member with regards to what sort of screening would be placed around the sprinklers, Mr Creighton

explained why the sprinklers were required and the location that had been chosen was the most suitable one as it would have the least impact on the area. He further advised that planting and fencing would help to screen the sprinklers.

- Following a query on bio-diversity net gain and the fact there was no pond detailed during the presentation, Mr Creighton advised there was a loss of bio diversity on site to be compensated by putting in extra planting and landscaping and a small pond on the Eastgate side to help with bio diversity.

Following which, the application was open for debate.

- A Member queried whether the noise measuring equipment that was mentioned in condition 19, page 59 of the report refers, was going to be installed in the nearest house to the store and the Deputy Development Manager advised that the equipment in the neighbouring property was necessary in order for Morrisons to monitor the noise levels but it would not be there permanently.
- In response to a query from a Member on the bio diversity net gain not being achieved on the application, the Deputy Development Manager advised Members that the application came in before bio diversity net gain became mandatory.
- A Member commented on the organisation required to keep the existing store open whilst building work for the new store was taking place on and the accompanying clever travel plan.

Following which, the application was proposed and seconded in line with officer recommendation.

Upon being put to the vote for approval, the vote was carried

Vote: 10 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

15. S/216/01142/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of 171no. dwellings and construction of internal access roads with associated car parking, open space, landscaping and infrastructure.

Location: LAND SOUTH OF MILLBROOK LANE, WRAGBY, LN8 5AB

Applicant: Mrs R Martin

Members received an application for Full Planning Permission – Erection of 171no. dwellings and construction of internal access roads with associated car parking, open space, landscaping and infrastructure at Land South of Millbrook Lane, Wragby, LN8 5AB.

The application was referred to Planning Committee due to the proposal being a departure from the Development Plan by virtue of the proposed housing development being partly on land allocated for employment use in the East Lindsey Local Plan. Furthermore the application was for a sizeable housing development on a gateway site into Wragby and a number of local objections had been received to the proposal.

The main planning issues were considered to be:

- **Principle of development, including loss of employment land having regard to local and national policy;**
- **Design of scheme and impact on character of area;**
- **Impact on neighbour amenity;**
- **Highway and pedestrian safety;**
- **Drainage;**
- **Affordable housing and other contributions;**
- **Ecology;**
- **Play and open space provision;**
- **Other matters**

Members were referred to the additional information contained on pages 2 to 9 of the Supplementary Agenda.

Jane Baker, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 63 to 64 of the report refer.

Mrs Rachael Martin (Applicant) spoke in support of the application.

Members were invited to put their questions to the speakers.

- When asked what Mrs Martin would say to the residents of Wragby who considered they had been short-changed with regards to the contributions, Mrs Martin responded that the viability scheme had been submitted to Planning Officer's and they had agreed on the amount of contributions.
- A Member commented that the development was plain looking with a lack of chimneys and queried whether chimneys could be added to which Mrs Martin responded that the design had already been discussed in great detail so that would not be possible.
- Following a query from a Member, Mrs Martin confirmed that all front doors would have mid-level letter boxes.

Following which, the application was open for debate.

- Following a query from a Member with regards to the comments from consultees, page 2 of the supplementary agenda refers, the Development Management Lead Officer advised Members that Lincolnshire County Council was a key consultee especially on technical matters and that it was rare that they would go against their recommendation. He also commented that, with regards to the mitigation that had been requested for education and the NHS, that was something they would normally seek to secure and that they were credible and reasonable requests for the development. Members were informed that development of the site had been left for a number of years, so the delivery of the proposed development was beneficial.

Following which, the application was proposed and seconded for approval in line with officer recommendation.

- A Member commented that there were concerns from the Parish Council and queried whether enough landscaping had been proposed to which the Senior Planning Officer advised that there was a high acoustic fence already in place and the current landscaping would remain.

Upon being put to the vote for approval, the vote was carried

Vote: 10 In favour 1 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

N.B. Councillor Sam Kemp left the meeting at 12.53pm.

N.B. The Committee broke for a comfort break at 12.53pm and reconvened at 12.57pm.

16. S/086/1714/23:

Application Type: Full Planning Permission

Proposal: Planning Permission - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund.

Location: QUEEN ELIZABETHS GRAMMAR SCHOOL, WEST STREET, HORNCastle, LN9 5AD

Applicant: Horncastle Education Trust

Members received an application for Full Planning Permission – Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights, access footpath and associated bund at Queen Elizabeth’s Grammar School, West Street, Horncastle, LN9 5AD.

The application was subject to considerable local interest and had also been subject to a committee call in request by Councillor Sandra Campbell-Wardman and Councillor Richard Avison as local Ward Members.

The main planning issues were considered to be:

- Principle of development
- Impact on the character and appearance of the area
- Impact on residential amenity
- Impact on the highway network
- Flood risk and surface water drainage
- Other matters (Archaeology, Ecology, & Contamination)

Members were referred to the additional information contained on page 9 of the Supplementary Agenda.

Sam Hallett, Senior Planning Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 87 to 88 of the report refer.

Mrs Sandra James (Applicant) and Mr Tom Betts (Developer) spoke in support of the application.

Mr Stephen Pickwell spoke in objection to the application.

Councillor Richard Avison spoke as Ward Member.

Members were invited to put their questions to the speakers.

- Following a query to Mr Betts questioning whether the height of the lighting was necessary and possible to reduce it, Mr Betts responded that they would look in to it.

Following which, the application was open for debate.

- A Member commented that the school was entitled to put up the fence, and if there was a condition added with regards to the piece of land between the field and the properties, he would support the application.

Following which, the application was proposed for approval in line with officer recommendation with the additional conditions.

- A Member commented that the site was going to be a change for the residents with the noise levels being more of an issue.

Following which, the application was seconded for approval in line with officer recommendation with the additional conditions.

- A Member commented on the height difference between the residential properties and the school field and highlighted that it didn't feel like the sound was travelling towards the properties. A Member further commented that the area would need to be kept clean with a meadow flower bed to be planted on the embankment in the absence of a higher bund.
- A Member queried whether it would be possible to ask the school to grow trees around the back of the pitch to soften the fencing, to which the Development Management Lead Officer responded that there was already a landscaping condition in place, however, tree planting could be explored.
- A Member suggested that the residential properties could grow their hedges higher and also commented that he had no objection with changing the closing time from 8.30pm to 9.00pm.

A discussion ensued with regards to the opening times of the site and it was agreed that the closing time would not be extended.

The Legal Representative reminded Members that the application for approval had been proposed and seconded in line with officer recommendation subject to the amendment of conditions 5 and 6.

Upon being put to the vote for approval, the vote was carried

Vote: 9 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

17. APPEALS DECIDED:

The Appeals Decided were noted.

18. DELEGATED DECISIONS:

The Delegated Decisions were noted.

19. DATE OF NEXT MEETING:

The programmed date for the next Meeting of this Committee will be confirmed at the AGM to be held on 22 May 2024.

The Meeting closed at 1.29pm.