

Minutes of a Meeting of the Planning Committee held in the Hub, Mareham Road, Horncastle, Lincolnshire LN9 6PH on Thursday, 3rd October, 2024 at 10.30am.

PRESENT

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

Councillors Dick Edginton, David Hall, Terry Knowles, Steve McMillan, Kate Marnoch, and Terry Taylor.

Councillor Robert Watson attended the Meeting as a Substitute.

Councillor Terry Aldridge attended the Meeting as an Observer.

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
Ryan Dodd	- Senior Planning Enforcement Officer
Martha Rees	- Legal Representative
Elaine Speed	- Senior Democratic Services Officer and Civic Officer
Lynda Eastwood	- Democratic Services Officer
Laura Allen	- Democratic Services Officer

41. APOLOGIES FOR ABSENCE:

Apologies for absence were received from Councillors Richard Cunnington, Neil Jones and Daniel McNally.

It was noted that, in accordance with Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, notice had been given that Councillor Robert Watson had been appointed to the Committee in place of Councillor Ru Yarsley for this Meeting only.

42. 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 Alex Hall asked it be noted that in relation to Items 7, 8, 9 and 10, he would leave the Meeting as he had taken part in discussions relating to the items at other ELDC Meetings.
- Councillors Dick Edginton and Stephen Eyre asked it be noted that they were Members of the Lindsey Marsh Drainage Board.

Following which, the Chairman read out a declaration on behalf of all Members of the Committee with regards to Item 5.

Members were informed that the application had previously been before the Committee on 9 March 2023, Minute Number 83 refers. Following a legal challenge, the original decision had been quashed and so the application was returning before the Committee for determination. He advised that the application would be familiar to some Members of the Committee, however, in line with their Planning Committee training, all Members were required to remain open minded to determine the application in accordance with the information put before them at the Meeting within the officer's report, from the public speakers and Member debate on the application. Any Member who did not feel they were open minded to determine the application were advised to make a declaration to that effect and not vote on the application.

The Chairman further read out a declaration on behalf of all Members of the Committee with regards to Items 7, 8, 9 and 10 relating to applications made on behalf of the Council as both applicant and landowner. He added that this would not affect how the Committee determined the applications and advised that all Members had been trained and remained open minded to determining the applications.

43. MINUTES:

The Minutes of the Meeting held on 5 September 2024 were confirmed and signed as a correct record.

44. UPDATE FROM PLANNING POLICY COMMITTEE

Councillor Terry Aldridge, Vice-Chairman of Planning Policy Committee, advised Members that at the previous Meeting held on 12 September 2024, there was a paper on the Revised National Planning Policy Framework Consultation (July-Sept 2024) and an update on the East Lindsey Local Plan.

Members were also informed that on the evening of 3 October 2024, the Lindsey Marsh Drainage Board was giving a presentation which may be of interest to all Councillors.

45. S/079/01078/22:

N.B. The Meeting adjourned at 10:45am to give Members the opportunity to read the Supplementary Agenda that had been tabled. The Meeting reconvened at 10:50am.

Application Type: Full Planning Permission

Proposal: Planning Permission - Installation of a temporary ground mounted 49.9MW solar farm

with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles a 15m high communications tower and security fencing to a maximum height of 2.2m.

Location: LAND ADJACENT SOTBY WOODS, STURTON ROAD, HATTON

Applicant: Hatton Solar Farms Limited

Members received an application for Full Planning Permission – Installation of a temporary ground mounted 49.9MW solar farm with associated infrastructure, construction of vehicular accesses, CCTV cameras on 2.5m high poles a 15m high communications tower and security fencing to a maximum height of 2.2m at land adjacent Sotby Woods, Sturton Road, Hatton.

The application was referred to Planning Committee following a previous committee decision approving the development. The decision was challenged via Judicial Review by a local resident on three grounds. One of these grounds was that the Council and applicant had failed to address the requirements of a Written Ministerial Statement (WMS) from 2015 which required applicants to submit the “most compelling evidence” for why the Best and Most Versatile (BMV) agricultural land should be used over land of lesser quality. The challenge did not proceed to a full Judicial Review as the Council agreed to concede on this point and the decision was subsequently quashed by the Courts. The application was now before the Committee again for re-determination based on additional information submitted by the applicant to address this previous omission.

The main planning issues were considered to be:

- Principle
- Impact on landscape
- Residential amenity
- Impact on heritage assets
- Impact on biodiversity
- Loss of agricultural land
- Site selection and whether the most compelling evidence has been demonstrated
- Glint and glare
- Highway safety
- Flood risk and drainage
- Gas main and fire risk
- Local finance considerations

Members were referred to the additional information contained on pages 1 to 8 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 9 to 11 of the report refer.

Mr Philip Kratz (on behalf of the Applicant) and Mr Antony Strawson (Landowner) spoke in support of the application.

Ms Emma MacPherson (Resident) spoke in objection to the application.

Councillors Daniel Simpson, William Gray and Ru Yarsley spoke as Ward Members.

Members were invited to put their questions to the speakers.

- A Member queried whether Hatton Solar Farms Limited had looked at alternative grid connections in other parts of Lincolnshire. Mr Kratz confirmed that they had and explained that the grid connection was normally the starting point and not the driving part of the proposal as there were many matters to consider. He further explained that it was possible for the connection to be remote by underground cabling or cabling on wooden poles. Mr Kratz highlighted that it was not feasible for a proposal of that size to use rooftops for the solar panels. He also advised that in the future, as solar technology progressed most residents in the district would find themselves living close to a renewable energy site.
- When requested to show evidence of the quality of the land which had been mentioned earlier, Councillor Ru Yarsley referred Members to Paragraphs 7.85 and 7.86 on page 36 of the report.
- When queried whether Hatton Solar Farms Limited had considered wind farms which were capable of generating energy for 1500 homes, Mr Kratz advised that his company only dealt with solar energy. He also pointed out that the visual impact of a wind turbine was greater than a 2.9m solar panel.
- A Member queried whether Mr Kratz had considered a solar farm on the coast, in particular the saltmarshes. Mr Kratz responded that he had not, as it was extremely unlikely that consent would be obtained on the other parts of the process due to environmental concerns.

Following which, the application was opened for debate.

- When clarification was requested on how strong a precedent the application would set if approved, the Development Management Lead Officer advised Members that each application was judged on its' own merit.

Following which, the application was Proposed and Seconded for refusal against officer recommendation.

The Legal Representative and Assistant Director – Planning and Strategic Infrastructure advised Members that to refuse the application, they were required to quote relevant policies and provide the actual context behind those policies. Members were referred to the Conclusion section of the report, Paragraph 8.5 on page 49 of the report refers.

- Members offered their reasons for refusal including the impact on a listed building and valued landscape and also the overwhelming effect it would have on the surrounding parishes and countryside.
- A Member once again queried the quality of the land and commented that he believed there was a requirement for a solar farm.

Following which, the application was Proposed for approval in line with officer recommendation.

Upon being put to the vote, the proposal for refusal against officer recommendation, subject to conditions, was carried.

Vote: 7 In favour 1 Against 1 Abstention

RESOLVED:

That the application be refused subject to the following reasons:

N.B. The Committee broke for a comfort break at 11:50am and reconvened at 12.03pm.

46. S/094/00705/24:

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of industrial plant to be used for dust extraction (works already commenced).

Location: MILLHOUSE MANUFACTURING DESIGN LTD,
ROUGHTON ROAD, KIRKBY ON BAIN,
WOODHALL SPA, LN10 6YL

Applicant: Spaceright Europe Ltd

Members received an application for Full Planning Permission – Erection of industrial plant to be used for dust extraction (works already commenced) at Millhouse Manufacturing Design Ltd, Roughton Road, Kirkby on Bain, Woodhall Spa, LN10 6YL

The proposal was subject to a call-in request by Councillor Leyland as the Local Ward Member for the following reasons:

- Harm to residents' amenity
- The disturbance caused by extended hours of use of ventilation extraction plant on wider local amenity
- Kirkby on Bain Parish Council objection

The main planning issues were considered to be:

- Principle of development
- Residential Amenity
- Visual Impact

Ryan Dodd, Senior Planning Enforcement Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 59 to 60 of the report refer.

Mr Steve Ashton, CEO at Spaceright Europe Ltd, spoke in support of the application.

Councillor Craig Leyland spoke as Ward Member.

Members were invited to put their questions to the speakers.

- Following a request for some clarification on the shift patterns at the factory, Mr Ashton informed Members that in order to avoid a third shift and weekend work, there were two shifts between the hours of 7:00am and 10:45pm.
- Members further queried the working hours and considered that 10.45pm was a late finish. Mr Ashton advised Members that the company had opened other sites in Lincolnshire to ease the impact on the site in Kirkby on Bain. He also commented that to help with the noise issues, doors were normally closed at 7:00pm, vehicles were not permitted to arrive at the site after 3.30pm and investment had been put into acoustic hoods.
- A Member queried whether Mr Ashton could see the site relocating somewhere else in the future. Mr Ashton informed Members that the company had grown, being 5 times its original size and highlighted that local skilled labour was instrumental in keeping the business at that site.
- When asked how many people were working at the Kirkby on Bain site, Mr Ashton confirmed that there were 60 employees.

Following which, the application was Proposed and Seconded for approval in line with officer recommendation.

Upon being put to the vote, the proposal for approval in line with officer recommendation, subject to conditions, was carried.

Vote: 9 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

47. N/003/01018/24:

N.B. Councillor Alex Hall left the Meeting at 12:24pm.

Application Type: Full Planning Permission

Proposal: Planning Permission - Erection of visitor's centre to include cafe & shop with car park, alterations to existing Millers Cottage, change of use from Sail Shed to education space and minor works to existing outbuildings which were listed buildings and site landscaping.

Location: ALFORD WINDMILL TRUST, EAST STREET,
ALFORD, LN13 9EH

Applicant: East Lindsey District Council

Members received an application for Full Planning Permission – Erection of visitors centre to include cafe & shop with car park, alterations to existing Millers Cottage, change of use from Sail Shed to education space and minor works to existing outbuildings which were listed buildings and site landscaping at Alford Windmill Trust, East Street, Alford, LN13 9EH.

For reasons of transparency in decision making, the application was required to be determined at Planning Committee because the applicant was East Lindsey District Council.

The main planning issues were considered to be:

- Principle of development
- Impact on Heritage Assets and Visual Impact
- Impact of the Development on the Amenity of the Neighbours
- Highway Safety and Capacity
- Biodiversity Net Gain (BNG)
- Trees

Members were referred to the additional information contained on page 8 of the Supplementary Agenda.

Andrew Booth, Development Management Lead Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 71 to 72 of the report refer.

There were no speakers.

Following which, the application was opened for debate.

- Referring to the doorway on the diagram which he considered was not clear, a Member queried whether the new proposed doorway would be wider. The Development Management Lead Officer advised Members that he would have to check the detail, however confirmed that the design would respond to what was required.

Following which, the application was Proposed and Seconded for approval in line with officer recommendation.

Upon being put to the vote, the proposal for approval in line with officer recommendation, subject to conditions, was carried.

Vote: 8 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

48. N/003/01019/24:

Application Type: Listed Building Consent - Alterations

Proposal: Planning Permission - Erection of visitor's centre to include cafe & shop with car park, alterations to existing Millers Cottage, change of use from Sail Shed to education space and minor works to existing outbuildings which were listed buildings and site landscaping.

Location: ALFORD WINDMILL TRUST, EAST STREET,
ALFORD, LN13 9EH

Applicant: East Lindsey District Council

Members received an application for Listed Building Consent – Erection of visitors centre to include cafe & shop with car park, alterations to existing Millers Cottage, change of use from Sail Shed to education space and minor works to existing outbuildings which were listed buildings and site landscaping at Alford Windmill Trust, East Street, Alford, LN13 9EH.

For reasons of transparency in decision making, the application was required to be determined at Planning Committee because the applicant was East Lindsey District Council.

The main planning issues were considered to be:

- Impact on Heritage Assets and Visual Impact

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

Andrew Booth, Development Management Lead Officer, detailed site and surroundings information to Members at Paragraph 2, together with the description of the proposal at Paragraph 3, pages 83 to 84 of the report refer.

There were no speakers.

Following which, the application was Proposed and Seconded for approval in line with officer recommendation.

Upon being put to the vote, the proposal for approval in line with officer recommendation, subject to conditions, was carried.

Vote: 8 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

49. N/003/00997/24:

Application Type: Full Planning Permission

Proposal: Planning Permission - Extension and alterations to existing Coach House, which was within the curtilage of a listed building to provide a function room, provision of a canopy, workshop and alterations to the existing car park.

Location: THE MANOR HOUSE, WEST STREET, ALFORD, LN13 9HT

Applicant: East Lindsey District Council

Members received an application for Full Planning Permission – Extension and alterations to existing Coach House, which was within the curtilage of a listed building to provide a function room, provision of a canopy, workshop and alterations to the existing car park at The Manor House, West Street, Alford, LN13 9HT.

The applicant was East Lindsey District Council and the application was included on the agenda for reasons of transparency.

The main planning issues were considered to be:

- Principle of the Development

- Impact on heritage assets
- Impact on the street scene
- Impact on neighbouring amenity
- Impact of the Development on the TPO Trees, Ecology
- Biodiversity Net Gain
- Highway Safety
- Flood Risk

Members were referred to the additional information contained on pages 9 to 14 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 95 to 96 of the report refer.

There were no speakers.

Following which, the application was opened for debate.

- A Member commented on the excellent use of Levelling Up funding.

Following which, the application was Proposed for approval in line with officer recommendation.

- A Member commented that it was a good application but would also like to see some repair to the thatching on the Manor House in the future.

Following which, the application was Seconded for approval in line with officer recommendation.

Upon being put to the vote, the proposal for approval in line with officer recommendation, subject to conditions, was carried.

Vote: 8 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

50. N/003/00998/24:

Application Type: Listed Building Consent - Alterations

Proposal: Listed Building Consent - Extension and alterations to existing Coach House to provide a function room, provision of a canopy, workshop and alterations to the existing carpark and demolition of the existing cart shed.

Location: THE MANOR HOUSE, WEST STREET, ALFORD,
LN13 9HT
Applicant: East Lindsey District Council

Members received an application for Listed Building Consent – Extension and alterations to existing Coach House to provide a function room, provision of a canopy, workshop and alterations to the existing carpark and demolition of the existing cart shed at The Manor House, West Street, Alford, LN13 9HT.

The applicant was East Lindsey District Council and the application was included on the agenda for reasons of transparency.

Members were referred to the additional information contained on pages 14 to 16 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 107 to 108 of the report refer.

There were no speakers.

Following which, the application was Proposed and Seconded for approval in line with officer recommendation.

Upon being put to the vote, the proposal for approval in line with officer recommendation, subject to conditions, was carried.

Vote: 8 In favour 0 Against 0 Abstention

RESOLVED:

That the application be approved subject to the following conditions:

51. APPEALS DECIDED:

The Appeals Decided were noted.

52. DELEGATED DECISIONS:

The Delegated Decisions were noted.

53. DATE OF NEXT MEETING:

The date of the next meeting was noted as Thursday 7 November 2024.

The Meeting closed at 12:40pm.

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