

**MINUTES OF THE WOODHALL SPA PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON TUESDAY 4<sup>TH</sup> APRIL 2017 AT 2.00PM IN THE COUNCIL CHAMBER, STANHOPE AVENUE**

**PRESENT**

Councillors: D Clarke (Chairman), T Clapton, M Williams, L Sisley and R Sanderson

**IN ATTENDANCE**

A Bushell (Parish Clerk)

**87/17 APOLOGIES FOR ABSENCE WITH REASON GIVEN**

Apologies were received and reasons given were accepted from Cllr Hunter.

**88/17 DECLARATION OF MEMBERS' INTERESTS**

There were no disclosable pecuniary interests declared in matters on the agenda.

**89/17 REQUESTS FROM MEMBERS FOR A DISPENSATION ON ANY ITEMS ON THE AGENDA**

There were no requests for dispensations.

**90/17 TO APPROVE THE NOTES OF THE PLANNING COMMITTEE MEETING HELD ON 7<sup>TH</sup> MARCH AS BEING A TRUE RECORD OF THE MEETING**

It was proposed, seconded and unanimously RESOLVED to accept the notes as being a true record of the meetings. The Chairman signed the notes.

**91/17 REPORTS FROM CLERK AND COUNCILLORS ON MATTERS OUTSTANDING AND ACTIONS ARISING FROM THE MINUTES**

(9893) Alexandra Road development: The Clerk read out an update from Waterloo Homes regarding the open space, extra parking spaces, turning head, anti-social behaviour and hedge planting. Cllr Sanderson informed the Committee that grass was starting to grow on the open space and the Contractor had done a good job.

*It was noted that the applicant to the next application being considered was a former Parish Councillor, but members felt that this was irrelevant and not a factor in the Committee's decision.*

**92/17 TO CONSIDER WHETHER A NEW PLAN RELATING TO PLANNING APPLICATION S/215/00167/17 – 19 STIXWOULD ROAD ALTERS THE PLANNING COMMITTEES RESPONSE**

Members considered the new plan and photograph which had been supplied, and it was felt that the new plan clarified the potential impact that the new access could have on the roots of the very large tree at the front, and also the tree to the left of the property as it grew larger. The Committee felt that it could not support work that may cause damage to trees because trees were such an important aspect of the street scene in this area of the village, it was therefore proposed, seconded and unanimously RESOLVED that the new plans did not alter the Parish Council's initial response to this application.

**93/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION S/215/00455/17 – 4 STATION ROAD**

The Committee felt that it could not make a decision on the application because it did not have enough information about the spraying booth. More information was required about the proposed use of the spraying booth before the Committee could decide whether to support or oppose the application to extend and alter the existing building to provide a storage room, W.C and spraying booth on site of an existing outbuilding which is to be demolished

**94/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION S/215/00533/17 – BANOVALUM VETERINARY GROUP, STIXWOULD ROAD**

It was proposed, seconded and unanimously RESOLVED that the Committee was supportive of the expansion of the veterinary facilities, but because there were issues that needed to be addressed with the proposed application it was not able to support it at the current time for the following reasons:

1. There was no customer parking being proposed, the parking shown on the plans was for the veterinary surgeons
2. A proper bungalow would be more appropriate for the area and more in keeping with the dwellings either side than a portable building. The site is on the edge of the Conservation Area so there would need to be sufficient landscaping to hide the appearance of the building.
3. The building was not using the full potential of the site and it would be more appropriate for the building to be pushed back on the site to allow more customer parking at the front.
4. There were potential disability access issues because the veterinary surgeon parking appeared to be very close to the corner of the building and the access to the ramp at the entrance to the building.

**95/17 TO CONSIDER AND RESPOND TO THE APPLICATION TO CARRY OUT WORK TO 36NO. TREES AT 1 STANHOPE AVENUE, WHICH ARE WITHIN THE WOODHALL SPA CONSERVATION AREA**

Members noted that the work requested tied in with the tree survey report, and Cllr Williams informed the Committee that the Tree Group felt that the work requested was reasonable. It was proposed, seconded and unanimously RESOLVED to support the application.

**96/17 TO CONSIDER AND RESPOND TO THE APPLICATION TO CARRY OUT WORK TO 1NO. OAK SSP TREE AT 3 BENNETT'S MILL CLOSE WHICH IS WITHIN THE WOODHALL SPA CONSERVATION AREA**

Members queried the address as the letter said Bennett's Mill Close and the plan said Bennett's Mill Court. It was felt that removing the branch would unbalance the tree which would lead to a future application being submitted for its removal. It was proposed, seconded and unanimously RESOLVED to object to application because there was no justification for why the work was being requested, and the Committee was unable to support work to trees without understanding the reason why the work was being requested.

**97/17 TO CONSIDER AND RESPOND TO THE APPLICATION TO REDUCE THE HEIGHT AND SPREAD OF A COMMON BEECH TREE AT THE COPPINS, CROMWELL AVENUE WHICH IS COVERED BY A TREE PRESERVATION ORDER**

It was noted that there were 2 trees at this location, and the application was for T2, and the plan showed T1. It was proposed, seconded and unanimously RESOLVED to ask for clarification on whether the work was for 1 tree or 2, but in either case the Committee would SUPPORT the work.

**98/17 TO CONSIDER AND RESPOND TO THE APPLICATION TO REDUCE THE HEIGHT OF A PINE TREE AT 11 WOODLAND DRIVE WHICH IS COVERED BY A TREE PRESERVATION ORDER**

Cllr Williams explained the thoughts of the Tree Group to this application which was that the tree did not appear to lean and it only had one limb which was being proposed for removal. It was proposed, seconded and unanimously RESOLVED to object to the work because the tree did not appear to lean as stated in the application and there was concern that the tree had very few limbs, so reducing the height would remove the few limbs that it did have and leave it looking like a telegraph pole.

It was agreed that a member of the Committee would go and check the tree before the comments were submitted.

**99/17 TO CONSIDER THE SUGGESTED NAME FOR THE NEW DEVELOPMENT OF 8NO. ADDRESSES ON LAND AT THE PETWOOD HOTEL**

The Committee agreed that it was indifferent to the name, but since it was not given a choice of names and couldn't come up with a preferred alternative it was felt that it was appropriate for the developer to decide the name.

**100/17 TO RECEIVE FEEDBACK FROM MEMBERS WHO MET WITH CLLR FRY AND ANNE SHORLAND FROM ELDC REGARDING THE CONCERNS OVER PLANNED GROWTH OF THE VILLAGE; AND TO AGREE A PUBLIC STATEMENT**

The notes of the meeting with Cllr Fry and Anne Shorland had been sent to councillors prior to the meeting, and the Chairman gave a verbal account of the meeting. The members that had attended felt that it had been a good meeting.

It was proposed, seconded and unanimously RESOLVED to display the notes from the meeting on the Parish Council website in order to make residents aware of the Parish Council's discussions with ELDC, and the Clerk was asked to make the Horncastle News aware that the document was on the website and ask that any article written stated that the complete document could be found on the planning pages of the Parish Council website

**101/17 TO DETERMINE IF THE ELDC DRAFT LOCAL PLAN HAD ADDRESSED THE CONCERNS RAISED BY THE PARISH COUNCIL**

It was acknowledged that ELDC had made minor changes to the terminology which would have addressed some of the concerns raised. There was a proposal to inform ELDC that the Parish Council's concerns had been addressed, the proposal was not seconded and a counter proposal was received to leave the comments in and let the Inspector deal with them. The second proposal was seconded, and it was unanimously RESOLVED to not withdraw the Parish Council's comments to the draft local plan.

**102/17 TO CONSIDER ITEMS OF CORRESPONDENCE**

There were no items of correspondence to be considered.

**103/17 TO RECEIVE NOTIFICATIONS AND UPDATES FROM ELDC ON PLANNING ENFORCEMENT CASES**

The Committee was informed that there were no outstanding Planning Enforcement cases. Three members of the Committee and the Clerk had attended a Planning Enforcement Workshop hosted by ELDC, and the Clerk was asked to chase up the workshop presentation and send it out.

**104/17 TO RECEIVE THE EAST LINDSEY DISTRICT COUNCIL PLANNING AND TREE APPLICATION DECISIONS MADE SINCE THE PREVIOUS MEETING:**

The Committee was informed of the following decisions:

- Refusal of application S/215/01302/16 – Willow Dale, Tattershall Road has been appealed with the Secretary of State
- Full Planning Permission – S/215/00156/17 – 106 Tor-o-Moor Road
- Permission to carry out work to trees at The Cottage Museum
- Permission to carry out work to trees at Ellon Lodge, 21 Victoria Avenue
- Permission to carry out work to trees at Cairnwood, 3 Oak Close
- Permission to carry out work to trees at Birch House, 11 Sylvan Avenue
- Permission to carry out work to trees at Gylea, 49 Woodland Drive
- Full Planning Permission – S/215/00298/17 – Martin House, The Broadway

**105/17 DATE AND TIME OF NEXT MEETING**

The next Planning Committee meeting would be held at 2.00pm on Tuesday 2<sup>nd</sup> May.

The Chairman declared the meeting closed at 3.22pm.

Notes from the public forum (2.00pm)

There were no members of public in attendance.