

**MINUTES OF THE WOODHALL SPA PARISH COUNCIL PLANNING COMMITTEE MEETING HELD ON TUESDAY 2<sup>ND</sup> MAY 2017 AT 2.15PM IN THE COUNCIL CHAMBER, STANHOPE AVENUE**

**PRESENT**

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

**IN ATTENDANCE**

A Bushell (Parish Clerk) and 2 members of the public.

**151/17 APOLOGIES FOR ABSENCE WITH REASON GIVEN**

All members were present.

**152/17 DECLARATION OF MEMBERS' INTERESTS**

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

**153/17 REQUESTS FROM MEMBERS FOR A DISPENSATION ON ANY ITEMS ON THE AGENDA**

There were no requests for dispensations.

**154/17 TO APPROVE THE NOTES OF THE PLANNING COMMITTEE MEETING HELD ON 4<sup>TH</sup> APRIL 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.

**155/17 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 extra parking spaces and turning head. The Committee received the report and asked for the Clerk to report back to Waterloo Homes that the ditch clearing still needed to be done, and it was commented that a close eye needed to be kept on the open space because the grass seed wasn't coming on very well on the newly seeded section.

**156/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION S/215/00610/17 – LITTLE IBSTOCK, KIRKBY LANE**

Members considered the plans and noted that the application form stated that no trees would be affected by the proposed carport, however there were a lot of trees in the area where the carport was to be built and there were concerns that the work would potentially damage the trees, so the ELDC Tree Officer's view on whether the carport could be constructed without damaging the trees should be sought before the Planning Officer made their decision.

It was proposed, seconded and unanimously RESOLVED to support the erection of a detached carport subject to no trees being affected by the work.

**157/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION S/215/00575/17 – MORLEY, ALVERSTON AVENUE**

The Committee compared the new plans to the original ones to understand the amendments that had been made to the previously approved application. It was proposed, seconded and unanimously RESOLVED to support the application to extend and alter the existing dwelling

to provide a utility and breakfast area to include raising and re-roofing part of the existing dwelling on the site of an existing conservatory which was to be removed.

**158/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION  
S/215/00732/17 – 124 WITHAM ROAD**

It was proposed, seconded and unanimously RESOLVED to support the application to extend and alter the existing dwelling to provide a sun lounge on site of the existing conservatory which was to be demolished.

**159/17 TO CONSIDER AND RESPOND TO THE APPLICATION TO REDUCE THE  
LOWER BRANCHES OF 3NO. OAK TREES AT EYRE COURT, SYLVAN AVENUE,  
WHICH ARE WITHIN THE WOODHALL SPA CONSERVATION AREA**

It was proposed, seconded and unanimously RESOLVED to support the work, as long as the work was as understood by the Committee, which was to reduce the length of the branches at the bottom of the trees from 9m to 6m.

**160/17 TO CONSIDER AND RESPOND TO THE ‘FIXING OUR BROKEN HOUSING  
MARKET’ CONSULTATION**

Members went through the consultation and answered the questions, which would be submitted on-line by the Clerk before the consultation deadline.

*Cllr Hunter left the meeting at 3.20pm and did not return.*

**161/17 TO CONSIDER ITEMS OF CORRESPONDENCE**

The Planning Inspectorates interim decision on the LCC Definitive Map Modification Order 2015 for the public footpath between the River Witham and Mill Lane had been received, and the Clerk explained what the decision was and that residents were being given an opportunity to submit objections and representations on the decision, which would be considered before the modification order was formally approved.

**162/17 TO RECEIVE NOTIFICATIONS AND UPDATES FROM ELDC ON  
PLANNING ENFORCEMENT CASES**

The Committee was informed that there were no outstanding Planning Enforcement cases.

**163/17 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:

- Consent to Display an Advertisement S/215/00097/17 – 29 Alexandra Road
- Full Planning Permission – S/215/00317/17 – 12 Moor Park Drive
- Full Planning Permission – S/215/00167/17 – 19 Stixwould Road
- Permission to carry out work to trees at The Vicarage, Alverston Avenue
- Permission to carry out work to trees at 3 Bennetts Mill Court
- Permission to carry out work to trees at 1 Stanhope Avenue

The Clerk read out the Planning Condition which had been placed on planning permission S/215/00167/17 to protect the trees at 19 Stixwould Road.

**164/17 DATE AND TIME OF NEXT MEETING**

The next Planning Committee meeting would be held at 2.00pm on Tuesday 6<sup>th</sup> June.

The Chairman declared the meeting closed at 3.40pm.

Notes from the public forum (2.00pm)

There were 30 members of public in attendance, District Cllr Leyland and District Cllr Gorst.

- Simon Williams from Mason Surveyors introduced himself as the land agent working on the application to develop the land to the south of the village. He explained that the forthcoming application site was detailed on the board which was on display at the Parish Council office, and he assured the Planning Committee that there was no hidden agenda. The meeting was informed that the application would be submitted when it was ready. The Chairman informed the meeting that the application would be considered by the full council when it was received and not by the Planning Committee.
- A member of the public asked for assurance from the Parish Council that it would not sanction any large extension to Woodhall Spa on the southern boundary, and he explained that he felt that it was only reasonable to be assured that Woodhall Spa wouldn't expand so rapidly. The resident was informed that his comments would be taken back to the full council to consider.
- A resident commented that planning was a huge issue for the village, and asked if when the Parish Council considered the planning application by Witham Trading whether it could be held in a bigger hall in the evening so that the public could attend.
- A resident expressed concern about a public footpath being proposed on the Witham Trading development, and was reminded that the Planning Committee was not considering that application at this meeting, and this issue would need to be raised when the application was received.
- It was asked whether development could be considered all together or have to be judged individually; and it was explained that an application has be judged individually on its own merits.
- It was commented that if ELDC refused any large developments then the developer would take the decision to appeal, and it would likely be allowed.
- It was asked whether the Parish Council had a view on the maximum number of houses it would like to see built. The answer was no, but it was explained that the Parish Council had discussed its concerns about the growth of the village with the Planning Portfolio Holder at ELDC, and the notes from this meeting were available on the Parish Council website.
- Residents encouraged the Parish Council to keep them informed on proposed development so that they could be prepared.