

**MINUTES OF THE WOODHALL SPA EXTRAORDINARY PARISH COUNCIL
MEETING HELD ON MONDAY 4th SEPTEMBER AT 7.45 PM AT CORONATION
HALL, WOODHALL SPA.**

PRESENT

Councillors: D Clarke (Chairman), R Sanderson, I Clarke,
M Williams, T Clapton, S Phelan, A Hunter and N Ford.

IN ATTENDANCE

J Greer (Parish Clerk), Lincolnshire County Councillor Bradwell, District Councillors
Leyland and Gorst and approximately 120 members of the public.

354/17 CHAIRMAN'S REMARKS

The Chairman did not make any remarks.

356/17 APOLOGIES FOR ABSENCE WITH REASON GIVEN

Apologies were received and reasons given were accepted from Cllr S Williams, A
Wilson and J Frost.

**357/17 DECLARATION OF MEMBERS' INTERESTS IN ACCORDANCE WITH
THE LOCALISM ACT 2011**

There were no disclosable pecuniary interests declared in matters on the agenda,
which had not already been declared to the Monitoring Officer at ELDC.
Councillors D and I Clarke confirmed for clarity that they lived nearby to the
proposed development however did not stand to gain anything financially and did not
belong to the Grove Drive Association.

**358/17 REQUESTS FROM MEMBERS FOR A DISPENSATION ON ANY ITEMS
ON THE AGENDA**

There were no requests for a dispensation.

**359/17 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/01081/17 – LAND OFF TATTERSHALL ROAD – OUTLINE ERECTION OF
UP TO 360 SWELLINGS. APPLICANT WITHAM TRADING CO. LTD.**

Councillors spoke in turn about the application. Many Councillors felt that the
application had many redeeming features, such as; open green spaces, footpaths,
quality of design (although at the outline stage), adherence to aspects of the
Neighbourhood Development Plan and also supported the concept of the retirement
village although some Councillors felt that this should be sited closer to Tattershall
Road to reduce the distance to travel to the centre of the village. The late
submission of a further Design Statement and the offer of a heritage fund of
approximately £250k were noted but Councillors determined that these had no effect
on their considerations.

Councillors, however, noted that this application was the last of 4 major applications
submitted recently, with a total of 960 houses possibly being built in the village over
the next few years. Currently the village has approximately 1900 houses.
Councillors expressed concern, yet again, about over -development and the adverse
impact that this would have on the character of the village and the quality of life of
existing and future residents. The impact on infrastructure was also a concern for

many. The location was a concern for some but others felt the visual impact would not be as severe as thought.

It was proposed, seconded and voted by a majority of 7 Councillors to OBJECT to the planning application. One Councillor abstained from voting.

The following material planning considerations formed the basis of the objection.

OVER-DEVELOPMENT

Although it is understood that each application should be treated on its own, in the case of four applications for 960 homes within a short period of time, there is a need to re-examine this principle. 960 homes far exceeds the ELDC Local Plan allocation for the village and effectively increases the village by 50%. There is no justification or need for such a large increase in such a short period of time.

HIGHWAY ISSUES

The generation of additional traffic to the village on this scale is totally unacceptable. The access in and out of the development was considered unsafe, the introduction of a roundabout would further create traffic problems on Tattershall Road leading into the village. There is a specific concern about traffic queues and the visibility of those queues approaching from the corner at the Abbey Lodge. Lack of provision for public footpaths on Tattershall Road into the village also creates grave concern.

SOCIAL FACILITIES

The doctors and dental surgery are already reaching full capacity. A development of this size would put people's health at risk as services which are currently fit to burst would become completely inefficient and ineffective to treat the residents of Woodhall Spa. This is why this application cannot be considered in isolation. The cumulative effect of mass over development of the village will cripple its services and be of no use to current residents or naive newcomers to the village. Proposed S106 contributions will not address waiting times which is the biggest concern of residents. The schools in the area are also not able to cope with a massive influx. A development of some 360 dwellings will certainly have families with various aged children trying to access school places, and this will not be possible due to overcrowding and lack of availability. The children of Woodhall Spa would be badly served with the development of this site and potentially lose out on the basic school education every child deserves to have access to.

The report released from LCC Strategic Development Officer states that the impact of this application on the development of primary education in the village cannot be mitigated against as a direct result of this application and the existing approved or submitted applications. His judgment is that this makes the development unsustainable with respect to the NPPF criteria. Councillors agreed and welcomed for the first time a report referencing adverse cumulative impact.

PHYSICAL INFRASTRUCTURE

Concern over possible flooding and the impact on the southern side of Grove Drive is a concern.

Although Anglian Water is requiring the developer to provide enhancements to the pipes, pumping station and the Water Recycling Centre, there are serious concerns

that the sewage system, which at times cannot cope with the current demand, will be overwhelmed by this and the other major applications.

360/17 DATE AND TIME OF NEXT MEETINGS

- Tuesday 5th September at 2.30pm – the regular scheduled Panning Committee meeting at the parish council offices.

PUBLIC FORUM

There was a one hour public forum where members of the public asked questions. Plans had been made available from 4.30pm in the hall for people to view. The Chairman opened the public forum by reading the LCC Strategic Development Officer's formal objection to the application. The Chairman indicated that this was the first time in his time on the Parish Council that he had read a formal objection from a statutory consultee; he said that in his opinion this "killed the application". ELDC Cllr Leyland was asked to confirm that this was also his understanding and he confirmed that. Both Councillors, however, advised those attending that it was vital for the consultation and consideration process to continue. Members of the public asked questions about this objection and why it did not also apply to the NHS services in the village. Concerns were also raised about flooding risks, especially to Grove Drive. Many residents were concerned about the number of affordable housing units and the impact that may have on the village. There was some confusion between affordable housing and "social housing" which the Chairman corrected. There was concern over employment opportunities and public transport access. Over-development was also a concern raised by many; the impact on the village as the "Jewel in the Crown" of ELDC was a common concern.

Comment sheets had also been completed by some attendees, all comments received were against the development.