



**HORNCASTLE TOWN COUNCIL
NOTES OF THE PLANNING AND DEVELOPMENT COMMITTEE MEETING HELD
ON 16th July 2018**

In the Chair: Councillor Burbidge (BB)

Present: Councillors Martin (FM), Birchall (AB), Moore (CM) and Roark (DR)(Substituting for RW), Michelle Moss (MM)-Deputy Clerk, Amanda Bushell (ABu) – Town Clerk, Steve Brooks (SB) and Matthew Fox (MF) – LCC Highways

Apologies: Cllr Williams (RW)

In attendance: 5 members of the public, including Bill Aron – County Councillor; 1 member of the press

Public Participation: Clarification was asked for regarding whether members of the public would be permitted to speak during agenda item 3. BB clarified that this would be permitted.

27. Apologies for absence and reasons given – Apologies received from RW – reason accepted.

28. Declaration of interests and requests for dispensations: *To receive declarations of interest in accordance with the Localism Act 2011 and to consider granting dispensation(s), as per written requests received by the proper officer, to councillors under section 22 of the Act* – AB noted a pecuniary interest in agenda item 7.

29. To receive details of the work planned to the Jubilee Way/West St/Langton Hill junction from LCC officers – BB welcomed Steve Brooks – Senior Project Leader and Matt Fox – Group Manager Design Services from LCC Highways to the meeting. SB advised that LCC are completing a series improvements to the A158/West St junction and Langton Hill at the same time to minimise the amount of disruption and achieve better value for money. He advised that the works would be completed in three phases: Phase 1, 20th Aug – 10th Sept, resurfacing of the carriageway on West St, part of Prospect St and part of Bridge St; Phase 2, 10th Sept – 26th Oct, improvements to the A158/West St junction, including enhanced pedestrian crossing, relaying kerbs, resurfacing and re-waterproofing the bridge; Phase 3, 26th Oct – 7th Dec, footway and cycleway in connection with new homes at Langton Hill.

During phase 1, there will be no access to West St from A158, and West St will be closed from the junction of West St/ Bridge St/ Prospect St with residential/business/school access only, via Prospect St and Bridge St. The diversion for this phase will be via High St/ Bull Ring/ Jubilee Way. Concerns were raised about: The bus routes - SB advised he would clarify this information; Local businesses – these had all been consulted and acknowledged the disruption; School buses – there will be a 15 min window am and pm where school buses will be escorted through the roadworks; The size and volume of vehicles routed through narrow roads in town, often with cars parked on one side – it was agreed that Bill Aron would investigate preventing vehicles parking on diversion route; It was noted that increased number of vehicles may use Accommodation Rd and Stanhope Rd causing traffic problems there, and increased potential for accidents; It was suggested that coastal highway traffic is diverted via Wragby and Louth – MF advised that all options had been modelled and the best/ least disruptive option has been selected. He further advised that he would monitor disruption throughout the roadworks with a view to addressing potential problems.

During phase 2a, there will be temporary lights in operation on the A158 at the West St junction, and there will be no access to West St or Langton Hill off the A158. The diversion during phase 2a will be via Coningsby and Woodhall Spa. Phase 2b will involve resurfacing and need additional night time closures to the A158 – this will be in place from 7pm to 6am for up to 3 weeks 26/10 – 7/12. Access for residents/businesses/QEGS will be the same as for first phase. The diversion during Phase 2b will be via Wragby and Louth. Concerns raised included: Locals will use a shorter diversion via 50 acre, which will be dangerous – SB advised that there is a 7.5t weight limit on this road and therefore not suitable as a diversion route; A request was made to allow other HGV's delivering to businesses affected by the diversion to have access to the same 'escorted' time slots as the school buses – MF agreed it may be possible, but if it was abused or caused issues it would be stopped; Access for emergency services – MF advised that all emergency services were aware of the diversions, and would also use their local knowledge, but that all 'blue light' vehicles have

priority access via the road-works. MF advised that he would be on site throughout all phases of the road-works and would be available to answer questions.

During Phase 3, a full time closure of Langton Hill will be in place with a local diversion via Mill Lane/ Thimbleby Hill/ Lincoln Rd. Resident access will be permitted. Concern was raised about the increased traffic flow and possibility of accidents at the junctions. BB suggested a temporary speed reduction on Lincoln Rd up to Crowders from 40mph to 30mph, SB agreed to investigate this possibility.

It was noted that all affected residents would be notified by letter, there is to be a press release 17th July, and there will also be a facebook campaign which had proven successful in other developments. Pedestrian access will remain in place throughout, and residents on West St will be given a temporary parking permit.

MF, SB and 4 members of the public left once this discussion came to an end.

30. To confirm and sign the minutes of the meeting held on 4th June 2018 – Approved with no changes

31. To receive reports from officers and councillors on matters outstanding and actions arising from the minutes – MM reviewed the action list and noted that all action had been completed. It was noted that legal opinion had not been sought in relation to the Mareham Rd development due to more information being received from the developers which included a legal opinion; ELDC had advised that responses to planning applications where works have already started should be treated the same way as all other applications; and that the response from Anglian Water regarding adequate provision for foul drainage had been the same as their last response.

32. To consider planning application S/086/02431/17 - LAND AT, MAREHAM ROAD, HORNCASTLE

PROPOSAL: Reserved matters approval for erection of 52 dwellings (Phases 1 & 2) pursuant to outline planning permission S/086/02478/12 as granted on appeal (together with supporting details to conditions 5,6,7,8,9,10,11,12,13). (*additional info on drainage matters provided*) – It was noted that the changes to the application included a technical note and legal commentary, and BB advised that following a conversation with ELDC he had been advised that comments and views backed up with a suitable level of expertise would carry weight. FM noted that with regards to riparian rights, the rights cannot be challenged through planning; the application has been through the multi agency review group twice, and given this and the expert opinion it is difficult to challenge without suitable expertise which the Town Council do not have. **BB proposed to respond stating the Town Council still have concerns, request ELDC take note of the numerous complaints and issues raised and address these in coming to a decision; FM seconded; unanimously agreed**

33. To consider planning application S/086/01339/18 - WHITE ROSE, ELMHIRST ROAD, HORNCASTLE, LN9 5AT

PROPOSAL: Planning Permission - Extension and alterations to existing dwelling to provide an enlarged kitchen and a garden room – AB left the room for this discussion. **FM proposed to support the application; DR seconded; unanimously agreed.**

34. To consider planning application S//086/01170/18 - 54 QUEEN STREET, HORNCASTLE, LN9 6BG

PROPOSAL: Planning Permission - Rear single storey extension to existing dwelling on the site of existing outbuildings which are to be demolished. It was noted that where possible the material from the section being demolished should be reused. **FM proposed; AB seconded; Unanimously agreed to support the application**

35. To consider planning application S/086/01000/18 - GREENACRES PARK, SPILSBY ROAD, HORNCASTLE, LN9 6NJ

PROPOSAL: Section 191 application to determine the lawful use of the application site as a recreational area within the mobile home site. It was noted that the area in question is currently used as a park area with swings and basket-ball nets etc. **FM proposed; AS seconded; unanimously agreed to support the application**

36. To consider planning application S/086/01115/18 - TANGLEWOOD NURSING HOME, 36 LOUTH ROAD, HORNCASTLE, LN9 5EN

PROPOSAL: Planning Permission - Erection of a building to house a biomass boiler system and pellet storage area with an external flue to the maximum height of 4.1 metres in connection with the existing care home (works completed). It was noted that the development is using biomass, is energy efficient and has considered all aspects of health and safety. **FM proposed; DR seconded; unanimously agreed to support the application.**

37. To consider planning application S/086/01282/18 - SPRINT SIGNS LTD, HOLMES WAY, BOSTON ROAD INDUSTRIAL ESTATE, HORNCASTLE, LN9 6JW

PROPOSAL: Planning Permission - To site a portable building to use as a print room in conjunction with existing sign design and printing business. It was noted that the site of the portable building proposed meant that it could not be seen from the road, with screening by hedging/fencing. **BB proposed; DR seconded; Unanimously agreed to support the application.**

38. To consider planning application S/086/01271/18 - 16-17 MARKET PLACE, HORNCASTLE, LN9 5BN

PROPOSAL: Application to vary condition no. 3 (hours of opening) as imposed on planning permission reference S/086/00017/18. It was noted that the revised opening hours proposed were: Mon – Sat 6am – 8pm, and Sun 9.30am – 5pm. **AB proposed; FM seconded; unanimously agreed to support the application.**

39. To consider planning application S/086/01284/18 7 ASHWOOD CLOSE, HORNCASTLE, PROPOSAL:

Planning Permission - Extensions and alterations to existing dwelling. It was noted that there were no comments from Highways, environment agencies nor any neighbour objections. **CM proposed; FM seconded; unanimously agreed to support the application.**
Member of the public left at this point.

40. To consider planning application S/086/00526/18 37 HIGH STREET, HORNCASTLE, PROPOSAL - Planning Permission - Change of use, alterations to existing building which is a listed building from a public house to provide an access centre and office space. *(Previously advertised incorrectly as a change to retail use – no change to proposal)* It was noted that there was no change to the proposal and that HTC supported the application on two previous occasions. **FM proposed; CM seconded; unanimously agreed to support the application.**

41. To consider planning application S/086/00527/18 37 HIGH STREET, HORNCASTLE, LN9 5HP - for info only, date passed

PROPOSAL: Listed Building Consent - Internal and external alterations to existing building to include new stud walls, new doors and frames. *(Changes to internal layout and disabled access).*

42. To consider street naming and numbering of a new development of 265 dwellings LOCATION: LAND AT LANGTON HILL, HORNCASTLE – It was noted that all of the proposed names were already approved in the street name list reviewed in April. **BB proposed; AB seconded; unanimously agreed to support all suggested street names for this development.**

43. Enforcement:

43a. To receive an update on recent issues raised with the Enforcement Team at ELDC –

- Siting of container on land at the rear of The Bull Ring – It was noted that Planning permission for the first container expired on 15th July. ELDC enforcement team had advised that the applicant was in the process of submitting a new application for both of the containers.
- 26 Bridge St, Phone Shop – It was noted that a site visit had been completed by ELDC enforcement, and they had queried whether the property in question should have been 27 Bridge St. It was noted that there was only one mobile phone shop in Bridge St with an orange shop front. MM advised that a new enforcement officer had been appointed, but she only worked on Horncastle issues on a Wednesday.

43b. To agree approach with any potential new enforcement issues - none

44. To consider correspondence received since the last meeting:

ELDC	Full Planning Permission - Extension and alterations to the existing dwelling to provide a first floor bedroom. ARION, ALBERT STREET	To note - noted
ELDC	Full Planning Permission - Erection of 2no. houses with detached double garage on the site of existing buildings which are to be demolished. FOUNDRY YARD, HOLT LANE	To note - noted
ELDC	Full Planning Permission - Extension to existing dwelling to provide an orangery (works completed). ORCHARD HOUSE, 34A LOUTH ROAD	To note- noted
ELDC	Outline Planning Permission - Erection of 3no. dwellings (with means of access to be considered). LAND ADJACENT TO 49, SPILSBY ROAD	To note - noted
ELDC	Refusal of Planning Permission - Change of use, conversion of, alterations to the existing area at the rear of the shop which is a listed building to provide 1 no. flat and 2 no. external staircases. Alterations to the building to provide a new roof material, a new shop window, external door and new side windows. 6 MARKET PLACE, HORNCASTLE	To note – noted.
ELDC	Refusal of Listed Building Consent - Change of use, conversion of, alterations to the existing area at the rear of the shop which is a listed building to provide 1 no. flat and 2 no. external staircases. Alterations to the building to provide a new roof material, a new shop window, external door and new side windows. 6 MARKET PLACE, HORNCASTLE	To note - noted
ELDC	Listed Building Consent – Internal and external alterations to existing building to include new stud walls, new doors and frames – 37 HIGH ST	To note - noted
ELDC	Withdrawal of Planning Application – Outline erection of up to 500 dwellings – LANDEAST OF LINCOLN RD, THIMBLEBY, HORNCASTLE	To note - noted

Meeting closed at 8.05pm