

MABLETHORPE AND SUTTON TOWN COUNCIL

**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE**

Held on 3rd February 2017

Present: Cllr S Palmer (Chairman)
T Brown Mrs J Cook R Dawes
B Dobbs M Gregory R Hansford
A Mee D Mellor Mrs P Palmer
K Pinion Mrs J Taylor

Absent: Cllr D Morling

In attendance: Mr S Fletcher (Town Clerk)
Cllr A Howard
6 members of the public

65. **APOLOGIES FOR ABSENCE**

It was reported that an apology for absence with valid reasons given had been received from Cllr D Morling.

It was proposed, seconded and

Resolved: That an apology be noted with reasons accepted from Cllr D Morling.

66. **TO RECEIVE DECLARATIONS OF INTEREST UNDER THE LOCALISM ACT 2011 – BEING ANY PECUNIARY INTEREST IN AGENDA ITEMS NOT PREVIOUSLY RECORDED ON MEMBERS’ REGISTER OF INTERESTS**

Cllr B Dobbs wished to declare a non-pecuniary interest in Agenda Item 7 as both applicants were known to him. Cllr A Mee wished to declare a non-pecuniary interest in Agenda Item 9, application 2, as he had had discussions with the applicant.

67. **TO APPROVE AS A CORRECT RECORD THE NOTES OF THE MEETING HELD ON 9TH JANUARY 2017**

It was proposed, seconded and

Resolved: That the Chairman sign the official minutes of the planning meeting held on 9th January 2017.

68. **CLERK’S REPORT AND UPDATE FROM PREVIOUS MEETINGS**

There was none.

69. **VIKING LINK SURVEY AND GROUND INVESTIGATIONS**

To note surveys and ground investigation works being carried out in connection with the Viking Link project.

The Town Clerk circulated an update from Viking Link.

70. **ADVANCE NOTIFICATION OF ROAD CLOSURE**

The road closure was reported and noted in respect of reconstruction and resurfacing works - A52 jct with B1449 and A52 approach to Mumby with alternative route signed A52 to Ingoldmells – via Orby to Gunby – A1028 to Ulceby Cross – All to Sutton on Sea – A52 and vice versa. 27-31 March and 3-4 April 2017 – night time closure only.

71. **SECTION 191 CERTIFICATE OF LAWFUL USE – EAST COAST AGGREGATES, BOURNE FARM, MAIN STREET, TRUSTHORPE**

A Section 191 Certificate to determine the lawful use of the site detailed above for plant hire, sale of aggregates, crushing of materials and for recycled aggregates, landscaping material sales and office and storage to compliment the activities had been applied for, stating that the site has been used for the stated use for longer than 10 years from the date of the application.

The Town Clerk advised that the Town Council was asked to provide information concerning the use of this site for the purpose stated in order to corroborate the evidence submitted.

Note: Members were advised that in dealing with Certificates of Lawful Use, the planning merits of the use in the application were not relevant. The issue of a certificate depended entirely on factual evidence about the history and planning status of the land and the interpretation of any relevant planning law.

Cllr Mrs P Palmer spoke against the application in respect of concerns raised by local residents.

Mr S McCormack was invited to speak in favour of the application; however, he advised that in order to address concerns in respect of crushing of materials for recycled aggregates, it was the intention to undertake such activities 'off site' in future.

A member of the public was invited to speak against the application in respect of concerns raised by local residents. Following the comment made by Mr S McCormack in respect of the intention to undertake crushing of materials for recycled aggregates activity 'off site' in future, the resident commented that this was a positive step forward.

The Town Clerk advised that contractors for the Town Council and duties/ service involved could be supported, therefore confirming the following uses: plant hire, landscaping material sales, office and storage for longer than 10 years from the date of the application. He further advised that aggregates had been purchased /used on several projects for the Town Council in the past but **could not corroborate** if these were 'sold' from the premises or bought in or sourced for specific Town Council projects.

It was proposed, seconded and

Resolved: That the Town Council **can corroborate** and evidence the use of the site detailed for plant hire, landscaping material sales, office and storage to complement the activities as applied for longer than 10 years from the date of the application, but **cannot corroborate** the direct sale of aggregates or the crushing of materials for recycled aggregates longer than 10 years from the date of the application.

For the purpose of openness and transparency, Cllr B Dobbs did not vote on this agenda item.

72. **TO NOTE PLANNING APPROVALS, REFUSALS, ENFORCEMENT COMPLAINTS AND APPEAL DECISIONS ADVISED BY THE DISTRICT COUNCIL**

Planning Approvals – Full Planning Permission granted:-

- a) Application Number: N/110/02290/16
Applicant: Mr M French
Location: 95 Wellington Road, Mablethorpe
Proposal: Rear extension and alterations to existing dwelling to provide an enlarged kitchen on the site of part of the existing dwelling which is to be demolished to include a replacement roof on part of the existing dwelling.

The Town Council **SUPPORTED** this application

- b) Application Number: N/110/02302/16
Applicant: Mr M Nelhams
Location: 29 Wellington Road, Mablethorpe
Proposal: Extension and alterations to existing dwelling to provide a living/kitchen area to be used as part of a granny annexe.

The Town Council **SUPPORTED** this application

- c) Application Number: N/110/02441/16
Applicant: Mr J Povis
Location: Quintey, Trusthorpe Road, Sutton on Sea
Proposal: Rear extension to existing dwelling to provide a shower room

The Town Council **SUPPORTED** this application

- d) Application Number: N/110/02412/16
Applicant: Mrs K Applewhite
Location: Beach Chalet, 38 South Promenade, Sutton on Sea
Proposal: Erection of a beach hut on the site of an existing beach hut which is to be removed

The Town Council **SUPPORTED** this application with an observation that the use of an external fire retardant treatment should be conditioned.

- e) Application Number: N/110/02367/16
Applicant: Card Factory
Location: 33 High Street, Mablethorpe
Proposal: Consent to display 1 no. internally illuminated fascia sign and 1 no. double-sided non-illuminated projecting sign

The Town Council **SUPPORTED** this application

- f) Application Number: N/110/02336/16
Applicant: Card Factory
Location: 33 High Street, Mablethorpe
Proposal: Alterations to existing shop to provide a new shop front

The Town Council **SUPPORTED** this application

73. **PLANNING APPLICATIONS**

It was proposed, seconded and

Resolved: That, in accordance with Schedule 16 of the Local Government Act 2000, observations on the following planning applications be submitted to East Lindsey District Council.

- 1) Application Number: N/110/02194/15
Applicant: Lidl UK GMBH
Location: Lidl Supermarket, Stanley Avenue, Mablethorpe
Proposal: Consent to display 2 no. internally illuminated fascia signs, 2 no. internally illuminated totem signs and 1 no. externally illuminated free standing poster display board, in accordance with amended plans received by the Local Planning Authority on 5th January 2017.

Note: This application was for noting only as it was received for comment with no extension of consultation time available. In light of the Town Council's previously submitted comments as detailed hereunder and the minor adjustments proposed to the positioning of the totem sign and repositioning of the poster display board to the rear of the car park, it was deemed unnecessary to call an Extraordinary meeting of this committee to reconsider the application.

"That the Town Council SUPPORT this application with the following comments: The Town Council has concern for local residents in respect of light pollution and requests that measures be introduced to minimise the impact and disruption to residents during hours of darkness (i.e. timed illumination)." (Planning Committee 5th December 2016)

- 2) Application Number: N/110/02455/16
Applicant: Coastfields Leisure Ltd
Location: Grange Leisure Park, Alford Road, Mablethorpe
Proposal: Change of use of land to form an extension to existing holiday park and to site 186 no. static caravans, 74 no. lodge, erection of an LPG storage compound, bin store and LPG cylinder compound and associated landscaping and internal access roads

The Town Council **SUPPORT** this application with the following observations:

That the Local Planning Authority carefully considers a section 106 contribution towards minimising pressures in respect of the impact on local medical services during the holiday season; impact on local infrastructures; impact on emergency services and impact on vehicle access (site specific).

- 3) Application Number: N/110/00053/17
Applicant: Bacchus Hotel
Location: 17 High Street, Sutton on Sea
Proposal: Change of use of land to site 5no. log cabins

The Town Council **OBJECT** to this application with the following observations:

Flood risk; cumulative impact on neighbouring residential care facility/ sheltered accommodation; noise pollution; chalet construction.

- 4) Application Number: N/110/00036/17
Applicant: Mr J Hackney
Location: 48 Church Lane, Sutton on Sea
Proposal: Change of use of land to form an extension to the existing domestic curtilage. Extension and alterations to existing dwelling to provide a living room, kitchen, utility room, w.c. and lobby, part of existing dwelling to be removed.

The Town Council **OBJECT** to this application with the following observations:

Impact on street scene; vehicle visibility splay issues; proposed structure outside building line; loss of light and privacy issues to neighbouring property; unfavourable location in respect of proposed driveway construction/access to new garage.

- 5) Application Number: N/110/00088/17
Applicant: Mr B Casserley
Location: 69 Church Lane, Sutton on Sea
Proposal: Erection of a detached garage on the site of an existing garage which is to be demolished.

The Town Council **SUPPORT** this application.

- 6) Application Number: N/110/02532/16
Applicant: Miss N Jowett
Location: The Nest, Grift Bank, Mablethorpe
Proposal: Erection of a boundary fence to a maximum height of 1.524 (works completed)

The Town Council **SUPPORT** this application.

The meeting closed 8.10 p.m.