

MABLETHORPE AND SUTTON TOWN COUNCIL
MINUTES OF A MEETING OF THE
PLANNING COMMITTEE

Held on 30th April 2018

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

Absent: Cllr K Pinion

In attendance: Mr S Fletcher (Town Clerk)
Mr O Monk (Admin Assistant)
Cllr A Howard
Cllr G Cullen
15 members of the public

92. **APOLOGIES FOR ABSENCE**

There were none.

93. **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 & NOTE ANY DISPENSATIONS**

There were none.

94. **TO APPROVE AS A CORRECT RECORD THE NOTES OF THE MEETING HELD ON 9TH APRIL 2018**

It was proposed, seconded and

Resolved: That the Chairman sign the official minutes of the meeting of the Planning Committee held on 9th April 2018.

95. **NOTIFICATION OF PLANNING APPLICATION TO BE CONSIDERED AT ELDC PLANNING COMMITTEE**

It was proposed, seconded and

Resolved: That the Town Council does not wish to nominate a representative to speak at the ELDC Planning Committee on Thursday 3rd May 2018 on application N/110/01549/17 Viking Link National Grid, Sandilands (to Bicker Fen).

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

APPROVALS

- a) Application Number: N/110/00255/18
Applicant: Mr. T. Wagstaff
Location: 5 Cheltenham Way, Mablethorpe, LN12 2AX
Proposal: Planning Permission - Extensions to existing dwelling.

The Town Council **SUPPORTED** this application.

97. **PLANNING APPLICATIONS**

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

- a) Application Number: N/110/00681/18
Applicant: 3XB Holdings Ltd
Location: GRANGE AND LINKS HOTEL, SEA LANE, SANDILANDS, SUTTON ON SEA, LN12 2RA
Proposal: Planning Permission - Erection of a building to provide a hotel with associated spa, gym and swimming pool with 9no. apartments on the second floor on the site of the existing hotel which is to be demolished, erection of a building to provide 12no. holiday apartments with ground floor retail/commercial space, erection of 4no. detached houses with integral double garages, 2no. pairs of semi-detached houses with integral single garages and 3no. blocks of 4no. terraced houses with integral single garages, construction of vehicular and pedestrian accesses and internal access roads and provision of associated parking.

It was proposed, seconded and

Resolved: That the Town Council **SUPPORTS** this application with the following comments:

- Support for ELDC comment in respect of access for refuge vehicles whilst noting similar access for emergency service vehicles;
- Concern of additional flood risk effect on neighbouring properties due to the build-up of land within the proposal;
- Suggest that ELDC include the condition that the hotel and leisure complex be built first to ensure the area is not left with another 'housing only' offer;
- Concern in respect of number of parking spaces being inadequate where the hotel and function rooms are used (to avoid dangerous on-street parking);
- Lack of privacy and overlooking from the housing offer is a concern.

- b) Application Number: N/110/00404/18
Applicant: BCD Care Ltd
Location: LAND SOUTH OF JACKLIN CRESCENT, GOLF ROAD, MABLETHORPE
Proposal: Planning Permission - Erection of a building to provide a care home with associated landscaping, parking and construction of a vehicular and pedestrian access.

It was proposed, seconded and

Resolved: That the Town Council **OBJECTS** to this application with the following comments:

- Lack of adequate parking facilities for staff, residents, visitors and medical staff
- Query S.106 contribution being allocated to Marsh Medical Practice, some 13 miles away and the impact it may have on local medical facilities.

- c) Application Number: N/110/00520/18
Applicant: GF Tomlinson on behalf of Wellspring Academy Trust
Location: MONKS DYKE TENNYSON COLLEGE, SEAHOLME ROAD, MABLETHORPE, LN12 2DF
Proposal: Planning Permission - Extension and alterations to former college to provide an additional teaching area, erection of a bin store, provision of parking, construction of a MUGA with enclosure to a maximum height of 3.0metres.

It was proposed, seconded and

Resolved: That the Town Council **SUPPORTS** this application with the following comment:

Consideration should be given to a sympathetic planting scheme around the MUGA area to ensure safeguarding of both students and residents.

- d) Application Number: N/110/00685/18
Applicant: East Lindsey District Council
Location: BEACH HUTS, CENTRAL PROMENADE, SUTTON ON SEA
Proposal: Planning Permission - Erection of 39no. beach huts on site of 39no. existing beach huts which are to be demolished.

It was proposed, seconded and

Resolved: That the Town Council **SUPPORTS** this application with the following comment:

Consideration should be given to the external colours of the proposed beach huts in order to ensure the corporate and corporation image is minimised.

- e) Application Number: N/110/00588/18
Applicant: Sutton on Sea Residents Association
Location: CHALET ZERO, CENTRAL PROMENADE, SUTTON ON SEA
Proposal: Planning Permission - Erection of a chalet to provide an information centre and beach chalet letting office.

It was proposed, seconded and

Resolved: That the Town Council **OBJECTS** to this application with the following comment:

The roof design should be in keeping with those of the proposed 39 beach huts as submitted by ELDC.

- f) Application Number: N/110/00561/18
Applicant: Bacchus Hotel
Location: BACCHUS HOTEL, 17 HIGH STREET, SUTTON ON SEA, MABLETHORPE, LN12 2EY
Proposal: Application to vary condition no. 8 regarding amplified music as imposed on planning permission reference no. N/110/00053/17.

It was proposed, seconded and

Resolved: That the Town Council **OBJECTS** to this application with the following comment: The restriction imposed in N/110/00053/17 should remain in order to minimise the possibility of noise and disturbance for local amenity and residents

- g) Application Number: N/110/00485/18
Applicant: Mrs. Fender
Location: 7 MILL FIELD, TRUSTHORPE, MABLETHORPE, LN12 2PG
Proposal: Planning Permission - Rear extension to existing dwelling to provide a conservatory.

It was proposed, seconded and

Resolved: That the Town Council **SUPPORTS** this application.

- h) Application Number: N/110/00712/18
Applicant: Mrs. T. Russell
Location: 2 ROSSA COTTAGE, ROSSA LANE, TRUSTHORPE, LN12 2QH
Proposal: Planning Permission - Change of use of land to provide hardstanding (works completed).

It was proposed, seconded and

Resolved: That the Town Council **OBJECTS** to this application with the following comments:

- Policy A5 of the East Lindsey Local Plan Alteration 1999 aims to only permit development where its design does not detract from the distinctive character of the locality. The application site sits within an area characterised by open expansive countryside views. The introduction of the large expanse of hard standing appears at odds with the strong open countryside character of the street scene. Overall the proposal does therefore not respond or reflect the local character of the area. The proposal is therefore considered to be contrary to the aims of Policy A5 of the East Lindsey Local Plan Alteration 1999 and paragraph 58 of the National Planning Policy Framework.
- Paragraphs 17, 123 and 125 of the National Planning Policy Framework seek to ensure a good level of amenity is achieved for current and future occupants. Policies A4 of the East Lindsey Local Plan Alteration 1999 seeks to protect the general amenities of people living nearby from unacceptable harm. Due to the close proximity of the proposed access and hard standing to the amenity space of No.1. Rossa Lane, an unacceptable level of noise and disturbance would be caused. The proposal is therefore considered to be contrary to the aims of Policy A4 of the East Lindsey Local Plan Alteration 1999.

The meeting closed at 8.22 p.m.