

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

Held on 3rd September 2018

Present: Cllr A Mee (Chairman)
Cllrs B Dobbs (except item 6(a)) R Dawes
R Hansford S Holland M Gregory
D Mellor D Morling S Palmer
Mrs J Taylor

Absent: Cllrs T Brown, Mrs J Cook

In attendance: Mrs S Archibald (Deputy Clerk)

Also present: Cllrs G Cullen, A Howard, Mrs P Palmer
3 members of the public

Prior to the commencement of the meeting the Chairman wished to advise the Committee that formal notice had been received regarding the adoption of the East Lindsey Local Plan.

21. **APOLOGIES FOR ABSENCE**

The meeting was advised that apologies with valid reasons for absence had been received from Cllrs T Brown and Mrs J Cook.

It was proposed, seconded and

Resolved: That apologies be noted with valid reasons accepted from Cllrs T Brown and Mrs J Cook.

22. **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 pecuniary interest as a near neighbour in respect of planning application N/110/01551/18.

23. **TO APPROVE AS A CORRECT RECORD THE NOTES OF THE MEETING HELD ON 30TH JULY 2018**

It was proposed, seconded and

Resolved: That the Chairman sign the official minutes of the Planning Committee held on 30th July 2018.

24. **TO NOTE INFORMATION IN RESPECT OF COMMUNITY LED HOUSING INITIATIVES FROM EAST MIDLANDS COMMUNITY LED HOUSING (EMCLH)**

Noted.

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

To note planning approvals, refusals, enforcement complaints, appeals and appeal decisions advised by the District Council.

PLANNING APPROVAL

Application Number: N/110/01328/18
Location: Bubbles Bar, Central Promenade, Mablethorpe
Proposal: Planning Permission – Extension to existing building to provide a conservatory

The Town Council **SUPPORTED** this application

PLANNING APPEAL

Appeal Ref: APP/D2510/W/18/3208088
Viking Link National Grid, Sandilands to Bicker Fen

26. **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/110/01551/18
Location: LAND NORTH OF MARIAN AVENUE AND DAWSONS CLOSE, MABLETHORPE
Proposal: Planning Permission - Erection of 4no. pairs of holiday cottages, provision of parking bays and construction of roadway and footpath.

Cllr A Howard, who was present in the public area, wished to highlight concerns of local residents with regard to the application. A local resident spoke against this application.

It was proposed, seconded and

Resolved: That the Town Council **OBJECT** to this application on the grounds of the following material considerations:

- Overshadowing
- Overlooking and loss of privacy
- Inadequate parking and service provision
- Concerns over access and highway safety
- Traffic generation
- Noise and disturbance from the scheme
- Crime (and the fear of)
- Cumulative impact
- Overintensification
- Environmental impact concerns over possible loss of badger habitat

Note: Cllr B Dobbs, having declared a pecuniary interest as a near neighbour, left the meeting and took no part in the consideration thereof or the voting thereon.

- b) Application Number: N/110/01616/18
Location: LAND OFF HENSHAW AVENUE, SUTTON ON SEA
Proposal: Planning Permission - Erection of a house and detached single garage and construction of a vehicular access.

It was proposed, seconded and

Resolved: That the Town Council SUPPORT this application with the comment that consideration should be given to relocating the proposed window on the eastern elevation to the south elevation to alleviate overlooking of the neighbouring property.

- c) Application Number: N/110/01630/18
Location: KIAMBO THE ANNEXE, 70 MARIAN AVENUE, MABLETHORPE LN12 2DZ
Proposal: Application to vary condition no. 2 (occupier of annexe) as imposed on planning permission reference N/110/01595/14.

It was proposed, seconded and

Resolved: That the Town Council SUPPORT the variance of condition no.2 solely with reference to the change of name

- d) Application Number: N/110/01628/18
Location: BACCHUS HOTEL, 17 HIGH STREET, SUTTON ON SEA, MABLETHORPE LN12 2EY
Proposal: Planning Permission - Erection of a covered outdoor facility for the use of beer festivals and outdoor events which is attached to the existing hotel on site of the existing marquee which is to be removed.

It was proposed and seconded that this application be supported, providing that the acoustic fence condition was complied with; which motion on being put to the vote was declared **LOST**.

It was further proposed, seconded and

Resolved: That the Town Council OBJECT to this application on the grounds of potential noise nuisance emanating from an open-fronted structure.

- e) Application Number: N/110/01629/18
Location: BACCHUS HOTEL, 17 HIGH STREET, SUTTON ON SEA, MABLETHORPE LN12 2EY
Proposal: Planning Permission - Construction of a gazebo for the purposes of wedding ceremonies and in connection with existing hotel entertainment use.

It was proposed, seconded and

Resolved: That the Town Council OBJECT to this application on the grounds of potential noise nuisance emanating from an open-sided structure

- f) Application Number: N/110/01171/18
Location: TRUSTHORPE SPRINGS LEISURE PARK, MILE LANE, TRUSTHORPE, MABLETHORPE, LN12 2QQ
Proposal: Planning Permission - Change of use of land to provide and extension to existing holiday park consisting of 50 no. touring pitches, 16 no. holiday homes and the storage of caravans on some of the pitches. Erection of a maintenance building and excavation of land to form a wildlife pond. Construction of internal access roads and alterations to existing vehicular access.

Amendment: Provided a Flood Evacuation Plan

It was proposed, seconded and

Resolved: That the Town Council SUPPORT this amendment

- g) Application Number: N/110/00681/18
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.
- Amendment: Revised site layout (drawing number XL1113/02 Rev B) showing:
-repositioned dwellings
-revised car parking layout
-additional planting
-secure cycle park
-provision of french drain

It was proposed, seconded and

Resolved: That the Town Council SUPPORT this application but reiterate the concerns previously expressed which are as follows:

- 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.

And, with regard to the amendments proposed, further concerns are expressed over the proposal for the French drain, which, without proper outfall/soakaway provision would be inadequate drainage for the housing complex proposed, and make the observation that two spaces have been lost on the revised car parking layout.

The meeting closed at 7.52 p.m.