

MABLETHORPE AND SUTTON TOWN COUNCIL
MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
1ST JULY 2024

Present: Cllrs G Parkhurst (Chair)
C Arnold I Bailey V Clark
S Holland K Marnoch D Mellor
J Rastall C Tebbutt D Tyler
R Watson M Wellby

Absent: Cllr P Russell

In attendance: Mrs D Onyskiw (Admin Assistant)

Also present: 13 members of the public

10. **APOLOGIES FOR ABSENCE**

The meeting was advised that an apology with valid reasons for absence had been received from Cllr P Russell.

It was proposed, seconded and

Resolved: That apologies be noted with valid reasons for absence accepted from Cllr P Russell.

11. **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 R Watson wished to declare a non-pecuniary interest in agenda item 5a and would take no part in the voting on this item.

12. **TO APPROVE AS A CORRECT RECORD THE NOTES OF THE MEETING HELD ON 3RD JUNE 2024**

It was proposed, seconded and

Resolved: That the Chairman sign the official minutes of the Planning Committee held on 3rd June 2024.

13. **TO CONSIDER AND SUBMIT AN APPLICATION TO ELDC, OR OTHERWISE FOR ANY PROPOSED ADDITIONAL AREAS TO BE INCLUDED IN THE NEW PUBLIC SPACE PROTECTION ORDER (PSPO)**

It was proposed, seconded and

Resolved: That the Town Council does not wish to submit any proposals for additional areas to be included in the new public space protection order (PSPO).

14. **PLANNING APPLICATIONS**

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

- a) Application Reference: N/110/00862/24
Location: STATION LEISURE AND LEARNING CENTRE, STATION ROAD, MABLETHORPE, LN12 1HA
Proposal: Consent to display 1nofree-standingilluminated fascia sign and 17no. non-illuminated single sided free standing signs.

It was proposed, seconded and

Resolved: That the Town Council supports this application.

- b) Application Reference: N/110/00870/24
Location: 45 CHELTENHAM WAY, MABLETHORPE, LN12 2AX
Proposal: Planning Permission - Erection of a detached garage with the demolition of existing garage (works commenced).

It was proposed, seconded and

Resolved: That the Town Council supports this application.

- c) Application Reference: N/110/00286/24
Location: FORMER MONKS DYKE TENNYSON COLLEGE, SEAHOLME ROAD, MABLETHORPE, LN12 2DF
Proposal: Planning Permission - Erection of 68no. dwellings, construction of vehicular access and internal access roads, provision of a drainage basin and associated landscaping and demolition of existing hard-standing.

It was proposed, seconded and

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

- Overlooking and loss of privacy- dwellings on Marian Avenue will be affected by proximity of two storey buildings, most particularly the bungalows on the street whose rear bedrooms will be overlooked.
- Overshadowing and loss of light - again some of the dwellings on Marian Avenue will suffer overshadowing; in one instance, a 7m high elevation within 11m.
- Layout and Density of Buildings - development around the site is predominantly bungalows in a spacious layout. This development of dense two-storey houses is out of character.
- Highways safety and traffic generation - Seaholme Road is now a much busier thoroughfare following developments in the Golf Road area to the west of the town. This development will add yet another road junction to a congested area of the road.
- Impact on health and wellbeing - The area is already highly deprived, specifically with access to healthcare and dentistry. This development will make the situation even worse.
- Contrary to the ELDC Local Plan 2018 namely:-
 - **2.15.** The District faces a significant issue with regard to housing. 38% of East Lindsey is in an area of high coastal flood risk. This area is covered by the Environment Agency's Coastal Flood Hazard Map and is called the Coastal Zone. The map is shown on the policy map on page 7 and on page 84 of the plan and the zone covers the red (danger for all), orange (danger for most), yellow (danger for some) and green (low hazard – caution). In respect of the application of development plan policies, the whole of the settlements listed in clause 1 of Policy SP3 are regarded as being within the Coastal Zone. Therefore it is not realistic to promote an option of large-scale housing growth in this area. However, to meet our objectives of having a network of thriving, safer and healthy communities, and to try and address the causes and effects of climate change, we believe that we must deal with this issue head on.

- **2.27.** The coast is of such strategic importance to the District, future development in this area will be guided by discrete policy in the Core Strategy. This policy is set out in Chapter 10 and aims to provide strong and flexible support to economic, business, cultural and tourism growth in the areas covered by the coastal flood hazard zones. This policy is also designed to give positive indications of what will and what will not be supported by the Council in this important area. The Coastal Housing target will be confined to existing commitments and details of this are also set out in Chapter 10.
- **10.13.** However, that does not mean that there will be no housing development in the coastal area. As at the 28th February 2016 there were already 1308 housing commitments in the coast, a technical over-supply, based against the target 735, of approximately 546 dwellings. This will mean that for this plan period up to 2031 rates of development will be lowered in the coast by just over 30% compared to previous build rates. Therefore, no more new market housing will be permitted in the coastal zone during the Plan period other than that set out in paragraphs 3, 4, 5 6, 7 and criterion B1, B2 and B3.
- **10.16.** The coastal area has the highest need for affordable housing in the District. Whilst opportunities may be limited for affordable housing, the Council recognises that there will still be the need, despite the risk of flooding, to ensure that those who do not have the financial ability to access open market housing still have an opportunity to continue to reside in the communities they currently live and work. Therefore, the Council continues to support the provision of this type of housing within the coastal area.
- **10.18.** The Council must also support specialist housing for specific identified vulnerable or minority groups and so, with regard to this type of housing, believes that it is justifiable to step outside the restricted housing provision. This type of housing cannot be met from within the existing stock. All new affordable housing and housing for vulnerable or minority groups in the Coastal Zone will be subject to the cascade local connection criteria set out in Annex 1 of this Plan.

Part 3 Coastal Settlements July 2018

- **1.13 (4)-** Avoid the risk of flooding (where possible) and fully mitigate against the impacts of flooding where it cannot be avoided.
- **3.1** The Council is not proposing to allocate sites for housing in the coastal towns and large villages. It will still strongly support economic growth, improvements to community facilities and flood risk infrastructure as set out in the Core Strategy policies.

The meeting closed at 7.35 p.m.