

**MINUTES OF THE MEETING OF THE HYKEHAM PLANNING COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES ON
TUESDAY 15th MAY 2018 AT 7:00PM**

Present: Councillor E Rigby(Chairman)

Councillors: N Dillon P Drifill C R Jackling
 P Johnson D Rowson Mrs P Whittaker

Prior to commencement of the meeting a resident addressed the Committee during the Public Democratic regarding his concerns on Planning Application 18/0410 – Change of use from Class C3 to D1 and D2 at Flat A5 Windermere Avenue. Main concerns expressed were lack of information contained within the planning documentation and the noise, traffic and parking implications of this proposal. This Application to be dealt with at the next meeting of the Hykeham Planning Committee on 5.6.18 and Committee Clerk to request an extension due to limit on consultation time given.

In Attendance: Clerk to the Committee: Mrs S Green

One member of the public

The meeting opened at 19:15

1. ELECTION OF CHAIRMAN

AGREED **Proposed by Cllr Jackling, seconded by Cllr Dillon**
 That Cllr Rigby be duly elected as Chairman
 Unanimous

2. ACCEPTANCE OF APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillors: C Briggs, J Charters, K Sampson, B Sellars, S Roe for absence & Mrs L Graham who will not be substituting at this meeting
AGREED **Proposed by Cllr Dillon, seconded by Cllr Jackling**
 To accept apologies for absences received and the reasons given
 Unanimous

3. RECEIPT OF ANY DECLARATION OF MEMBERS' INTERESTS UNDER THE LOCALISM ACT 2011

None received at this point.

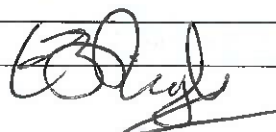
Action Point to be included – obtain clarification on parameters regarding dispensation

4. ELECTION OF VICE-CHAIRMAN

AGREED **Proposed by Cllr Rigby, seconded by Cllr Dillon**
 That Cllr Drifill be duly elected as Vice-Chairman.
 Unanimous

5. CHAIRMAN'S REPORT

The Chairman welcomed all Members to the first meeting of the new Hykeham Planning Committee and expressed his pleasure that a joint committee had come to fruition. Members discussed the proposal by Barrowden Parish Council to end the complete division of responsibility between planning bodies and building control and it was



AGREED Proposed by Cllr Jackling, seconded by Cllr Dillon
That the Chairman and Committee Clerk respond to this survey on behalf of the Town Council taking into account the views expressed by the Committee.
Unanimous

Action Point to be included – contact technical support regarding provision of split screens on NHTC laptops for viewing plans.

6. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

North Hykeham

18/0557 115 Lincoln Road – Part demolition of existing dwelling and erection of 3 storey rear and side extension

AGREED Proposed by Cllr Johnson, seconded by Cllr Dillon
The Committee consider the proposed planning application is an overdevelopment of the site and out of keeping with surrounding properties.
Unanimous

18/0505 76 Dore Avenue – Demolition of existing rear extension and erection of new single storey rear extension

AGREED Proposed by Cllr Dillon, seconded by Cllr Jackling
No comments
Unanimous

18/0454 104 Wetherby Crescent- Erection of first floor extension

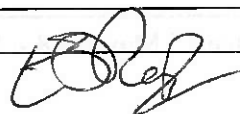
AGREED Proposed by Cllr Rigby, seconded by Cllr Dillon
No comments
Unanimous

18/0553 73 Mill Lane – Erection of a first floor rear extension

AGREED Proposed by Cllr Dillon, seconded by Cllr Jackling
No comments
Unanimous

18/0581 Leafbridge Business Park, Station Road - The carrying out of “other operations” on site designed to enable the implementation of **planning permission 17/0351/OUT**. Specific operations will include: The trapping and translocation of lizards to a safe receptor site. Excavation of the existing site surface, crushing and grading of material, removal of contamination and excess materials. The formation of new site levels suitable for accommodating future buildings as permitted under **permission 17/0351/OUT**. The formation of new temporary haulage tracks in order to enable site preparation activities to be completed. The erection of fences and hoardings around the site perimeter for the purposes of security, site promotion, rail corridor protection and lizard exclusion. The installation of temporary accommodation and facilities (site cabins etc) associated with carrying out the above

AGREED Proposed by Cllr Dillon, seconded by Cllr Jackling
The Committee, in principle, does not have objections to this proposal, but wishes to advise that if the application refers to



wildlife such as "newts" they feel this should be accurately described within the application

Unanimous

18/0585 8 Ullswater Close – Demolition of existing garage and erection of side extension

AGREED Proposed by Cllr Dillon, seconded by Cllr Rigby
No comments
Unanimous

18/0593 11 Hutson Drive – Erection of first floor side extension

AGREED Proposed by Cllr Jackling, seconded by Cllr Mrs Whittaker
The Committee have no objections but would wish to comment that there is possible overlooking into neighbouring rear property and they would wish this to be taken into account when decided by the delegated officer
Unanimous

Amendment

18/0102 74 Moor Lane – Erection of 2 storey side and single storey rear extension. Amendment consists of amended design to include a reduction in width and larger extension to rear

AGREED Proposed by Cllr Rigby, seconded by Cllr Dillon
No comments
Unanimous

South Hykeham

No applications received for consideration at this meeting.

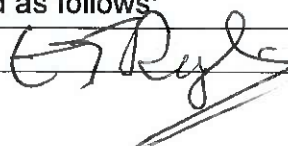
7. APPLICATION FOR GOODS VEHICLE OPERATOR'S LICENCE – THE GRAIN STORE, BOUNDARY LANE, SOUTH HYKEHAM

Members had received notification via a Public Notice posted in the local press of an application for a licence to use the Grain Store, Boundary Lane, South Hykeham as an operating centre for 3 good vehicles and 30 trailers. Written representations are invited from owners or occupiers near the operating centre. The mechanism for the Hykeham Planning Committee to make representation is severely restricted, as discovered previously. Issues that can be commented on include – Whether the site access is safe, whether the site is large enough to accommodate 30 trailers and 3 goods vehicles and what the environmental impact result will be on the area, including noise, dust etc. One Member advised that this application should not be considered in isolation but the cumulative effect on the road should be considered along with the Hazardous Waste Facility. A Highways risk assessment will not be carried out unless the impact is greater than 10% of the current vehicle movement.

AGREED Proposed by Cllr Jackling, seconded by Cllr Johnson
That the Hykeham Planning Committee submit a letter outlining their concerns regarding the application to the Traffic Commissioners Office via available channels.
Unanimous

8. DECISIONS RECEIVED AND CORRESPONDENCE (INCLUDING NOTIFICATIONS OF APPLICATIONS FOR TREE WORKS AND ANY COMMITTEE COMMENTS TO BE SUBMITTED TO THE TREE OFFICER)

The applications as listed below have been decided as follows:



- 18/0392** – 11 Chelmer Close, NH – Erection of a 2 storey front extension – **APPROVED**
18/0283 – 187 Mill Lane, NH – Change of use from residential property (C3) to children's day nursery (D1) (Resubmission of application 17/1328) - **REFUSED**
18/0352 – Windermere Salon, Windermere Avenue, NH – Change of use from hairdressing salon to dwelling (Resubmission of application 17/0783) - **REFUSED**

- a) **NKDC:** Notification of Planning Appeal in Progress – 17/1328 – 187 Mill Lane, North Hykeham – Change of use from residential property to children's nursery
- b) **NKDC:** 18/0529/TPO – T1 Oak – trim 2m overhanging boundary and remove dead wood at 42 Grandfield Way, North Hykeham. No comments
- c) **NKDC:** 18/0642/TPO – T1 Oak – reduce 2-3m on each side, reduce crown by 3m, dead wood – 27 Briar Close, South Hykeham. No comments
- d) **NKDC:** Notification of Revocation of N278 – Skellingthorpe (detached) (Whisby) TPO 1989 on 09.05.2018. Noted.

9. APPROVAL OF COMMITTEE AGENDA HEADING

AGREED Proposed by Cllr Rowson, seconded by Cllr Johnson
 To include "Hykeham Planning Committee" at the top of the agenda heading
Unanimous

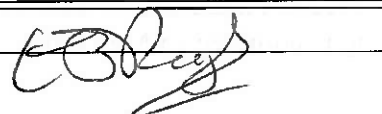
10. PROCESS FOR PUBLICATION OF MINUTES

AGREED Proposed by Cllr Rigby, seconded by Cllr Dillon
 That notes of Hykeham Planning Meetings are not uploaded onto websites or social media until they are approved as Minutes.
Unanimous

The meeting closed at 20.10

ACTIONS

Action	By whom	By When	Completed
That Hykeham Planning Committee hold their own meetings with the Church Commissioners or be included in meetings they hold with NKDC	Hykeham Planning Committee	Ongoing	
Obtain clarification on parameters regarding members dispensation on Declaration of Interests under the Localism Act 2011	Committee Clerk		
Investigate the possibility of split screen format availability on Town	Office Staff		



Council Lap Tops			
Respond to National survey regarding proposal by Barrowdon Parish Council – Division of planning bodies and building control	Chairman and Committee Clerk	Mutually agreeable time prior to deadline for survey responses	Survey completed 18.05.2018
Response to be sent to Traffic Commissioners Office regarding Good Vehicles Operators Licence App, Boundary Lane	Cllr Briggs and Committee Clerk	Prior to deadline	Response sent & circulated



