

**MINUTES OF THE MEETING OF THE HYKEHAM PLANNING COMMITTEE  
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES ON  
TUESDAY 7<sup>TH</sup> AUGUST 2018 AT 19:00**

**Present:** Councillor E Rigby(Chairman)

Councillors: P Driffill L Graham B Jackling P Johnson K Sampson B Sellars

**In Attendance:** Clerk to the Committee: Mrs S Green

**1. ACCEPTANCE OF APOLOGIES FOR ABSENCE AND REASONS GIVEN**

Councillors: C Briggs, J Charters, D Rowson and Mrs P Whittaker for absence

**AGREED**

**Proposed by Cllr Sellars, seconded by Cllr Jackling**

To accept apologies for absences received and the reasons given  
**Unanimous**

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

None.

**3. CHAIRMAN'S REPORT**

No report at this meeting but the Chairman requested that the NKDC Open Spaces Strategy Final Draft be placed on the next agenda for discussion and comment.

**4. APPROVAL OF MINUTES DATED 17<sup>TH</sup> JULY 2018**

**AGREED**

**Proposed by Councillor Johnson, seconded by Councillor Jackling**

That the minutes dated 17.07.18 be approved as a true record.

**Unanimous of those present on 17.07.18**

**5. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS**

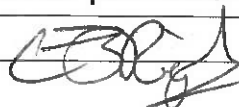
**Applications**

**18/0893** Land East of Boundary Lane - Application to remove condition 1 (limited period of planning permission) re planning permission 17/1630 – Change of use from agriculture and aircraft hangar to use Class B1 (Business), B2 (General Industry) or B8 (Storage or distribution).

**AGREED**

**Proposed by Cllr Jackling, seconded by Cllr Sampson**

The Committee wish to object to this proposal as the original condition imposed by NKDC expiring on 25 May 2023 "On or before that date the use of the land and buildings hereby permitted shall be discontinued and the land and buildings shall revert back to their previous use" was there for the following reason "The granting of a permanent permission would be contrary to the provisions of Policies LP28 and LP30 of the Central Lincolnshire Local Plan (Adopted 2017). A temporary permission has been granted to enable the Lincoln South West Quadrant Sustainable Urban Extension concept plan to come forward and to determine on a further application whether permission may be granted on a



permanent basis or refused” and the Committee support the ongoing implementation of the condition for that reason.

**Unanimous**

**18/0888** 14 Grace Avenue – Erection of single storey gymnasium building with mezzanine storage and swimming pool with changing room and plant room (**Part-Retrospective**)

**AGREED**

**Proposed by Cllr Rigby, seconded by Cllr Graham**

No comments

**6 for: 1 abstention**

**18/0795** Siemens Industrial Turbine Machinery Ltd, Freeman Road – Change of use from B2 to B2and B8.

**AGREED**

**Proposed by Cllr Jackling, seconded by Cllr Sampson**

No comments

**Unanimous**

**18/0916** Land to the rear of 15-21 Water Lane – Erection of 4 bungalows and a detached outbuilding.

Discussion took place regarding the suitability of the site for the proposed 4 bungalows and it was noted that these dwellings are very small with small rear gardens and consequently a severe lack of amenity space.

**AGREED**

**Proposed by Cllr Rigby, seconded by Cllr Johnson**

No comments

**5 for: 2 against**

**18/0917** Witham Court, Fen Lane – Erection of single storey extensions and internal alterations to provide single bedrooms and en-suite accommodation.

**AGREED**

**Proposed by Cllr Jackling, seconded by Cllr Johnson**

No comments

**Unanimous**

**18/0934** Asda Superstore, Newark Road – Proposed retail pod.

**AGREED**

**Proposed by Cllr Sampson, seconded by Cllr Graham**

No comments

**Unanimous**

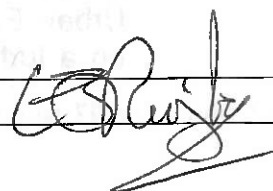
**18/0965** Land Adj 144 Lincoln Road – Demolition of single storey extension to 144 Lincoln Road and erection of single storey dwelling and attached garage

**AGREED**

**Proposed by Cllr Johnson, seconded by Cllr Jackling**

No comments

**Unanimous**



**18/0954** 515 Newark Road – Change of use and alterations of first floor over garage from storage and office to holiday let.

**AGREED**

**Proposed by Cllr Johnson, seconded by Cllr Jackling**

The Committee object to this application for the following reasons. Members are concerned that the application is not compliant with the Equality Act 2010 in that there is inadequate disabled access provision and in particular relation to the external fire escape by means of a spiral staircase. The Consultation Process has not been carried out properly due to a lack of notification by NKDC with a neighbouring property affected by the application. Thirdly, this is a very dangerous junction to have yet more potential vehicles exiting. This junction will already be severely affected by the proposed development 18/0760, if approved, resulting in an additional approximate 230 vehicles.

**Unanimous**

**18/0863** The Spinney, 562 Newark Road – Erection of one bungalow and one detached dwelling to be served by an extended access driveway permitted by Planning Permission 16/1556.

**Councillor Rigby declared a Personal Interest in the Item and took no part**

**AGREED**

**Proposed by Cllr Johnson, seconded by Cllr Sellars**

The Committee object to this application as they consider that it is overdevelopment of a site not suitable for 4 new properties

**6 for: 1 abstention**

**18/0991** Chatsworth, 604 Newark Road – Erection of 2 storey rear extension. Councillor Rigby proposed a motion, seconded by Councillor Johnson of “No Comments”. Councillor Jackling proposed an amendment to the motion “To object due to overdevelopment of the site, proposal is too large for the site and borders the boundary”, no seconder.

**AGREED**

**Proposed by Cllr Rigby, seconded by Cllr Johnson**

No comments

**6 for: 1 against**

### **Amendments**

**18/0632** Land adjacent 7 Newark Road – Erection of sheltered housing (3 units) and associated works. Amendments consist of amended plan showing additional opening; parking space and boundary treatment.

**AGREED**

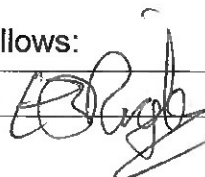
**Proposed by Cllr Rigby, seconded by Cllr Sampson**

No comments but Members would ask that the consultation period given by NKDC be a realistic and workable one.

**Unanimous**

## **6. 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:



**18/0778 – Asda Superstore, Newark Road - Erection of extension to existing Superstore – APPROVED**

**18/0757/CCC PL/0047/18 – Mushroom Farm, 10 Boundary Lane – To erect a 450,000 litre capacity water tank, a fuel tank and brick building to house a pressure washer – APPROVED**

a) **NKDC:** Prior Notification of Householder Development at 15 Leyburn Road – Single storey extension 3.83m in length from the original wall, eaves height of 3.12m and maximum height of 3.75m.

b) **NKDC:** Notification of Street Numbering at Lincoln Fields Business Park, Paving Way. Noted.

**The meeting closed at 19.50**

## **ACTIONS**

<b>Action</b>	<b>By whom</b>	<b>By When</b>	<b>Completed</b>
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	
Update on meeting with Church Commissioners – to remain as a standing item at every other HPC meeting	Chairman	November 2018	
Agenda Item – Discussion and comments on NKDC Open Space Strategy – Final Draft	Committee	At HPC Meeting on 21.8.18	
Agenda Item – Discussion on reduction of speed limit on Newark Road from 40mph to 30mph	Committee	At HPC Meeting on 21.8.18	

