

**THE MINUTES OF THE MEETING OF THE PLANNING & DEVELOPMENT COMMITTEE HELD ON TUESDAY 25<sup>TH</sup> JULY 2017 AT 19.00 IN THE CIVIC OFFICES ON FEN LANE**

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**Present:** Councillor Rigby (Chairman)  
**Councillors:** C Briggs J Charters C R Jackling B Sellars

Committee Clerk: Mrs S E Green

Also attending; South Hykeham Parish Councillor P Driffill. Apologies from Councillor Mrs Whittaker were noted.

**1. ACCEPTANCE OF APOLOGIES FOR ABSENCE**

**AGREED** Proposed by Councillor Jackling, seconded by Councillor Rigby  
To accept the apologies of Councillor Dillon  
**Unanimous**

**2. DECLARATIONS OF INTEREST**

None at this point.

**3. APPROVAL OF MINUTES DATED 27<sup>TH</sup> JUNE 2017**

**AGREED** Proposed by Councillor Rigby, seconded by Councillor Sellars  
The minutes dated 27<sup>th</sup> June be approved as a true record  
**Unanimous of those present at the meeting**

**4. CHAIRMAN'S REPORT**

The Chairman reported on progress with the Hykeham Community Hub and matters outstanding including the urgency to progress the library move to its new premises. Services Staff are undertaking some landscaping in the car park area and the soil/spoil removal will now take place W/C 31.07.17.

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

**17/0813** 100 Lincoln Road – Erection of 2 storey side extension

**AGREED** Proposed by Councillor Charters, seconded by Councillor Rigby  
No comments  
**Unanimous**

**17/0843** Unit 1 Co-op Store, Severus Crescent – Erection of 2no fascia signs (1 illuminated and 1 non-illuminated), 1no projecting sign and 2no information signs

**AGREED** Proposed by Councillor Charters, seconded by Councillor Rigby  
No comments  
**Unanimous**

**17/0847** Plots 35 and 35A Ascot Way – erection of two detached dwellings with integral garages

**AGREED** **Proposed by Councillor Charters, seconded by Councillor Rigby**  
No comments  
**Unanimous**

**17/0856** Plot 2 Land at Elizabeth Avenue – Replacement of approved dwelling on Plot 2 with a pair of semi-detached dwellings (Amendment to plot 2 of previously approved planning permission (15/0263/FUL))

**AGREED** **Proposed by Councillor Charters, seconded by Councillor Rigby**  
Members are concerned that there is limited car parking, particularly as the site is extremely close to the junction with Elizabeth Avenue, and that there is a lack of amenity space on the site.  
**Unanimous**

**17/0846** 546 Newark Road – Change of use from Class C11 (Guesthouse) to Class C2 (Residential Institution), conversion and external alterations to existing garage (two new windows to side elevations plus entrance doors to front elevation)

**AGREED** **Proposed by Councillor Charters, seconded by Councillor Rigby**  
No comments  
**Unanimous**

**Amendment:**  
**17/0177**

2 Lincoln Road – Erection of 4no dwellings and associated garages  
**Amendment: The plans comprise a revised layout (rev F) with amended turning head (to supersede rev E) and swept path analysis for a fire tender and refuse vehicle**

**AGREED** **Proposed by Councillor Briggs, seconded by Councillor Charters**  
Members wish to reiterate their previous comments with regards to the following though they are pleased that the lack of turning facilities has now been overcome they remain concerned regarding.  
1) The possible overlooking of the proposed properties to existing properties  
2) The insufficient width of the driveway which could potentially lead to vehicles (particularly refuse lorries) having to reverse out onto Lincoln Road.  
As these concerns have not been addressed members request further review of the application  
**Unanimous**

**6. DECISIONS RECEIVED AND CORRESPONDENCE**

None available for this meeting.

**7. COMMUNITY CENTRE HUB MATTERS**

The Chairman advised that only minor issues had been found during snagging of the building, though the acoustics are an issue due to the lack of soft surfaces but may improve once the building is occupied. A retro fit of deadening measures may be considered.

The fitting out of the fixtures and fittings will be dealt with by the Estates & Operations C

A noise management report has been produced to meet Condition 4 of the Planning Permission and it was

**AGREED**                      **Proposed by Councillor Charters, seconded by Councillor Rigby**  
To submit the Noise Management Report as produced to NKDC to discharge Condition 4 of the Planning Permission  
**Unanimous**

Members then discussed the installation of the phone lines and broadband and it was

**AGREED**                      **Proposed by Councillor Charters, seconded by Councillor Rigby**  
To order 1 x broadband line and 2 x phone lines – one line for NHTC phone use and second line for alarms from BT.  
**Unanimous**

The meeting closed at 19.40