

**MINUTES OF THE MEETING OF THE HYKEHAM PLANNING COMMITTEE
HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES ON
TUESDAY 5TH JUNE 2018 AT 7:00PM**

Present: Councillor E Rigby(Chairman)

Councillors: N Dillon P Driffill P Johnson D Rowson B Sellars

In Attendance: Clerk to the Committee: Mrs S Green

One member of the public

Prior to commencement of the meeting, during the public democratic, the member of the public addressed the Committee and presented evidence regarding his objections to 18/0410 and these were duly noted by Members.

1. ACCEPTANCE OF APOLOGIES FOR ABSENCE AND REASONS GIVEN

Councillors: J Charters, C Briggs, B Jackling, S Roe, K Sampson and Mrs P Whittaker for absence

Proposed by Cllr Dillon, seconded by Cllr Driffill

AGREED

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 received at this point.

3. CHAIRMAN'S REPORT

The Chairman advised Members that the Town Clerk and Councillor Briggs would be attending the Stakeholder meeting regarding the North Hykeham Relief Road on 6th June and that there is a public drop-in session in South Hykeham on 12th June for those interested in the latest proposals. Action Point – **Agenda Item for next meeting – Feedback and Outcomes from Stakeholder Meeting.**

The Chairman advised that South Hykeham Parish Council will be attending a meeting with the Church Commissioners on 7th June. It was confirmed that North Hykeham Town Council Members are welcome to attend. Action Point – **Agenda Item for next meeting – Feedback from SHPC meeting with the Church Commissioners.**

4. APPROVAL OF MINUTES DATED 1ST MAY 2018 AND 15TH MAY 2018

Approval of minutes dated 1.5.18 be deferred until the next meeting.

15.05.2018:

Proposed by Councillor Dillon, seconded by Councillor Driffill

AGREED

That the minutes dated 15.05.18 be approved as a true record.

Unanimous of those present on 15.05.18

5. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS

North Hykeham

Amendment

18/0410 Flat A5 Windermere Avenue – Change of use from residential (use class C3) to rehabilitation space and fitness training (use classes D1 and D2) to be used in conjunction with

the existing ground floor clinic - Amendment consists of extra information supplied by applicant and future occupants and amended description

AGREED

Proposed by Cllr Sellars, seconded by Cllr Johnson

Primarily the Hykeham Planning Committee strongly objects to this proposal.

They are extremely concerned regarding the further increase in on-street car parking on this residential estate, Windermere Avenue being the main access route to the estate.

The Committee also feels that the submitted proposed plan of the car park will not accommodate the 11 vehicles as shown for the following reasons:-

1. The current space shown at the top of the site reserved for DDA parking is too small and would appear to encroach on a pedestrian access.
2. Previous planning applications had indicated that 2 DDA spaces should be provided on site, they are not included in this proposal.
3. The parking space marked as 4 abuts to an entrance to the building. We are unsure whether this is a designated fire access and are concerned that this space should therefore be left as a void.
4. The manoeuvrability distance between parking spaces marked 9 and 5/6 and also 11 and one are approximately 4.8m which the Committee believe is extremely tight for manoeuvrability and may restrict use of some of the spaces.
5. The site boundary wall is a 1.8m brick wall which given the width of 2.4m per space may result in car parking spaces marked 7 and 8 being difficult to use as car doors may not be able to be opened.
6. Lincolnshire County Council existing car parking standards state that "the main issue being the provision of sufficient off-street parking to avoid the over-spill of parked vehicles onto the highway to the detriment of road safety and capacity" and the Committee firmly believe that the limited and inadequate car parking spaces proposed would further exacerbate the on-street parking problems and Health & Safety issues recently being witnessed on Windermere Avenue.
7. The proposal to convert the current upstairs residential accommodation to a business (which we believe may see 5-6 staff members) and up to 6-16 (at handover times) would seem to be high usage. We are unable to tell whether adequate fire escape provision has been allowed for and would welcome the Planning Officers opinion in this regard.
8. Frequent double parking of vehicles, witnessed along Windermere Avenue, with the further obvious additions to this, would in our opinion hinder emergency vehicle access and egress onto Dale View Estate via Windermere Avenue.

In regards to nuisance we are concerned, that if approved, there would be an increase in noise and nuisance to the local residents from customers utilising this business.

Finally, this application clearly represents an overdevelopment of the site for business ventures in a predominantly quiet residential area.

Unanimous

Applications

18/0567 40 Beverley Grove – Erection of single storey rear extension and two storey side extension

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

18/0588 2 Victor Drive - Erection of fencing and gates

AGREED Proposed by Cllr Johnson, seconded by Cllr Rigby
Members are concerned that the 6ft wooden fence around the road facing corner does not reflect the overall tone of the neighbourhood and is out of character with its surroundings
5 for: 1 abstention

18/0632 Land adjacent 7 Newark Road – Erection of sheltered housing (3 units) and associated works

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

18/0535 134 Lincoln Road – Erection of a garage extension

AGREED Proposed by Cllr Johnson, seconded by Cllr Sellars
No comments
Unanimous

18/0682 40 Matlock Drive – Erection of single storey rear extension and detached garage

AGREED Proposed by Cllr Rigby, seconded by Cllr Johnson
Whilst the Committee do not wish to object to this application, they query whether there is sufficient driveway width adjacent to the property to allow vehicular access to the proposed garage.
Unanimous

Amendments

18/0102 74 Moor Lane – Erection of a 2 storey side and single storey rear extension. Amendment consists of increase in eave height to the principle elevation

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

18/0588 2 Victor Drive – Erection of fencing and gates. Amendment consists of revised layout plan showing fencing

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



South Hykeham

Application

18/0736 Soper of Lincoln, Roman Way – T1-T5 Oak – crown lift to 3m removing secondary branches only to raise canopy and provide pedestrian working access for maintenance of site around trees. Remove trunk and branch epicormics and sucker growth throughout canopy up to a maximum 1" diameter to open out central canopy and reduce sail effect on tree when in full leaf. Reduce congestion within growth.

Proposed by Cllr Drifill, seconded by Cllr Rowson

AGREED

The Committee have concerns as to the justification of works relating to the opening out of the central canopy and reduction of sail effect on tree when in full leaf, and the Committee welcome a detailed report by the Tree Officer.

Unanimous

Amendment

18/0609 Soper of Lincoln, Roman Way – Demolition of existing and erection of new valet and wash building and extension to existing car prep and wash building to create smart repair facility. Creation of new vehicular access off Boundary Lane and alterations to the site parking layout. Amendments consist of Extension to Smart Repair building/ Retention of planting to rear of 2-4 Boundary Lane/ Removal of office to front of wash bay building/ Adjustments to fencing strategy.

Proposed by Cllr Drifill, seconded by Cllr Rowson

AGREED

Members object to the creation of a new vehicular access off Boundary Lane. The Committee strongly support the various consultee and member of the public objections and particularly note the previous planning history from both NKDC and Lincolnshire County Council on business properties located on Gateway Park in relation to previous refusals to create separate access to and from Boundary Lane as the park has its own access onto Newark Road. There have been a number of recent planning applications off Boundary Lane which have already cumulatively increased traffic on this small narrow country lane and the Council would strongly object to this application for site access onto Boundary Lane. The Committee have no objections to the proposed building and car park amendments

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:

18/0458 – 86 Newark Road, NH – Erection of single storey rear extension – **APPROVED**

18/0429 – Stone Acre Kia, Cheshire Road, NH – Erection of new Kia workshop and car parking - **APPROVED**

18/0342 – 310 Newark Road, NH – Application to raise roofline and walls of existing building by 2.4m and extend the rear of property by 5.4m – new building will be split 58% commercial (to the front) and 42% residential accommodation (to the rear) - **APPROVED**

18/0309 - Land South of Whisby Road/East of A46 Lincoln Bypass, NH – Application to remove condition 35 (disabled facilities) re planning permission 09/0633/OUT (Change of use of agricultural land and erection of mixed use business park incorporating primary B1, B2 and

B8 (business, general industrial and storage) uses, ancillary A4, C1 D2 and Sui generis (public house/restaurant, hotel, leisure and Trade/Showrooms) uses and associated highways improvements to Doddington Road, Whisby Road and A46 (outline with means of access) – (Teal Park) – **APPROVED**

18/0453 – Land rear of 35 Gleedale, NH – Erection of dwelling – **REFUSED**

18/0477 – 14 Oak Farm Paddock, NH – Single storey front extension – **APPROVED**

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

18/0102 - 74 Moor Lane, NH – Erection of a 2 storey side and single storey rear extension – **APPROVED**

17/1630 – Land East of Boundary Lane, SH – Change of use from agricultural and aircraft hangar to use Class B1 (Business), B2 (General Industry), or B8 (Storage or distribution) - **APPROVED(TEMPORARY 5 YEAR)**

a) **NKDC:** 18/0737/TPO – T1 Ash – Reduce 2m height and 2m width, deadwood at 74 Arden Moor Way, North Hykeham. No comments

b) **NKDC:** 18/0723/TPO – T1 Beech – Crown lift to gain 3m clearance from ground level; T2 Alder - Crown lift to gain 3m clearance from ground level; T3 Sycamore - Crown lift to gain 3m clearance from ground level; T4 Maple - Crown lift to gain 3m clearance from ground level; T5 Maple - Crown lift to gain 3m clearance from ground level; T6 Sycamore- Crown lift road side to gain 5.2m clearance from ground level; T7 Sycamore - Crown lift to gain 3m clearance from ground level; G8 X2 Young Maple- Crown lift to gain 2.5m clearance from ground level; T9 Alder -Crown lift to gain 3m clearance from ground level; T10 Lime - Crown lift road side to gain 5.2m from ground level ; T11 Sycamore - Crown lift to gain 3m clearance from ground level; T12 Sycamore - Crown lift to gain 3m clearance from ground level; T13 Holly - Crown lift to gain 3m clearance from ground level; T14 Sweet Chestnut - Crown lift to gain 5.2 m from ground level; T15 Alder - Crown lift to gain 2.5m from ground level; T16 Maple - Crown lift to gain 3m clearance from ground level; T17 Lime- Crown lift to gain 5.2 from ground level; T18 Oak- Crown lift to gain 5.2m from ground level; T19 Sycamore - Crown lift to gain 3m clearance from ground level; T20 Lime - Crown lift to gain 3m clearance from ground level; T21 Maple - Crown lift to gain 3m clearance from ground level; T22 Oak - Crown lift to gain 3m clearance from ground level; T23 Alder - Crown lift to gain 2.5m clearance from ground level; T24 Maple -Crown lift to gain 2.5m clearance from ground level; T25 Alder - Crown lift to gain 2.5m clearance from ground level; T26 Oak - Crown lift to gain 3m clearance from ground level and reduce side crown on low canopy on car park at Asda Superstore, Newark Road, North Hykeham. No comments

c) **LALC:** A request to complete a short CIL Survey, to support the mandatory adoption by planning authorities of a CIL regime rather than retention of S106 system, to enable local councils to access 25% of CIL receipts for community benefit.

d) **Office of the Traffic Commissioner** Response following receipt of letter sent by Committee regarding The Grain Store, Boundary Lane.

e) **Lincs County Council:** Notification of an application to erect a 450,000 litre capacity water tank, a fuel tank and brick building to house a pressure washer at Mushroom Farm, 10 Boundary Lane, South Hykeham. **Action Point – To be considered at meeting to be held on 19.06.18.**

The meeting closed at 20.30

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	
Feedback & outcomes from Hykeham Relief Road Stakeholders meeting	Delegates attending	Next Committee meeting	
Feedback from SHPC meeting with Church Commissioners	Members attending	Next Committee meeting	
PL/0047/18 _ To be placed on next agenda	Committee Clerk		Completed

