

**THE MINUTES OF THE OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 24<sup>TH</sup> JANUARY 2018 AT 18.30 IN THE CIVIC OFFICES, FEN LANE**

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**Present:** Councillor Rigby (Chairman)  
**Councillors:** J Charters C Briggs CR Jackling P Johnson  
B Sellars L Thompson

Committee Clerk: Mrs S Green  
Also attending: Councillor P Driffill & Councillor Mrs P Whittaker – South Hykeham Parish Council  
Mrs E Preece – Town Clerk  
15 members of the public

Prior to commencement of the meeting the members of the public present addressed Members regarding their concerns and objections to the application to the Traffic Commissioners for a licence to use 2 Lincoln Road, North Hykeham, as an operating centre for 2 goods vehicles and 0 trailers. Main areas of concern included the unsuitability of the proposed site, in the centre of a residential area, bordering Hykeham Road, Lincoln Road, Grange Crescent and Tamar Way. Of major concern is the access to the site which is a narrow lane with no passing space for 2 vehicles, resulting in vehicles being required to reverse back onto Lincoln Road causing a highways safety issue. Currently due to the residential development already approved there are continual works vehicles, including cherry pickers, mini diggers and JCB's using the lane and this would be further exacerbated if the licence is granted. However, all present, who abut the site, did advise that their most serious concerns were the environmental impacts and disturbance that this application would cause to them. As the Town Council are not consultees, but wished to support the residents, they would consider forwarding a letter to the Traffic Commissioners expressing the concerns brought to their attention by neighbouring residents to the proposed site.

**1. ACCEPTANCE OF APOLOGIES FOR ABSENCE**

**AGREED** Proposed by Councillor Charters, seconded by Councillor Rigby  
To accept the apologies of Councillor Sampson and Councillor Dillon  
**Unanimous**

**2. DECLARATIONS OF INTEREST**

None at this point.

**3. APPROVAL OF MINUTES DATED 9<sup>TH</sup> JANUARY 2018**

**AGREED** Proposed by Councillor Jackling, seconded by Councillor Charters  
That the minutes dated 9<sup>h</sup> January 2018 be approved as a true record.  
**Unanimous of those present on 09.01.2018**

**4. CHAIRMAN'S REPORT**

The Chairman advised that a report is being compiled on the effectiveness of the heating system installed in the Hykeham Community Hub.

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

**18/0015** Former Martins Motors, 451 Newark Road – Variation of condition 12 of 16/0730 to increase proposed floor space and minor revisions to siting to accommodate a pharmacy.

**AGREED** **Proposed by Councillor Rigby, seconded by Councillor Briggs**  
No comments.  
**Unanimous**

**17/1590** Poachers Brewery, 439 Newark Road – Retrospective application in respect of erection of cabin building and change of use of garden area for use as a drinking establishment between the hours of 17.00 to 24.00 each Friday, together with removal of conditions 3 and 5.

Members discussed this retrospective application at length and whilst this is a popular establishment, its site in a residential area was of concern to some Members.

**AGREED** **Proposed by Councillor Charters, seconded by Councillor Briggs**  
No objections  
**5 for: 1 against: 1 abstention**

**Amendment**

**17/1542** The Point, Weaver Road – Change of use of unit F from a B1 use to a Class D1 use to allow use as a building as an Independent School together with the erection of additional fencing around the front of the premises along the main road and to divide the car park to create a small communal space. Amendment consists of fencing details(a4)1.

**AGREED** **Proposed by Councillor Charters, seconded by Councillor Johnson**  
Members wish to confirm their original objections on the usage of the site for this type of establishment. An industrial/retail site is not a suitable site for an educational facility  
**4 for: 3 against**

**6. UPDATE ON THE JOINT PLANNING COMMITTEE WITH SOUTH HYKEHAM PARISH COUNCIL**

An update will follow joint meeting of North Hykeham Town Council and South Hykeham Parish Council to finalise Terms of Reference and amendments to Standing Orders to form a Hykeham Planning Committee commencing in new Council year.

**7. DECISIONS RECEIVED AND CORRESPONDANCE**

The applications as listed below have been decided as follows:

17/1782 – 9 Windermere Avenue – Erection of side and rear extensions and erection of close boarded fencing and double swing gates to the rear (part retrospective) – **APPROVED**

17/1822 – 201 Newark Road – Erection of detached single storey building to rear of property – **APPROVED**

17/1542 – The Point, Weaver Road – Change the use of Unit F from a B1 use to a Class D1 use to allow use of building as an Independent School together with the erection of additional

fencing around the front of the premises along the main road to divide the car park to create a small communal space – **APPROVED**

17/1510 – Unit 6E, Phase 2 Exchange Road – Change of use from class B1, B2, B8 to Class D2 (fitness training) – **APPROVED**

17/1748 – 115 Lincoln Road – Erection of 2 storey rear extension – **WITHDRAWN**

a) **NKDC:** Notification of Planning Sub Committee Meeting when application 15/0361 Land Off Cleveland Avenue – Erection of 167 dwellings will be considered, to be held on 30.01.2018 at Council Offices, Sleaford.

b) **NKDC:** Notification of street numbering scheme for Lincoln Precision Engineering Ltd, Whisby Road, LN6 3QZ.

c) Items of correspondence regarding the application for a licence to use 2 Lincoln Road as an operating centre for 2 goods vehicles and 0 trailers to the Traffic Commissioners discussed prior to the meeting.

**AGREED**

**Proposed by Councillor Rigby, seconded by Councillor Briggs**

That the Vice Chairman compose a response in support of these concerns to be forwarded to the Traffic Commissioners.

**Unanimous**

Meeting closed at 19.15