



**Minutes of the Meeting of the Planning Committee held on
Wednesday 2nd August 2023 at 7.00pm, at The Town Hall, Sleaford**

Present: Cllrs Alison Snookes (Chairman of the Committee), Heather Lorimer (Vice-Chairman of the Committee), David Darmon, Linda Edwards-Shea, Ken Fernandes, Malcolm Offer, Melody Shanahan-Kluth, Stephen Shanahan-Kluth and David Suiter.

In attendance: Mr Chris Pilkington (Town Clerk and Responsible Financial Officer), Mr Rob Oliver (Acting Deputy Clerk) and nine members of the public.

23.15 CHAIRMAN'S WELCOME

The Chairman of the Committee welcomed those present to the meeting.

23.16 APOLOGIES

All members of the Committee were present.

23.17 DECLARATION OF INTERESTS

(a) TO RECEIVE DISCLOSURES BY MEMBERS OF ANY DISCLOSABLE PECUNIARY INTERESTS FOR THE PURPOSES OF SECTION 31 OF THE LOCALISM ACT 2011 AND ANY OTHER RELEVANT INTERESTS UNDER THE MEMBERS' CODE OF CONDUCT.

Cllrs Edwards-Shea and Suiter declared that they were both members of the Planning Committee at North Kesteven District Council.

(b) TO RECEIVE AND DECIDE UPON REQUESTS FOR DISPENSATIONS TO COUNCILLORS TO TAKE PART IN DISCUSSIONS AND VOTES WHERE THEY HAVE DECLARED DISCLOSABLE PECUNIARY INTERESTS

There were no requests for dispensations.

23.18 PUBLIC PARTICIPATION SESSION

A number of members of the public including representatives of local traders and St Denys Church spoke about planning application 23/0803/FUL submitted by North Kesteven District Council to redevelop the Market Place and end car parking at the location. They raised concerns about the lack of consultation about the proposals and that, if implemented, they would impact negatively on local businesses who relied on customers being able to park at the Market Place, impact negatively on market traders who needed vehicular access to load and unload or who traded from vehicles and who would have to leave stock unattended if the toilets at the site were removed, reduce the availability of disabled parking in the centre of the town and impact negatively on the work of the Church who needed more than the three parking spaces proposed for their use. For example for weddings and funerals. The proposals would also reduce the amount of space available for civic and community events such as the Remembrance Sunday parade and the Christmas Market. Concerns were also raised over women's safety as women parked at the Market Place to use a nearby gym. Without that parking they would have to walk further.

23.19 PLANNING APPLICATION 23/0803/FUL, PROPOSED CHANGE OF USE FROM PUBLIC CAR PARK TO INCORPORATE THE REDEVELOPMENT OF SLEAFORD MARKET PLACE, INCLUDING NEW SURFACING, LANDSCAPING AND STREET FURNITURE, SLEAFORD MARKET PLACE, EASTGATE, SLEAFORD, NG34 7SF

Further to the public participation session members agreed to bring discussion of this planning application up the agenda. Members discussed the application echoing and expanding upon the concerns raised by the members of the public. Whilst NKDC spending money on the town was welcome the current proposals for the Market Place were not felt to be appropriate and that the current multiple uses of the Market Place should be allowed to continue.

RESOLVED: That the Council object to the planning application on the basis of the concerns raised by councillors and members of the public. The Town Clerk to liaise with the Chairman of the Planning Committee to draft the response before its submission to the planning authority.

23.20 MINUTES OF PREVIOUS MEETINGS

(a) MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 7th JUNE 2023

RESOLVED: That the minutes of the meeting of the Planning Committee held on Wednesday 7th June 2023 be confirmed as an accurate record and signed by the Chairman of the Committee.

(b) MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON WEDNESDAY 5th JULY 2023

RESOLVED: That the minutes of the meeting of the Planning Committee held on Wednesday 5th July 2023 be confirmed as an accurate record and signed by the Chairman of the Committee.

23.21 CENTRAL LINCOLNSHIRE LOCAL PLAN PLANNING OBLIGATIONS SPD CONSULTATION

RESOLVED: That the Council respond to the consultation to ask that the amounts set out in table 3.94 on p.30 of the document relating to open space provision be increased.

23.22 PLANNING APPLICATIONS

(a) PLANNING APPLICATION 23/0757/FUL, PROPOSED ERECTION OF 3.NO NEW DWELLING (STARTER HOMES), LAND TO THE SOUTH WEST OF 2 NURSERY COURT, SLEAFORD, NG34 7RH

RESOLVED: That the Council object to the application on the grounds of the inappropriate layout and density of the proposed development and concerns over increased traffic and parking problems.

(b) PLANNING APPLICATION 23/0758/HOUS, PROPOSED STOREY WRAP AROUND EXTENSION TO REAR AND SIDE, CONNECTING TO EXISTING SIDE GARAGE, ROOF TO BE HIPPED, 68 NORTH PARADE, SLEAFORD, NG34 8AQ

RESOLVED: That no response be made.

(d) PLANNING APPLICATION 23/0790/HOUS, PROPOSED CONVERSION OF EXISTING GARAGE AND ERECTION OF NEW GARAGE, 10 LOTHIAN WAY, GREYLEES, SLEAFORD, NG32 8FZ

RESOLVED: That no response be made.

(e) PLANNING APPLICATION 23/0759/FUL, PROPOSED RESIDENTIAL DEVELOPMENT OF FORMER RAUCEBY HOSPITAL TO INCLUDE THE RESTORATION/CONVERSION OF BLOCKS B,C,D,E,G,L AND M TO PROVIDE 38 NO.APARTMENTS, 84 NO.NEW BUILD DWELLINGS (122 NO.DWELLINGS IN TOTAL), DEMOLITION OF BLOCKS A AND F, COMMUNAL OPEN SPACE AND LANDSCAPING, CAR PARKING AND ASSOCIATED WORKS. FORMER RAUCEBY HOSPITAL SITE, CENTRAL COER GREYLEES, SLEAFORD, NG34 8GF

RESOLVED: That the Council object to the application on the basis of concerns relating to increased traffic and parking, lack of bin provision, harm to a heritage asset and to trees and the general lack of supporting amenities at Greylees.

(f) TREE WORKS APPLICATION 23/0821/TPO, APPLICATION OF PROPOSED WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER, FELL WILLOW, 21 WESTGATE PARK, SLEAFORD, NG34 7QP

RESOLVED: That the Council object to the application on the basis that no rationale is given for the removal of a tree subject to a tree preservation order.

(g) TREE WORKS APPLICATION 23/0823/TPO, APPLICATION OF PROPOSED WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER, T1 AND T2 ASH – CROWN REDUCTION BY A MAXIMUM OF 2.5M AND REMOVE DEADWOOD, 3 THE GARTH, QUARRINGTON, SLEAFORD, NG34 8YG

RESOLVED: That no response be made.

(h) PLANNING APPLICATION 23/0810/FUL, PROPOSED CHANGE OF USE FROM CLASS USE E (OFFICE) TO C3 (RESIDENTIAL), 38 HANDLEY STREET, SLEAFORD, NG34 7TA

RESOLVED: That the Council support the application.

(i) TREE WORKS APPLICATION 23/0844/TPO, APPLICATION OF PROPOSED WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER, YEW – CROWN LIFT OF 1M AND REMOVE DEADWOOD, LIME – CROWN LIFT OF 1M, REMOVE DEADWOOD AND REMOVE ONE LIMB, MALTINGS HOUSE, 29 MAREHAM LANE, SLEAFORD, NG34 7JY

RESOLVED: That the Council support the application.

(j) TREE WORKS APPLICATION 23/0840/TCA, NOTIFICATION OF INTENDED WORKS TO TREES IN A CONSERVATION AREA, T2 HOLM OAK – SELECTIVE PRUNE TO REDUCE OVERHANG TO CONSERVATORY AND CLEAR BUILDING AND UTILITY CABLES BY APPROXIMATELY 1.5M, T3 YEW – REMOVE TO GROUND LEVEL, T4 SPRUCE – CROWN LIFT TO APPROXIMATELY 1M ABOVE FENCE LINE, EASTHOLME, 91 EASTGATE, SLEAFORD, NG34 7EE

RESOLVED: That the Council support the proposed works to the oak and spruce trees but not the removal of the yew tree.

(k) TREE WORKS APPLICATION 23/0848/TCA, NOTIFICATION OF INTENDED WORKS TO TREES IN A CONSERVATION AREA, CONIFER – TRIM 10FT OFF THE TOP AND 5FT OFF EACH SIDE, 51 BOSTON ROAD, SLEAFORD, NG34 7HD

RESOLVED: That no response be made.

(l) TREE WORKS APPLICATION 23/0852/TPO, APPLICATION OF PROPOSED WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER, T1 LIME – REMOVE EPICORMIC TO HEIGHT OF APPROXIMATELY 3M AND PRUNE TO CLEAR UTILITY CABLE BY APPROXIMATELY 1.5M. T1 SYCAMORE – TARGET PRUNE TO CLEAR UTILITY CABLE AND POLE BY APPROXIMATELY 1M REMOVE LARGE DEADWOOD AND SEVER IVY, EASTHOLME, 91 EASTGATE, SLEAFORD, NG34 7EE

RESOLVED: That no response be made.

23.23 DEVELOPMENT OF NEIGHBOURHOOD PLAN

(a) UPDATE ON DEVELOPMENT OF NEIGHBOURHOOD PLAN

Members considered an update report on the development of the draft from Cllr R Oates, chairman of the old neighbourhood plan working group.

RESOLVED: That the update be noted and a further one be provided to the next meeting of the Committee.

(b) APPOINTMENT OF TWO COUNCILLOR AND FOUR NON-COUNCILLOR MEMBERS OF THE NEIGHBOURHOOD PLAN SUB-COMMITTEE

The Town Clerk reported that Cllrs M Shanahan-Kluth and S Shanahan-Kluth had resigned from the new Neighbourhood Plan Sub-Committee. There were no non-councillor names for appointment to the sub-committee but it would be looking to identify suitable persons for appointment.

RESOLVED: That Cllrs D Darmon and L Edwards-Shea be appointed as councillor members of the Neighbourhood Plan Sub-Committee.

23.24 DATE AND VENUE OF NEXT MEETING

RESOLVED: That it be noted that the next meeting of the Planning Committee would take place on Wednesday 6th September 2023 at 7pm at the Town Hall, Sleaford.