

**PRESENT: COUNCILLOR MRS S E ROY (CHAIRMAN)**

Councillors N D Cooper, R A Coupland R A Day DFC, C F Fisher, I G Fleetwood, C Helstrip, D C Hoyes, J Libell, E J Poll, M Tinker, T M Trollope-Bellew and G C Wilson BEM.

Also in attendance:- Councillors Mrs C A Talbot, B A Theobald and A H Turner MBE.

119. MEMBERSHIP

The Interim Chief Executive reported that, having received notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, he had appointed Councillor N D Cooper, I G Fleetwood and D C Hoyes as members of the Committee in place of Councillors I G Fleetwood, Mrs C A Talbot and W R Wyrill OBE, respectively.

120. DECLARATIONS OF MEMBERS' INTERESTS

Councillor R A Coupland declared a personal interest in agenda item 3(3) (Minute 124) because he was a member of the Licensing Committee of the City of Lincoln Council and added that he would neither take part in the discussion nor voting thereon.

Councillor D C Hoyes declared a personal interest in agenda item 5(1) (Minute 131(1)) because he was a member of the Third Witham Drainage Board.

Councillor I G Fleetwood declared a personal interest in agenda item 5(1) (Minute 131) because he was the Chairman of West Lindsey District Council's Local Plan Sub-Committee and a member of the Planning Committee.

Councillor N D Cooper declared a personal interest in agenda item 4(5) (Minute 128(5)) because he had delivered electrical appliances to the store.

The Chairman stated that all members had received correspondence from Jesus College, Oxford, in connection with agenda item 5(1) (Minute 131(1)) and all members had been lobbied by Roseland Business Park in connection with agenda item 3(4) (Minute 125).

121. MINUTES

## RESOLVED

That the minutes of meetings of the Committee held on 28 February 2005 and 18 March 2005 be agreed as a correct record and signed by the Chairman subject to paragraph 2 of the preamble of Minute 110 of 28 February 2005 being amended by the deletion of the words "no traffic in connection with the development should be permitted to pass the Binbrook Primary School between the hours of 08.30 – 09.15 and 14.45 – 15.30 during term time" and the addition of the words "a condition be imposed requiring that there be no movements of HGV's on or off the site between the hours of 08.30 – 09.15 and 14.45 – 15.30 in order to prevent the movements of HGV's

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

passed Binbrook Primary School or through the village of Brookenby between those times”.

**122. LINCOLN, MOUNT STREET – PROPOSED WAITING RESTRICTIONS**

The Committee received a report from the Director of Highways and Planning on a proposal for waiting restrictions on Mount Street, Lincoln following complaints received from local residents with regard to vehicles parking close to the junction of Burton Road, causing safety concerns for drivers entering Mount Street from Burton Road.

The report included details of the proposals, objection and comments of the Director of Highways and Planning.

**RESOLVED**

That the objection be overruled and the Order, as advertised, be confirmed.

**123. SLEAFORD, BOSTON ROAD – PROPOSED PROHIBITION OF WAITING  
7.00 AM-7.00 PM**

The Committee received a report from the Director of Highways and Planning on the proposed implementation of a “no parking 7.00am-7.00pm” restriction on a section of Boston Road, Sleaford following a request received from the garage on Boston Road for a parking restriction fronting their business. The owner of the garage had expressed concerns regarding parked vehicles around the access restricting visibility for exiting vehicles. There had already been an accident involving a vehicle exiting their premises into oncoming traffic.

The report included details of the existing conditions, proposals, objections and comments of the Director of Highways and Planning.

**RESOLVED**

That the objections be overruled and the Order, as advertised, be confirmed.

**124. PROPOSED COACH DROP OFF/PICK UP POINTS – SILVER STREET,  
WIGFORD WAY, NORTHGATE AND ST SWITHIN’S SQUARE, LINCOLN**

The Committee received a report from the Director of Highways and Planning on objections received to proposed passenger drop off/pick up points in Northgate, Lincoln intended for use by visiting coaches.

The drop off/pick up points had been identified by the City of Lincoln Council because there was a current lack of coach parking facilities which was a major impediment to the development of the tourism sector in Lincoln. There were limited facilities already existing in Westgate and within the Central Bus Station. Following consultation with key stakeholders by the City of Lincoln Council, four locations across the City had been identified and were detailed in the report. The proposals were supported by a scheme developed in partnership with Lincolnshire RoadCar whereby coaches could be parked at Roadcar’s Greater Northern

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

Terrace Depot, where driver welfare facilities were available, along with re-fuelling facilities, vehicle cleansing and breakdown assistance.

The report included details of the proposals, consultation, objections, and comments of the Director of Highways and Planning on the objections received in connection with the Northgate proposal.

**RESOLVED**

- (1) That the objections be overruled and the Orders confirmed for the Northgate, Wigford Way and St Swithin's Square stops.
- (2) That the Silver Street Order be confirmed subject to confirmation of satisfactory completion of the taxi rank relocation procedures by the City of Lincoln Council.

**125. PROPOSED 7.5 TONNES GROSS WEIGHT RESTRICTION – VARIOUS ROADS NORTH OF THE A52, LEICESTERSHIRE, LINCOLNSHIRE AND NOTTINGHAMSHIRE**

(NOTE: Councillor N D Cooper declared a personal interest in this item because he was a HGV driver).

The Committee received a report from the Director of Highways and Planning on proposals developed by Lincolnshire, Leicestershire and Nottinghamshire County Councils for weight restrictions on various roads north of the A52, in the three counties, following complaints received over a number of years by the three Councils relating to heavy goods vehicles movements in the area north of the A52. Complaints primarily related to vehicles servicing the industrial estate at Roseland Business Park and using village roads as a through route between the A52 and A1.

The Director stated that a new privately funded access road was constructed to the Roseland Business Park from the A1 northbound slip road at Long Bennington in 2001. The opportunities afforded by the presence of this new access road enabled officers of the three counties to investigate the possibility of weight restrictions in the area between the A52 and the A1.

The report included details of existing conditions, proposals, consultations, objections and comments of the Director of Highways and Planning.

The Director stated that he had been informed that the operators of the Roseland Business Park had recently met with representatives of Leicestershire County Council and that discussions were taking place that might lead to the proposals being modified.

Members agreed that consideration of the proposals should be deferred pending a site visit and the outcome of further consultations.

**RESOLVED**

That consideration of the report be deferred pending a site visit and the outcome of further consultations.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

126. ST GILES AREA, LINCOLN – PROPOSED 20 MPH ZONE AND ROAD HUMPS

The Committee received a report from the Director of Highways and Planning on the results of consultations on a proposed 20 mph zone and the installation of associated road humps in the St Giles area of Lincoln as part of the Lincoln North East Community Travel Zone.

The report included details of consultations, public advertisement and comments of the Director of Highways and Planning.

The Director reported that no objections had been received after the publication of the report. The St Giles People's Association, while in favour of the 20 mph zone, had requested that the number of road humps should be reduced. The Director stated that two humps could be removed without adversely affecting the proposals (one at the south western end of Macauley Drive and the other at the north eastern end of Browning Drive). The remaining humps were situated in accordance with the Regulations.

**RESOLVED**

That the comments and concerns made during the consultations be noted, the objections requiring moving the humps at the gateways to the Zone be overruled, and the proposals be amended by the removal of the humps at positions A and B, detailed on the plan shown in Appendix B, of the report and subject to these amendments the Order be confirmed.

127. BURGH LE MARSH, A158 SKEGNESS ROAD – PROPOSED 40 MPH SPEED LIMIT EXTENSION (Minute 87, Planning and Regulation Committee, 17 January 2005)

The Committee received a report from the Director of Highways and Planning on the results of consultation and public advertisement regarding a proposal to extend the 40 mph speed limit on the A158 at Burgh le Marsh, up to and including Lyndhurst Garden Centre, as shown on Plan B, detailed in the report.

The proposal stemmed from a planning application at Sycamore Lakes which was situated on the south side of the A158 and as part of this application, the Council had requested that the access should be improved to allow better access/egress to and from the site which was being developed as a caravan park. The stretch of road had suffered from a number of accidents, four having occurred outside Lyndhurst Garden Centre and one outside Sycamore Lakes over the past three year period.

The report included details of consultations, public advertisement, objection and comments of the Director of Highways and Planning.

**RESOLVED**

That the objection be overruled and the proposal, as advertised, be implemented.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

(NOTE: Councillor N D Cooper requested that his name should be recorded against this decision).

128. CROFT VILLAGE – PROPOSED REDUCTION OF 40 MPH SPEED LIMIT TO 30 MPH AND EXTENSION

The Committee received a report from the Director of Highways and Planning on a speed limit review of the roads through Croft Village, following a request from Croft Parish Council that the existing 40 mph speed limit should be reduced to 30 mph. The Parish Council had also requested an extension to the speed limit along Pinchbeck Lane.

The report included details of existing conditions, investigations, consultations and comments of the Director of Highways and Planning.

**RESOLVED**

That a single departure for a 30 mph speed limit for the length of Church Lane and Pinchbeck Lane, which is currently subject to 40 mph, be approved and that the extension of the speed limit along Pinchbeck Lane for a distance of approximately 500 metres be approved.

(NOTE: Councillor N D Cooper requested that his name should be recorded in favour of this decision).

129. TRAFFIC REGULATION ORDERS – PROGRESS REVIEW AND PETITIONS RECEIVED

The Committee received a report from the Director of Highways and Planning on the latest position of all current Traffic Regulation Orders and petitions received.

**RESOLVED**

That the report and petitions be noted.

130. PLANNING APPLICATIONS RELATING TO COUNTY MATTERS

The Committee received five reports of the Director of Highways and Planning with regard to applications for planning permission relating to County matters. The results of consultation and publicity were detailed in each report.

- (1) APPLICATION NO. S20/1702/04 – To construct storage and baling shed for recycled products at Recycling Centre, Caythorpe Heath Lane, Caythorpe – Mid-UK Recycling Limited

**RESOLVED**

That upon completion of a Diversion Order in respect of Caythorpe Footpath No. 7, the Director of Highways and Planning be authorised to grant planning permission subject to the conditions detailed in the report.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

- (2) APPLICATION NO. W111/0141/05 – To import, screen, crush and store waste and construct access at former Binbrook Airfield, Brookenby – GBM Limited

Councillor B A Theobald, the Local Division Member, was permitted to speak on this application. He stated that he supported the Director's recommendation of refusal. He added that the roads in the vicinity of Brookenby could not cope with the number of HGVs and requested that the Director should submit a further report to the Committee on what permissions had been given to use the former airfield at Brookenby. The Director stated that he would bring a report to the Committee on the matters raised by Councillor Theobald.

**RESOLVED**

- (a) That planning permission be refused for the reasons as detailed in the report.
- (b) That a report be submitted to a future meeting of the Committee on the permissions given to use the former airfield at Brookenby.
- (3) APPLICATION NO. W17/0067/05 – Change of use of a potato store to a centre for controlled recycling of agricultural plastics at Barff Farm, off A631, Caenby – P T Moore & Partners

**RESOLVED**

That planning permission be granted subject to the conditions detailed in the report and an additional condition approved at the meeting as follows:-

No materials should be stored or stacked outside of the building.

- (4) APPLICATION NO. W33/0113/05 – To construct a landfill gas utilisation compound to control and convert landfill gas into electricity at Gainsborough Landfill Site, Lea Road, Gainsborough – Waste Recycling Group Limited

Since the dispatch of the report a response to consultation had been received from Councillor P J O'Connor, Local Division Member, indicating that he had previously advised officers he would respond to the consultation after he had consulted with residents nearest the development. He had since written to the residents of the nearest 48 houses enclosing an outline of the proposal. Two residents had asked to see the whole plan. Given the location and the noise and environmental assessments in the proposal there were no objections to the plan.

A response to consultation had been received from the Environment Agency not objecting to the development but providing advice with regard to flood risk issues and waste management licensing.

**RESOLVED**

That planning permission be granted subject to the conditions detailed in the report.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

- (5) APPLICATION NO. B5/0090/05 – To use land and buildings as a waste transfer station for electrical appliances at The Haven Bulk Store, The Port of Boston, Skirbeck Road, Boston – Reclaimed Appliances Limited

**RESOLVED**

That planning permission be granted subject to the conditions detailed in the report.

131. PLANNING APPLICATIONS RELATING TO COUNTY COUNCIL DEVELOPMENTS

The Committee received six reports relating to applications for planning permission in connection with County Council developments and one application relating to Listed Building Consent. The results of consultation and publicity were detailed in each report.

- (1) APPLICATION NO. N12.17.71/0387/04; L/0170/04; AND W42.65/0279/04 – To construct a new highway around the eastern side of Lincoln between the A15 Wragby Road and A15 Sleaford Road (The Lincoln Eastern Bypass) in the Districts of North Kesteven, Lincoln and West Lindsey). (Minute 118, Planning and Regulation Committee, 18 March 2005).

Since the dispatch of the report the Director of Highways and Planning reported on the following:

- (i) A correction on page 3 of his report relating to the comments received from Cabe. The word “not” had been omitted from line 7, after the word “should”.
- (ii) Walker Stuart had advised that the word “excess” should replace the word “access” in relation to comments on fill material and the volume figure should read 0.25m cubic metres and not 2.5m tonnes in the letter submitted by them of 14 April 2005 to the Highways and Planning Directorate on the proposed Lincoln Eastern Bypass and circulated prior to the Members prior to the meeting.
- (iii) Any application for planning permission submitted by Jesus College, Oxford for an alternative route would be a matter for the District Council to determine.

The Director also responded to matters raised by Members during the site visit on 12 April 2005:

- (i) The design of the A15/A607 junction would be addressed by the applicant to enable the junction to cater for the largest HGV.
- (ii) The distances of the proposed bypass from new housing off Hawthorne Road and existing housing at Bracebridge Heath were provided.
- (iii) Options for access to Great Northern Terrace were being considered from the South Park junction to the rear of Jacksons or near the Crematorium, to the rear of Tesco.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

- (iv) The increase in traffic from Bracebridge Heath Road to Waddington would increase by 2% above existing traffic flows for the period up to 2008 and at their worsed 3%.

Councillor Mrs C A Talbot, Local Division Member, was permitted to speak on this application. She read out a detailed statement which included the following:

- (i) She wholeheartedly supported the construction of the Lincoln Eastern Bypass because the road was much needed for a variety of reasons, not least the economic viability of Lincoln and the Greater Lincoln to travel to work area.
- (ii) Her continued support of the Memorandum of Understanding which would play a key role in a long term realisation of Lincoln as a major regional growth centre.
- (iii) The benefits that the road would bring to cut down traffic congestion on Canwick Hill and Canwick Road, together with the general reduction of traffic levels through Lincoln which could also have a beneficial impact on the Listed Buildings and Conservation areas in the City that were currently affected by high traffic volume and pollution.
- (iv) The construction of the Bypass would bring benefits to both Bracebridge Heath and Waddington.
- (v) She outlined the reasons why she was no longer a member of the Planning and Regulation Committee and now a member of the Executive which meant that she could no longer be a member of the Planning and Regulation Committee as membership could prejudice her position in decision making.
- (vi) She expressed considerable concerns on behalf of her constituents about the section of the bypass from Lincoln Road (B1188) to the Sleaford Road (A15). These included the close proximity of the bypass to houses on St John's Park and also whether Phase 1 should end at the A15 Sleaford Road or A607, the Grantham Road.
- (vii) She was unhappy with the contents of the report and noted that a significant alteration to the promoted alignment would have major delay impact.
- (viii) The proposed route was based on data produced some 12/15 years ago even though officers had told her constituents that there was no technical/nor engineering reason why the route could not be reviewed in the light of those concerns and because of the ever-changing picture of the development of St John's Park in the last few years, coupled with the close proximity to the properties on the Cathedral View estate. She stated that her residents would like to have the route reviewed and moved to east of Canwick Manor Farm which would significantly reduce the impact of the road on the local community. Since the route was first proposed in the 1990's significant residential development on the east side of Bracebridge Heath had been built



**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

and therefore to say that only a small number of properties would be affected by the Bypass was misleading and not true.

- (ix) She tabled a photograph taken on the site visit on 12 April looking back towards St John's Park. She stated that the proposed route was extremely close to the hedge boundary to the properties as it moved towards the A15 Sleaford Road.
- (x) There were concerns regarding noise and pollution, increased volumes of traffic travelling through the village and as expressed at the meeting on 18 March, considerable concern regarding surface water drainage. Bracebridge Heath's drainage system was mainly based on soakaways which meant that once they were full, water would still be standing around causing problems because soakaways could not cope with large volumes of water and that was why the Environment Agency wanted a condition to address surface water drainage issues.
- (xi) Her constituents in Waddington were also concerned about traffic volumes through their village due to the fact that the current plans proposed that the bypass ceased at the A15.
- (xii) While she and her constituents were supportive of the bypass and had no wish to see the scheme delayed, they did not understand why a route which was proposed some 15 years ago, and in the light of the expansion of the village on the eastern side, ie St John's Park/Cathedral View, could not be reviewed bearing in mind this would not hold up the construction of the Bypass from the A158 Wragby Road to the River Witham.
- (xiii) The landscaping and bunding to reduce the noise levels was welcomed but she believed that the proximity of the road to the Cathedral View Estate would be detrimental to the health, welfare and lifestyle of constituents and could in fact impinge on their human rights.
- (xiv) She suggested that the line of the road should be straightened where it curved after the roundabout on the B1188. If the bypass were to be in a straight line then it would pass much farther to the east away from the properties on Cathedral View.
- (xv) She urged the Committee to consider her comments and put down an amendment to the recommendation that the line of the route between the B1188 and the A15 should be reviewed as a matter of urgency.

The Director stated that the various issues raised by Councillor Mrs Talbot had been addressed in his report and added that the Committee could either approve, reject or defer the application.

**RESOLVED**

That planning permission be granted subject to the conditions detailed in the report.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

- (2) APPLICATION NO. W68/0126/05 – To change the use from residential to educational use at 15 High Street, Newton on Trent

RESOLVED

That planning permission be granted subject to the condition detailed in the report.

- (3) APPLICATION NO. S35/0429/05 – To erect a single storey SureStart extension and nursery extension at Belton Lane Primary School, Green Lane, Grantham

RESOLVED

That planning permission be granted subject to the conditions detailed in the report.

- (4) APPLICATION NO. S35/0113/05 – To construct a two storey SureStart Centre with external play areas and parking at Swingbridge Road, Grantham

Since the dispatch of the report two further letters of objection had been received from local residents expressing the following concerns:-

- (i) Close proximity of the building to flat with bedroom overlooked from car park with consequential loss of privacy. Flat living room already overlooked by car park of adjoining surgery necessitating curtains to be kept closed to maintain privacy.
- (ii) Noise levels.
- (iii) Loss of open “green” space valued as a local amenity by local residents.
- (iv) Importance of retention of “green” space due to impending loss of garden area to works on block of flats.

RESOLVED

That planning permission be granted subject to the conditions details in the report.

- (5) APPLICATION NO. H11/0126/05 – To carry out development without complying with Condition No. 2 of Planning Permission H11/1131/84 at Long Sutton Primary School, Dick Turpin Way, Long Sutton

Since the dispatch of the report a letter had been received from a local resident indicating that unless the Authority could guarantee that the car park was properly managed, in particular to prevent it being used by local youths out of school hours, that it was kept clean and tidy, and that there was a reduction in Council Tax, strong objection was raised to the proposed car park as it would spoil peace and quiet and devalue the property.

RESOLVED

That planning permission be granted.

**PLANNING AND REGULATION  
COMMITTEE  
18 APRIL 2005**

- (6) APPLICATION NO. W18/1342/04 – To construct all weather pitch, erect floodlights and fence at land off Navigation Lane, Caistor (Minute 109(6), Planning and Regulation Committee, 28 February 2005)

RESOLVED

That planning permission be granted subject to the conditions detailed in the report.

- (7) APPLICATION NO. W18/0071/05 – Application seeking Listed Building Consent to replace windows at Caistor Grammar School, Church Street, Caistor (Minute 109(7), Planning and Regulation Committee, 28 February 2005)

The Director stated that the applicant had withdrawn the application.

Councillor A H Turner MBE, Local Division Member, was permitted to speak in connection with this application. He stated that the Red Lion Public House in Caistor had been converted to old people's flats and excellent PVC sash windows had been installed and added that this conversion had been in a Conservation Area. He was, therefore, surprised that English Heritage had opposed the application to replace the windows at Caistor Grammar School.

The Director agreed to pass on the comments of Members relating to the leaking roof in the school office at Caistor Grammar School to the applicant.

RESOLVED

That the withdrawal of the application be noted.

132. PLANNING ENFORCEMENT AND MONITORING REPORT

The Committee received a report on current enforcement investigations, actions taken and closure of cases.

RESOLVED

That the report be noted.

133. PLANNING AND REGULATION COMMITTEE – LAST MEETING

The Chairman stated that this was the last meeting of the Planning and Regulation Committee before the County Council Election on 5 May 2005 and thanked all Members and Officers for their support and contribution to the Committee.