

**Minutes PL07/2013 of the Planning Committee Meeting held on Wednesday
13th March 2013 at 7.15pm in the Village Hall**

PRESENT: Councillors N Dobbs (Chairman), Dr M Allen, P Ford, Mrs J Gwilym, Mrs J Finegan and Mrs S Peek.

1. Chairman's Remarks

The Chairman made various announcements relating to fire exits and conduct during the meeting.

2. To resolve to accept Apologies for Absence and reasons given:

An apology was received from Councillor J Money (District Council). It was resolved unanimously to accept the apology and reason given.

3. Members Declarations of Interests:

All councillors present declared their interest in item 4c as this application was submitted by the Parish Council.

4. To Consider Applications Received:

- a) 13/0088/FUL – proposal: Construction of pipeline crossing beneath the B1189, as part of wider irrigation scheme, at crossing of B1189, Metherringham, Lincoln, LN4 3NT. The committee made no comments or objections to this proposal.
- b) 13/0112/FUL – proposal: Change of use of land for the siting of 10 no. residential caravans, including new access position, at Fen Lake Fisheries, Fen Lane, Metherringham, Lincoln, LN4 3AQ. After discussion over the submitted plans and documentation the committee decided to make no comments or objections.
- c) 13/0160/FUL – proposal: Erection of commemorative Beacon celebrating Diamond Jubilee, at Metherringham Library, High Street, Metherringham, Lincoln, LN4 3DZ. Since this proposal was submitted by Metherringham Parish Council after full council discussion, the committee had no comments or objections to make.
- d) 13/0181/FUL – proposal: Change of use from A1 Butcher's shop to D1 Children's Daycare Centre, at 26/26a Fen Road, Metherringham, Lincoln, LN4 3AA. This proposal was discussed in depth and relevant public comments taken into consideration. The committee made the following decision:

Objection: The committee objects to this application as they feel that this building is unsuitable for the proposed use, under the following Health and Safety issues:

- 1) Fen Road is extensively used for both private and commercial access to the village centre from the east of the village. There are no parking facilities near the building either for staff or for parents dropping off

Signed: _____

Dated: 26th March 2013

and collecting children, and Fen Road is already narrow and congested due to on-street parking towards the village centre. Any further parking towards the lower end of Fen Road is likely to increase congestion and also affect access to driveways across the road.

- 2) The only access to and exit from this building will be via the front doors opening directly onto the footpath and Fen Road. There are no identified fire escapes or escape route in this proposal, as the rear yard is to be totally enclosed with a 1.8m fence with no gate, and the surrounding rear and side areas have been identified as under separate ownership and not available for associated use.
 - 3) This proposed daycare centre has been stated as intending to be in use from 7.15am to 6.00pm six days per week, yet the proposal is to have an indoor facility with no provision of outdoor play areas. The committee do not consider this to be an adequate situation or environment for the full-time care of pre-school children.
- e) 13/0232/FUL – proposal: Extension to existing building to form enlarged indoor play area, at Yellow Brick Road Daycare Centre, High Street, Metheringham, Lincoln, LN4 3EA. The committee made no comments or objections to this proposal.
- f) 13/0240/PNMAT – proposal: Application for a non-material amendment following grant of planning permission 04/1181/FUL (Change of use of outbuildings to commercial use – recording studio with associated extensions and alterations). Single storey extension now aligned correctly, at Barff Farm, Fenside, Fen Lane, Metheringham, Lincoln, LN4 3AQ. The committee made no comments or objections to this proposal.

A check on the NKDC planning online on 15th March 2013 showed that 13/0240/PNMAT was accepted without requirement for planning approval.

4. To Note Decisions Received:

None.

5. Correspondence:

None.

6. Date, time and venue of next meeting:

Wednesday 10th April 2013 at 7.30pm in the Village Hall.

The meeting closed at 8.20pm.

Signed: _____

Dated: 26th March 2013