

SCOTTER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held on 1st June 2009

Present: Councillor S. Rayner (Chairman), Councillors N. Altoft, B. Billam, M. Brown, D. Capes and J. Fillingham, WLDC Planning Officer Mr. S. Sharp, M. Brown (Clerk).

The meeting commenced at 7.01pm.

P7 2009/10 : To elect a Chairman of the Planning Committee

Proposed, seconded and unanimously agreed, it was

RESOLVED : That Councillor Rayner be elected Chairman of the Planning Committee.

Councillor Rayner was happy to accept this office but reminded the Committee that, in consequence of his new job, there may be occasions when he would be late in arriving or unable to attend a committee meeting. In light of this, it was regarded as appropriate to elect a Vice

Chairman of the Planning Committee. Proposed, seconded and unanimously agreed, it was

RESOLVED : That Councillor Brown be elected as Vice-Chairman of the Planning Committee.

P8 2009/10 : To receive and approve apologies for absence

No apologies were received, with all Councillors in attendance. Mr Sharp explained that he was attending the meeting in place of Ms Clewes, WLDC's Development Services Manager, who is unwell and he tendered her apologies.

P9 2009/10 : To receive declarations of interest in accordance with the Local Government Act 2000

No declarations were made at this point.

P10 2009/10 : To approve notes of the Planning Committee Meeting held on 6th April 2009 as the Minutes of that meeting

RESOLVED: To approve the notes of the Planning Committee Meeting held on 6th April 2009, as circulated, as the Minutes. These were signed by the Chairman.

P11 2009/10 : To take note of an appeal in relation to application 123471

The Committee noted that an appeal has been made to the Secretary of State against the refusal of planning permission by WLDC for a proposal to construct a new dwelling on land to the rear of 51 High Street, Scotter (Planning Application No. 123471). The Parish Council had not objected to this application.

P12 2009/10 : To receive a presentation on the recent review of West Lindsey Planning Services

Mr Sharp summarised the outcome of WLDC's recent review of Planning Services. This will result in a change in the relationship between Planning Services and parish/town councils and their electorate, moving from the current reactionary process to one that is far more inclusive and (subject to the agreement of the party applying for approval) involves interested parties at a much earlier stage. This should allow additional time to consider issues raised by interested parties, the current reactionary approach being time-constrained by the statutory period laid down for responses to applications such that it can result in sub-optimal decisions being taken.

Initialled Chairman

Mr Sharp commented that the review recognised some of the inadequacies of the previous system of obtaining developer contributions to affordable housing and public open spaces. Instead of planning conditions being imposed (many of which were inadequately drafted), it is now the intention to enter into section 106 agreements with developers and template kits are available to ensure that proper agreements are made in relation to affordable homes and public open spaces. In reply to a comment by the Chairman, Mr Sharp further commented that the earlier involvement of Parish Councils will identify where an off-site contribution would be in the better interests of the community (e.g. towards the playing fields project of the Parish Plan) and encouraged the Council to ensure that it fully engages with the District Council on the development of the LDF, so that important aspects of the Parish Plan are taken into account. The Chairman commented that the Council had responded in depth to each phase of the LDF consultation to date and had been most concerned that (on the last such occasion) the District Council had chosen to summarise the Council's comments, misrepresenting them in the doing. Mr Sharp responded that there is substantially a new team dealing with the development of the LDF, headed up by Mr John Ware, Head of Planning Policy. He suggested that the Council may wish to contact Mr Ware directly to inform him of the Council's involvement to date.

He further explained that, in the absence of Ms Clewes (who is on long-term sick leave), Jackie Jones has been appointed as the interim Development Control Manager. The Housing Manager, Grant Lockett, would like to address the Committee on housing matters at a future date and it was agreed that this would be an appropriate course of action.

Mr Sharp also recommended that the Council investigate the potential of Planning Aid in assisting it to form its comments on applications. Planning Aid is a charity run by the Royal Town Planners Institute and provides impartial help, advice and consultation services for people and organisations.

P13 2009/10 : To discuss with Mr Sharp planning issues of concern within the Parish

The Committee raised with Mr Sharp the issue of the mode of determination of planning application 122029 (10 Sands Lane, Scotter). Mr Sharp stated that he had to declare an interest in relation to this application and could provide no comment. However, the Council's letter on the matter would receive a formal written response from Mr Dickinson, in Ms Clewes' absence. The Chairman responded that the issue raised by this application is one of principle rather than of specifics. In terms of the principle, Mr Sharp replied that the Council would not have been consulted on a change to an application if the change would result in something that was not materially different, such a decision being taken at senior officer level. He did comment that WLDC is considering providing a copy of agreed drawings with decision letters, which would overcome one of the issues that the Council had raised in its letter.

On the topic of the incomplete public open spaces in the village, Mr Sharp verbally updated the Committee in relation to the road adoption and public open space at Astley Crescent and took on board the Committee's continued concern regarding the unsafe condition of the security fencing around the open space. He will ensure that the Council receives a written report on the current position in relation to the three areas of public open space where issues have arisen, namely Astley Crescent, Waggoners Close and Site B, The Rookery.

In relation to the affordable homes on the Astley Crescent development, Mr Sharp reported that significant progress had been made, with the likelihood that the properties will be for rent via a registered social landlord. This was welcomed by the Committee.

Initialled Chairman

As a final point, the Committee reported to Mr Sharp that, despite the letter sent by Ms Clewes to the property owners to require them to cease their activities, the front garden of a property on Messingham Road continues to be used for vehicle sales. Mr Sharp responded that this fact had already been registered by him and that appropriate action will be taken.

The Chairman thanked Mr Sharp for his attendance at the meeting and declared the meeting closed at 8.00pm.

Clerk:

Chairman:

Date:

Initialed Chairman