

SCOTTER PARISH COUNCIL

Minutes of a Meeting of the Planning Committee held on 5th October 2009

Present: Councillor S. Rayner (Chairman), Councillors B. Billam, M. Brown, D. Capes and J. Fillingham, Mr G. Lockett, WLDC (part only), M. Brown (Clerk).

With no members of the public present, the meeting commenced at 7.01pm, with the Chairman welcoming Mr Lockett to the meeting.

P40 2009/10 : To receive and approve apologies for absence

Apologies were received from Councillor Altoft who is suffering from swine flu.

RESOLVED : To accept and approve the apology from Councillor Altoft.

The Chairman noted the absence of Councillor Brown. The Clerk reported that Councillor Brown is diligent in presenting his apologies if unable to attend so was likely to be slightly delayed.

P41 2009/10 : To receive declarations of interest in accordance with the Local Government Act 2000

No declarations were made at this point.

P42 2009/10 : To approve notes of the Planning Committee Meeting held on 7th September 2009 as the Minutes of that meeting

RESOLVED: To approve the notes of the Planning Committee Meeting held on 7th September 2009, as circulated, as the Minutes. These were signed by the Chairman.

P43 2009/10 : To receive Mr Grant Lockett, Housing & Renewal Services Manager of WLDC, to discuss affordable housing within the parish.

Mr Lockett introduced himself and thanked the Committee for the opportunity to discuss affordable housing within Scotter. At this point (7.07pm), Councillor Brown arrived and made his apologies for lateness. Mr Lockett explained that, despite the transfer of the council housing stock to Acis in 1999 such that WLDC now neither owns nor manages houses, the district council retains a vital role as the strategic housing authority. This role includes responsibility for such things as homelessness, the regulation/management of the private rental sector and the compilation of a district housing strategy, the latter to identify the priority housing needs and to influence the supply market. The provision of affordable housing is an important element of this strategy.

Mr Lockett further explained that his team are informed by the Planning Department of any application for permission to construct 10 or more homes. The current policy is such that the requirement for the developer to provide affordable homes within the development kicks in at a development sized at 15 homes or above with a target of 25% of these to be affordable. Mr Lockett recognises that the negotiation with the developer is key to maximising the benefit to the community and has a section 106 officer to conclude such agreements. He also recognises that it is vital to involve the relevant Town/Parish Council at the earliest stage of the process. This ensures that the affordable housing is of a type required by the community (as, for example, set out in Housing Needs Surveys) and is situated in a suitable location. It is not unusual for section 106 agreements to require off-site contributions rather than on-site developments.

Initialed Chairman

Having stated his current methodology, Mr Lockett explained that he is aware that the Council's experience of affordable housing provision via planning conditions rather than section 106 agreements may have been sub-optimal, particularly in the case of those affordable properties that were agreed to be sold at a discount to the market price rather than managed by a registered social landlord. He informed the Committee of the large number of households that have shown a desire to live in Scotter and have a connection with the village but who cannot afford to buy a property here. The Committee stressed its disappointment that, at the time of such rapid expansion of the village's housing stock and against the background of a demonstrated need for affordable housing, so few affordable homes had actually been provided against what should have been possible. This was a one-off opportunity that has sadly been missed.

Mr Lockett fully accepted these comments by the Committee and promised to respond in relation to the following specific matters :

- The status of the affordable houses provided in the Waggoners Close development.
- The status of the two affordable bungalows in the Astley Crescent development.
- WLDC's qualification criteria for tenants of Acis rental properties within Scotter.

In relation to the latter point, Mr Lockett explained that the policy had recently been overhauled to eliminate some problems with it, such that it should be more effective in avoiding the sort of issue that the Council had recently experienced with unsuitable tenants. Once the revised policy has been fully agreed and released, he will send a copy to the Council.

Finally, and in response to a query from Councillor Billam, Mr Lockett outlined the different types of housing provision for senior citizens and agreed that there was a distinct lack of such provision within West Lindsey. The housing strategy will be looking at this specific issue, with a view to considering the construction of a retirement village.

P44 2009/10 : To consider the making of a recommendation to full Council in respect of the Council's response to the Central Lincolnshire Housing Market Area's Strategic Housing Land Availability Assessment.

The Committee considered the letter that had been received, with accompanying questionnaire, asking interested parties to identify all land and buildings that they consider have potential for residential development, for further consideration as part of the availability assessment.

Considering the significant expansion of Scotter village in recent years, the limited facilities/infrastructure and the large number of properties under construction or with planning approved, the Committee

RESOLVED : To recommend to Council that a response be made, making the strongest representation against the inclusion of any further land for development in Scotter, in line with the Council's previous representations under the LDF.

The Clerk was asked to draft a response for the Council's consideration and, within that draft, to particularly comment on the one site in Scotter included in the current West Lindsey SHLAA that is identified as a site not currently in the planning process. The site (originally Site C of The Rookery development) on Gainsborough Road is described by WLDC as having the potential for 15 homes. However, that same Council previously refused to grant planning permission for a single dwelling on this site, partially on the grounds of access.

P45 2009/10 : To consider what comments should be made to the planning authority in relation to the following applications:

Prior to the commencement of the discussions, Councillor Brown declared a personal interest in relation to application 124948 as he knows the applicant and stated that he would refrain from

Initialled Chairman

voting on the matter. The Committee then discussed the applications and, at the conclusion of its deliberations, and with the abstention of Councillor Brown in relation to application 124948, **RESOLVED: That the following observations be made to the planning authority:**

124802 Plots 12A & 12B Soulby Wood Park, Scotter – a planning application for the erection of 2 No. dwellings.

Objection. The Clerk is to submit the following in support of the Council’s decision to object. She is also to point out that the applicant site is in Astley Crescent, there being no such place as Soulby Wood Park. “My Council objects strongly to this application on the grounds that it proposes the construction of two-storey dwellings, contrary to condition 7 of the outline permission (M05/P/0059) granted to erect two dwellings on this land. My Council supported the imposition of this condition at the time due to the significant loss of amenity that would be suffered by the residents of No. 4 Orchard Avenue in particular if two-storey dwellings were to be permitted. As the applicant site is some two metres higher than the land level on Orchard Avenue, a two-storey dwelling would result in an overbearing and massing effect and a loss of privacy for these residents. My Council further supported the planning authority’s subsequent refusal to grant permission for condition 7 to be removed (application M05/P/0959). As it can see no changes to the land levels that have occurred since the outline permission was granted and as the proposal would have an overbearing and detrimental effect on the amenities of No. 4 Orchard Avenue, contrary to policies STRAT1, STRAT 6, and RES1, my Council objects to this application.

124948 30 High Street, Scotter – a planning application to erect a single-storey extension and associated alterations.

No objection/comment.

The Chairman declared the meeting closed at 8.08pm.

Clerk:

Chairman:

Date:

Initialed Chairman