

A meeting of the Planning & Development Committee was held via video conference on 24<sup>th</sup> March 2021 at 7.30pm.

**Present:** Cllrs M Powell (Chairman), A Greenway, Mrs M Chapman, R Lobley, Mrs S Watson and N Hornsey

**Clerk:** Mrs Julie Murray

**21/03/43** Chairman's remarks

The Chairman welcomed everyone to the meeting.

**21/03/44** Vice-Chairman

On a proposal from Cllr Powell, seconded by Cllr Mrs Chapman it was unanimously **RESOLVED** that Cllr Lobley be elected to serve as the Vice-Chairman of this Committee.

**21/03/45** Apologies

On a proposal from Cllr Mrs Chapman, seconded by Cllr Greenway, it was **RESOLVED** following a unanimous vote to accept apologies from Cllrs Mrs Grimble and Pikett having considered and accepted their reasons for absence.

**21/03/46** Disclosure of pecuniary interests

Cllr Lobley declared a personal interest in agenda item 9 c) as he is working with the Central Lincolnshire Local Plan team.

**21/03/47** Planning

a. The following applications were considered for comment/observations:

**142480 – Land to rear of 8 Sudbeck Lane** – to erect 1no. dwelling with associated garaging and landscaping

Concerns were expressed regarding this very narrow lane and how it could practically work with construction and delivery vehicles accessing the site? It is accepted that properties on this lane have access to their houses and from time to time, delivery lorries, refuse lorries, emergency vehicles etc. use the lane, but it must be pointed out that on most occasions they are unable to turn around and must reverse back up the lane; causing difficulties if vehicles are coming in the other direction! It has also been noted by members that the property next door is empty and has been for some time, and that number 14 is in the same ownership – does this mean that if this application is granted, setting a precedent, that further development in the gardens of these two properties can be expected, increasing the number of vehicles accessing this extremely narrow lane? If permission is granted, conditions need to be very carefully thought through, regarding access for delivery and construction traffic and include where they should park and time restrictions imposed, so as not to disturb residents. Parking on the very small grass verges or on the triangle with the Village Pump would not be acceptable. Backland development is not supported by the Parish Council, particularly in the Conservation Area. It should also be noted that there is no footway on this lane and pedestrians must walk on the road, there is a Public Rights of Way Footpath (169) located at the end of the lane which is frequently used by dog walkers, ramblers and children walking to and from school. There is no reference in the Heritage Statement to the Welton-by-Lincoln Neighbourhood Plan. On a proposal from Cllr Greenway, seconded by Cllr Hornsey, it was **RESOLVED** following a unanimous vote not to support this application.

**142573 – 20 Norbeck Lane** - to remove existing garage and outbuilding & erect a single storey rear extension + two storey side extension – No observations/comments

**b.** An email has been received from Chris Murphy of Beal Homes advising that they are now starting to look at the delivery and detail of the recreational land and other areas of POS on the site and would like to agree a suitable mechanism/timing for transferring this to the Parish Council. It was in July 2019 when we last met, and they would like to arrange a meeting for informal discussions and an update. On a proposal from Cllr Greenway, seconded by Cllr Powell it was unanimously **RESOLVED** for the Clerk to arrange a meeting with their representative, members will be notified of the date of the meeting in due course.

**21/03/48** Neighbourhood Plan

A discussion took place regarding re-writing the Plan and on a proposal from Cllr Greenway, seconded by Cllr Powell it was unanimously **RESOLVED** for Cllr Lobley and the Clerk to look at this and the availability of funding for this purpose. It was noted that the Central Lincolnshire Local Plan is currently also under review.

**Chairman** ..... **Date** .....