

A meeting of the Planning & Development Committee was held in the Pavilion, Manor Park Sports Club, Hackthorn Road, Welton, LN2 3PA on Monday 28th March 2022 at 6:00pm.

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

**Also Present:** 28 members of the public

**Clerk:** Mrs Julie Murray

A public participation session took place prior to the official start of the meeting.

**22/03/27** Chairman's remarks

The Chairman welcomed everyone to the meeting.

**22/03/28** Apologies

On a proposal from Cllr Powell, seconded by Cllr Greenway, it was unanimously **RESOLVED** following a vote to accept apologies from Cllrs Pikett and Lobley having considered and accepted their reasons for absence. District Cllr Stephen England also sent his apologies.

**22/03/29** Disclosure of pecuniary interests

None

**22/03/30** Minutes

On a proposal from Cllr Greenway, seconded by Cllr Hornsey, it was unanimously **RESOLVED** following a vote that the notes of the meeting held on 14<sup>th</sup> February 2022 were approved and signed as the minutes.

**22/03/31** Planning

a) To make comments/observations on the following planning application:**144526 – Land at Eastfield Lane** – Application for residential development of 109no dwellings with access to be considered and not reserved for subsequent applications.

Copies of the layout etc. together with comments from:

Members of the public – 16 responses to date 21.3.22, the Police – No objections

Environment Agency - *The Environment Agency does not wish to make any comments on this application. It does not appear to match any of the criteria on our consultation checklist.*

LCC Property Services and Anglian Water had been circulated with the agenda.

Prior to the commencement of the meeting, members of the public had expressed a number of concerns and objections regarding this application.

Committee members concurred with comments that had been made by members of the public and expressed their own concerns regarding this application.

- The entrance to the development is located at an extremely dangerous point on the road and although it was not contained within the Transport Assessment, residents confirmed that accidents do happen on the bend and cars often end up in the ditch, but most of these are not reported and therefore not included in any statistics.
- The developer has put in more information than is required and this has been accepted by LCC, although they have not taken into account the impact on the rest of the lane that is affected.

- Have they considered the impact on the equine establishment on Eastfield Lane and that horses extensively use this route? There is also the Riding Stables in the centre of the village with riders using the lane to access the open countryside.
- This site is not allocated in the current Local Plan, and it was questioned why WLDC has accepted a planning application for a non-allocated site; it is in the draft reviewed plan which is still out for consultation.
- It is unknown who the developer of this site will be.

On a proposal from Cllr Greenway, seconded by Cllr Mrs Chapman, it was unanimously **RESOLVED** following a vote to write to Sir Edward Leigh, MP drawing his attention to the proposed development and asking for him to help in any way he can to prevent permission being granted.

On a proposal from Cllr Powell, seconded by Cllr Hornsey, it was unanimously **RESOLVED** following a vote for the Clerk to draft a response for circulation, prior to submitting to WLDC; including points raised by residents and members, also requesting a site visit and that it is determined at WLDC Planning Committee and not by an Officer.

#### b) **143728 Land off Hawks Road**

Members are not satisfied with how the decision by the WLDC Planning Committee was taken when granting permission for this development.

Cllr Powell had attended the meeting at The Guildhall and was thoroughly disgusted with the way with which it was dealt. Although 17 comments/observations had been received by WLDC they were clearly not taken into account, Cllr Powell reported that 2 of the WLDC members had admitted not reading them all as there were too many. The PC wishes to challenge the way this decision was made and that WLDC did not follow their own Code of Conduct when making the decision. The Code states that “holders of public office must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias.” The PC was not notified of when the site visit was taking place and was not given the opportunity to attend. Quoted from Page 26 of the Code “You should be aware that your actions might have an adverse impact on your role, other councillors and/or your local authority and may lower the public’s confidence in your ability to discharge your functions as a councillor or your local authority’s ability to discharge its functions”. This council has no confidence in the WLDC Planning Committee in them not fulfilling their role, by not reading all the information put before them.

On a proposal from Cllr Mrs Watson, seconded by Cllr Greenway, it was unanimously **RESOLVED** following a vote to write to the Monitoring Officer at WLDC with these concerns.

#### **22/03/32** Central Lincolnshire Local Plan

It was suggested that this council consults with other neighbouring councils to discuss future social infrastructure and building and on a proposal from Cllr Greenway, seconded by Cllr Mrs Chapman, it was unanimously **RESOLVED** following a vote for the Clerk to write to neighbouring parish councils to ask if they wish to be involved in engaging in a dialogue about these issues.

On a proposal from Cllr Greenway, seconded by Cllr Powell, it was unanimously **RESOLVED** following a vote to defer the matter to the Full Council meeting in April ahead of the deadline of 9<sup>th</sup> May.

**22/03/33** Neighbourhood Plan

- a. Cllr Lobley was not present to report – defer to the next meeting.
- b. A draft questionnaire had been circulated and on a proposal from Cllr Greenway, seconded by Cllr Powell, it was unanimously **RESOLVED** following a vote to defer the matter to the Full Council meeting in April as this committee does not have a budget and there will be costs involved in printing and distribution.
- c. Cllr Lobley has confirmed he will be willing to take the presentation at the Annual Parish Meeting and on a proposal from Cllr Powell, seconded by Cllr Hornsey, it was unanimously **RESOLVED** following a vote to accept his offer.

**Chairman** .....

**Date** .....