

**Minutes of the Planning & Planning Policy  
Committee Meeting**

**Held at 7pm on Wednesday, 29<sup>th</sup> January 2020**

**PRESENT:** Councillor T Tye in the Chair.

Councillors P Barry, D Brookes, T Burnham, J Carpenter, S Claxton, M Dannatt (Mayor), G Saxon, P Sutton and B Walker

**Officers:** Town Clerk, Deputy Town Clerk.

One member of the public and Cllrs S Dennis and R Cunnington were present.

**P99. MINUTES OF LAST MEETING (Agenda Item 1)**

*It was proposed, seconded and  
**RESOLVED:** that the Minutes of the Planning and Planning Policy Committee meeting of Wednesday 17<sup>th</sup> December 2019, approved by Council on Wednesday 15<sup>th</sup> January 2020 be noted.*

**P100. APOLOGIES (Agenda Item 2)**

Apologies were received from Councillors S Blackburn and S Emsen.

**P101. DECLARATIONS OF INTEREST (Agenda Item 3)**

None received.

**P102. APPLICATION [S/153/02306/19](#) – Boots Properties, 58-64 Lumley Road, Skegness, PE25 3NG (Agenda Item 4.1)**

**Proposal:** Planning Permission - Alterations to the existing shop front to provide a prescription dispensing locker.

*It was proposed, seconded and  
**RESOLVED:** That the application be supported.*

**P103. APPLICATION [S/153/02127/19](#) – Lifestyle Homes Ltd, Garden City Estate, Roman Bank, Skegness, PE25 1QR (Agenda Item 4.2)**

**Proposal:** Planning Permission - Extension and alterations to 36no. existing bungalows.

*It was proposed, seconded and  
**RESOLVED:** That the application be supported.*

**P104. APPLICATION [S/153/02320/19](#) – Mr. Milnes, 21 Tarran Way, Skegness, PE25 2PY (Agenda Item 4.3)**

**Proposal:** Planning Permission - Rear extension to existing dwelling to provide an en-suite.

*It was proposed, seconded and*

**RESOLVED:** *That the application be supported.*

**P105. APPLICATION [S/153/00027/20](#) – Mr. S. Eames, 4 Beach Lodge, Warner Close, Winthorpe, Skegness, PE25 2PY (Agenda Item 4.4)**

**Proposal:** Application to remove Condition No. 6 (Holiday Occupancy), as imposed on planning permission Ref No. [S/153/2386/12](#) for the erection of a dormer holiday bungalow and construction of a vehicular/pedestrian access.

*It was proposed, seconded and*

**RESOLVED:** *That Skegness Town Council objects on the grounds that the original reason for imposing the condition remains.*

**P106. DECISION NOTICES (Agenda Item 5)**

*It was proposed, seconded and*

**RESOLVED:** *That the decision notice for Coastfields Leisure Ltd and The Vine Hotel be noted.*

**P107. NEIGHBOURHOOD DEVELOPMENT PLAN (Agenda Item 6)**

The Town Clerk gave a verbal update on progress with the NDP. Following the workshop on 16<sup>th</sup> December 2019 a revised draft plan has been circulated. Further evidence gathering work is needed to incorporate the additional sites and car parking provision into the plan. A report is due to go to the next Council meeting for approval or otherwise of the additional costs.

**The meeting closed at 7.18 pm.**



Tedder Hall, Manby Park, Louth, Lincolnshire. LN11 8UP  
T: 01507 601111  
www.e-lindsey.gov.uk

Mr. S. Larner,  
Clerk to Skegness Town Council,  
Town Hall,  
North Parade,  
SKEGNESS,  
Lincolnshire.  
PE25 1DA

**Your Reference:**

**Our Reference:** S/153/00591/19

**Contact:** Lewis Humphreys

**Ext:** 01507 613159

**Email:** appeals@e-lindsey.gov.uk

**Date:** 24 January 2020

Dear Sir,

Re: Town and Country Planning Act 1990 Appeal Under Section 78

Planning Appeal By: Mrs C. Joshi,  
Land at: 38 GROSVENOR ROAD, SKEGNESS, PE25 2DD  
Appeal reference APP/D2510/W/19/3242678  
number:  
Appeal starting date: 23/01/2020

I am writing to inform you that further to East Lindsey District Council's decision to refuse planning permission reference S/153/00591/19 for the Planning Permission - Change of use and conversion of an existing dwelling to provide a house of multiple occupancy (HMO) and provide a loft conversion (works already completed)., relating to 38 GROSVENOR ROAD, SKEGNESS, PE25 2DD, the appellant has appealed to the Secretary of State.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>  
If you do not have access to the internet, you can send your comments to:

J. McNamara,  
Initial Appeals  
The Planning Inspectorate  
Room 3N Temple Quay House  
2 The Square

Bristol  
BS1 6PN.

**All representations must be received by 27/02/2020.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be inspected at East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs. LN11 8UP between 09.00am – 5.00pm Monday to Friday.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully



Paul Edwards  
Service Manager – Development Control

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**Town and Country Planning Act 1990**  
**APPROVAL TO REMOVE OR VARY A**  
**CONDITION**

<b>Agent/Applicant's Name &amp; Address</b> Mr. W. Rogers, Planning Potential, 14-15 Regent Parade, HARROGATE, Yorkshire. HG1 5AW	<b>Applicant's Name &amp; Address</b> Aldi Stores Ltd, C/O Planning Potential, 14-15 Regent Parade, Harrogate, Yorkshire. HG1 5AW
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**Part I - Particulars of Application**

Date received 24/10/2019	Application Number S/153/01943/19
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Particulars and location of the development

**PROPOSAL:** Application to vary condition no. 6 (hours for delivery of goods and collection of waste) as imposed on S/153/01390/16 which was for the erection of 4 no. individual retail units including trolley bays and car parking spaces. Alterations to existing vehicular access and the blocking up of existing vehicular access.

**LOCATION:** FORMER SKEGNESS TOWN FOOTBALL CLUB, BURGH ROAD, SKEGNESS, PE25 2RJ

**Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council approves application to vary condition no. 6 (hours for delivery of goods and collection of waste) as granted planning permission under planning permission reference S/153/01390/16 on 07th October 2016 subject to the following conditions:

- The development hereby permitted shall be carried out in accordance with the following approved plans;

Plan No. 1133-100 Rev D1	Received by the LPA on 14/09/2016.
Plan No. 1133-200 Rev M	Received by the LPA on 14/09/2016.
Plan No. 1133-201 Rev G	Received by the LPA on 14/09/2016.
Plan No. 1133-300 Rev N	Received by the LPA on 14/09/2016.
Plan No. 1133-400 Rev D	Received by the LPA on 14/09/2016.
Plan No. 1133-401 Rev D	Received by the LPA on 14/09/2016.
Landscape Plan L01 Rev D	Received by the LPA on 16/09/2016.
External Metalwork - 2	Received by the LPA on 30/06/2016.
External Metalwork - 2 (Aldi Trolley Bays only)	Received by the LPA on 16/02/2016.
Plan No. 1133-505	Received by the LPA on 11/08/2016.

Reason: In order to ensure the approved plans are clearly identified in the interests of clarity and local amenity.

2. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended the food store in Unit 1 hereby approved must only be occupied by a "deep/hard discount" retailer and it must not be used for the sale of any of the following goods and services:-

tobacco and smoking products;  
fresh meat and fresh fish unless pre-packed;  
delicatessen counter;  
pharmacy;  
dry cleaning service;  
photo-shop;  
post office services;  
in store bakery (other than the heating of pre-prepared products);  
in store café.

Reason: The application has been assessed on the basis of the provision of a discount retailer which will help prevent leakage from Skegness, will result in linked trips to the town centre and to protect the vitality and viability of Skegness town centre in accordance with Paragraph 23 of the National Planning Policy Framework.

3. The food retail unit (Unit 1) hereby permitted shall sell no more than 20% by floorspace or total monetary value of non-food goods.

Reason: The application has been assessed on the basis of the provision of a discount retailer which will help prevent leakage from Skegness, will result in linked trips to the town centre and to protect the vitality and viability of Skegness town centre in accordance with paragraph 85 of the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended, units 3 and 4 hereby permitted shall be used for the sale of comparison goods only and shall not be used for a foodstore.

Reason: The application has been assessed on the basis of the provision of one discount food retailer which will help prevent leakage from Skegness, will result in linked trips to the town centre and to protect the vitality and viability of Skegness town centre in accordance with paragraph 85 of the National Planning Policy Framework.

5. The retail units hereby permitted shall not be open to the public outside of the following hours:-

- Monday to Saturday (including public holidays) 08:00 to 10:00; and
- Any period of six hours trading between 10:00 and 18:00 on Sundays.

Reason: To protect the residential amenities of the area in accordance with SP10 of the East Lindsey Local Plan.

6. There must be no delivery of goods to or collection of waste from the retail units outside the following hours:-

- 06:00 to 23:00.

Reason: To protect the residential amenities of the area in accordance with SP10 of the East Lindsey Local Plan.

7. The cumulative noise level for all plant (including high level) at the development shall not exceed 25dB LAR 15mins when measured at 3.5m from the nearest noise sensitive property at ground floor level and 1m from the facade of the nearest noise sensitive property at first floor level. No plant shall be brought into use until an acoustic report, which addresses all noise attenuation measures, has been submitted to and agreed in writing by the Local Planning Authority to demonstrate compliance with this level. The plant shall be installed and operated in accordance with the agreed details.

Reason: To protect the residential amenities of the area, in particular the residences in Burgh House on Thompson Close, in accordance with SP10 of the East Lindsey Local Plan.

8. The lighting scheme hereby approved must be arranged on site so that light from the site does not spill out onto the adjoining areas to the satisfaction of the Local Planning Authority.

Reason: To protect the residential amenities of the area, in particular the residences on Thompson Close, in accordance with SP10 of the East Lindsey Local Plan.

9. The boundary treatment agreed under planning permission reference S/153/01390/16 shall be retained.

Reason: To ensure a satisfactory appearance to the development and to protect the privacy of the residences on Thompson Close. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

10. The scheme of landscaping and tree planting shown on Drawing Reference L01 Revision A received by the Local Planning Authority on 16th September 2016 (contained within the Landscape Strategy) shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

11. Notwithstanding the requirements of Condition 15, all the trees, shrubs and bushes agreed for the eastern boundary of the site adjacent to Unit 1 agreed under planning permission reference S/153/01390/16, shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the development is adequately landscaped and to protect the amenities of the residents of Burgh House on Thompson Close. This condition is imposed in accordance with SP10 of the East Lindsey Local Plan.

12. The development hereby permitted shall proceed in accordance with the recommendations and mitigation measures within the Arboricultural Report which was received by the Local Planning Authority on 30th June 2016 with accompanying plans received on 16th September 2016.

Reason: To protect the trees on and adjoining the application site in accordance with SP10 of the East Lindsey Local Plan.

13. The development shall be operated in accordance with the Flood Warning and Evacuation Plan approved under planning permission reference S/153/01390/16.

Reason: To reduce the risk of loss of life during a flood event in accordance with paragraph 157 of the National Planning Policy Framework.

14. On receipt of a substantiated complaint relating to unauthorised use/noise/antisocial behaviour of the car park hereby permitted, that is verified by the Local Authority, the site operator shall install and maintain barriers to prevent unauthorised access to the car park outside of normal opening hours, in accordance with details which must first be submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of nearby residential properties and to reduce anti-social behaviour in accordance with SP10 of the East Lindsey Local Plan.



15. The arrangements shown on drawing number 1133-100 Revision D1 forming part of this application for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To ensure that adequate facilities for vehicles are provided in the interests of highway safety and to accord with SP22 of the East Lindsey Local Plan.

16. No more than 26% of the floorspace of Unit 2 shall be used for an ancillary pet care and treatment and grooming facility.

Reason: To control the use of the unit in order to protect the vitality and viability of the town centre of Skegness. This condition is imposed in accordance with Paragraph 85 of the National Planning Policy Framework.

17. No more than 25% of the floor area of Unit 4 shall be used for the sale of convenience goods.

Reason: To control the use of the unit in order to protect the vitality and viability of the town centre of Skegness. This condition is imposed in accordance with Paragraph 85 of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT:-**

The Local Planning Authority have worked with the applicants and their agent in a positive and proactive manner to seek solutions to issues arising, during consideration of the application and now consider the proposal is acceptable and there is compliance with the relevant Development Plan Policies and also the National Planning Policy Framework.

Dated: 23/01/2020

Signed:



Paul Edwards  
Service Manager – Development Control

Tel. No. 01507 601111

EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, LINCS, LN11 8UP.