

SKEGNESS TOWN COUNCIL

Minutes of the Planning & Planning Policy Committee Meeting

Held at 7.00 pm on Tuesday, 20th November 2018

PRESENT: Councillor C Macey in the Chair.

Councillors M Anderson, D Brookes T Burnham, J Byford, D Cargill, J Carpenter, M Dannatt, S Dennis (Mayor) G Ellis, M Gabbitas and M Gray (Deputy Mayor).

Officers: Town Clerk, Deputy Town Clerk.

Absent: Councillor R Hall

One members of the public was present.

P78. MINUTES OF LAST MEETING (Agenda Item 1)

It was proposed, seconded and
RESOLVED: That the Minutes of the Planning and Planning Policy Committee on Tuesday 30th October 2018 approved by Council on 7th November 2018 be noted.

P79. APOLOGIES (Agenda Item 2)

Apologies for absence were received from Councillor S Blackburn.

P80. DECLARATIONS OF INTEREST (Agenda Item 3)

No declarations of interest were made.

P81. APPLICATION [S/153/02083/18](#) – Mr. C. N. H Seymour, 268 Drummond Road, Skegness, PE25 3AT (Agenda Item 4.1)

Proposal: Planning Permission - Extensions to existing dwelling to provide an extended sun deck with new glazed roof and a new porch.

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

P82. APPLICATION [S/153/02145/18](#)– Mr. & Mrs. M. Roberts, 20 Wilford Grove, Skegness, PE25 3EZ. (Agenda Item 4.2)

Proposal: Planning Permission - Extension and alterations to the existing dwelling to provide a ground floor lounge and bedroom.

It was proposed, seconded and
RESOLVED: *That the application be supported with a note of concern in relation to a ground floor bedroom in a flood risk area.*

P83. APPLICATION [S/153/01974/18](#)– Mr. M. Blythe, 27 Morris Gardens, Skegness, PE25 2QG (Agenda Item 4.3)

Proposal: Planning Permission - Erection of an outbuilding for domestic storage (works already completed).

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

P84. APPLICATION [S/153/02153/18](#) – Empire Skegness Ltd, Grand Parade, Skegness, PE25 2UG (Agenda Item 4.4)

Proposal: Planning Permission - Change of use of former street market into an entertainment centre with provision of doors and roller shutters on Edinburgh Avenue and extension to existing entertainment centre with alterations to provide roller shutters on the front elevation (works already completed).

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

P85. APPLICATION [S/153/02162/18](#)– Tower Gardens Pavilion, Rutland Road, Skegness, PE25 2AX (Agenda Item 4.5)

Proposal: Planning Permission - Erection of a community building to consist of council offices, community hall, and cafe and to include associated landscaping, car parking and bin store on the site of an existing building which is to be demolished.

It was proposed, seconded and
RESOLVED: *That the application be noted, as the applicant Skegness Town Council will not be making a comment on this application.*

P86. PLANNING ENFORCEMENT (Agenda Item 5)

It was proposed, seconded and
RESOLVED: *That the planning enforcement notice for 38 Roman Bank be noted*

P87. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) (Agenda Item 6)

The Town Clerk gave a verbal report on progress with the NDP, some feedback had been sent to the consultants on the stage 3 report, public consultation is due to take place in Hildreds on 11th & 12th January 2018.

A discussion around how the NDP would sit with the ELDC Foreshore masterplan and the evidence needed took place.

The meeting closed at 7.23pm.

DRAFT

EC/153/00397/18

Chloe Stones

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22 November 2018

Skegness Town Council

Dear Sir,

Town and Country Planning Act 1990 (as amended)

LOCATION: LAND ADJACENT EAST OF TELEPHONE EXCHANGE,
LINCOLN ROAD, SKEGNESS
NATURE OF Change of use of land for car parking.
INVESTIGATION:

Further to your complaint regarding the above I write to inform you that the matter is still under investigation.

The information from Land Registry is not up to date, therefore, is problematic in finding the land owner.

We are currently trying to make contact with a local business to obtain further information.

If you require any further information please contact the officer named above.

Yours faithfully,

Chloe Stones
Planning Enforcement Officer

EC/153/00701/18

Chloe Stones

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28 November 2018

Cllr. D. R. Edginton, Ward Member
Cllr. J. Byford, Ward member
Cllr. S. Kirk, Ward member
Mr. S. Clerk, Parish Clerk

Dear Councillors and Mr S. Lerner,

Town and Country Planning Act 1990 (as amended)

LOCATION: 38 ROMAN BANK, SKEGNESS, PE25 2SJ
NATURE OF INVESTIGATION: Running of a business - Gym

I would inform you that your complaint has now been investigated and it has been established that current planning regulations have not been complied with as described above. This is referred to as a 'breach of planning control'.

I have written to the owner to inform them that planning permission is required and I have invited them to submit a planning application for the change of use to a D2 Assembly and leisure within the next 28 days, so that the Council's planning department can consider whether permission should be granted. The submission of a planning application does not mean that permission will be automatically granted. If a planning application is submitted and is subsequently refused permission, it is likely that formal enforcement action will commence against the breach of planning control.

If planning permission is not applied for as requested, a further visit to the location will need to be made in order to assess whether the breach of planning control is still continuing. If a further visit is necessary I aim to visit the location again within 15 working days (following the 28 days given to the owner(s)).

If, upon arrival at the location, the owner has resolved the 'breach of planning control' by , then the department will take no further action and this matter will be closed. However, if the 'breach of planning control' is still continuing the Council will need to decide if it is expedient to take formal enforcement action against the alleged breach of planning control.

The Council decides whether the breach of planning is expedient to pursue by asking the following simple question.

Planning & Regeneration Department,

If planning permission were to be applied for, are the Council likely to grant planning permission to retain the change of use to D2 Assembly and leisure? If the answer is yes, this means that in principle the change of use to D2 Assembly and leisure is acceptable based upon its planning merits and it complies with the planning polices for Lincolnshire and East Lindsey.

This would mean that the matter is not expedient to pursue and formal enforcement action will not be taken and your complaint would not proceed further with the Council.

However, if it is decided that permission would not be granted if applied for, this means that the breach of planning is expedient to pursue and formal enforcement action will be taken.

When the 28 days given to the owner has expired, I will write to you again to inform you of the situation and to explain what will happen next.

In the meantime, if you require any further information, please do not hesitate to contact me. My contact details can be found at the top of this letter.

Yours faithfully,

Chloe Stones
Planning Enforcement Officer

EC/153/00422/18

Chloe Stones

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30 November 2018

Cllr. D. R. Edginton, ward member
Cllr. J. Byford, ward member
Cllr. D. Edginton, ward member
Mrs. K. Ford, Deputy parish clerk

Dear Councillors and Mrs Ford,

Town and Country Planning Act 1990 (as amended)

LOCATION: **LAND REAR OF 58 TO 64, SCARBROUGH AVENUE,
SKEGNESS**
NATURE OF INVESTIGATION: **Untidy land**

I am writing in respect of your complaint as above, and further to my previous correspondence concerning this.

I would inform you that I have now served a 'Section 215 Notice' on all parties who hold a legal interest in the above site. A Section 215 Notice is a Notice that the Council can use to require untidy land to be tidied.

The planning legislation states that a minimum period of 28 days must be given for the notice to 'take effect'. During this period the person(s) whom the Notice has been served upon, has the right to appeal against the issue of the Notice, to the Magistrates Court.

The time period for compliance with the requirements of the Notice, must also, by law, be a minimum period of 28 days.

If an appeal is made to the Magistrates' Court, against the Notice, I will write to inform you of this.

If an appeal against the Notice is not made, I will visit the location again to check whether the Notice has been complied with, following the date when the time for compliance has expired. I aim to visit the site within 21 days or sooner.

If the visit reveals that the land has been tidied in compliance with the Notice, the department will take no further action and this matter will be closed.

I would advise you that it is an offence, prosecutable in the Magistrates' Court, if

Planning & Regeneration Department,

the Notice is not complied with. Therefore, if it is established following a visit to the location that the Notice has not been complied with, I may have no alternative, but to, pass this matter to the Council's solicitor to commence legal proceedings in the Magistrates' Court. The proceedings will be against those whom were served with the Notice.

Please note the land is not registered on Land Registry, therefore, we have been unable to contact the land owner directly.

If you would like to discuss this matter or have any queries regarding the contents of this letter, please do not hesitate to contact me. My contact details can be found at the top of this letter.

Yours faithfully,

Chloe Stones
Planning Enforcement Officer