

## SKEGNESS TOWN COUNCIL

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

Held at 7.00 pm on Tuesday, 4<sup>th</sup> June 2019

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

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

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

One member of the public and Cllr A Findley was present.

#### **P01. ELECTION OF CHAIRMAN (Agenda Item 1)**

*It was proposed, seconded and*

**RESOLVED:** *That Councillor T Tye be the Chairman of the Planning & Planning Policy Committee for the ensuing year.*

#### **P02. ELECTION OF VICE CHAIRMAN (Agenda Item 2)**

*It was proposed, seconded and*

**RESOLVED:** *That Councillor B Walker be the Vice Chairman of the Planning & Planning Policy Committee for the ensuing year.*

#### **P03. MINUTES OF LAST MEETING (Agenda Item 3)**

*It was proposed, seconded and*

**RESOLVED:** *to note that the Minutes of the Planning and Planning Policy Committee meeting of Tuesday 23<sup>rd</sup> April 2019 were approved by Council on Thursday 16<sup>th</sup> May 2019.*

#### **P04. APOLOGIES (Agenda Item 4)**

None.

#### **P05. DECLARATIONS OF INTEREST (Agenda Item 5)**

Cllr T Burnham 6.6 Category A – Employer of partner.  
Cllr M Dannatt (Mayor) 6.6 Category A – Similar business.  
Cllr D Brookes 6.6 Category A – Similar business.

**P06. APPLICATION [PL/0096/19](#) – The Richmond School, Richmond Drive, Skegness, PE25 3SH (Agenda Item 6.1)**

**Proposal:** To vary condition 2 of planning permission S/153/730/14 to allow a further period of 5 years to retain the mobile classroom.

*It was proposed, seconded and*

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

**P07. APPLICATION [S/153/00591/19](#) – C. Joshi, 38 Grosvenor Road, Skegness PE25 2DD. (Agenda Item 6.2)**

**Proposal:** 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).

*It was proposed, seconded and*

**RESOLVED:** *That Skegness Town Council objects on the grounds of over intensification of HMO's on this road that is detrimental to the adequacy of parking and other services to other residents in the area and the general impact on neighbourhood amenity. Of the 54 Licensed HMO's in the ELDC area, 41 are in Skegness (75.9%) and 17 (31.5%) are on Grosvenor Road alone. Public consultation for the emerging Neighbourhood Development Plan has identified that better control on the balance of development of HMO's in Skegness is urgently needed. This Council notes the higher crime figures for this area and the proximity to schools, with Grosvenor Rd being on a route to school. Skegness Town Council believes that this application should be considered by ELDC Planning Committee and not decided under delegated authority.*

**P08. APPLICATION [S/153/00755/19](#) – Mr. R. Sparks, Skegness Show Ground, Burgh Road West, Skegness PE24 4UF (Agenda Item 6.3)**

**Proposal:** Planning Permission - Change of use of agricultural land to form a showground, provision of car parks and camping/caravan area, with associated enclosures/facilities consisting of marquee, stalls, tents & toilets in accordance with further plans received by the Local Planning Authority from the applicants agent on 16th May 2019.

A recorded vote was requested.

**For:** Cllrs P Barry, S Blackburn, D Brookes, T Burnham, S Claxton, S Emsen, G Saxon, P Sutton, T Tye, B Walker.

**Against:** None

**Abstained:** Cllrs J Carpenter and M Dannatt.

*It was proposed, seconded and*  
**RESOLVED:** *That the application be supported subject to the Highways authority agreeing a suitable traffic management plan.*

**P09. APPLICATION [S/153/00811/19](#) – Mr. & Mrs. P. Whittaker, 93 Beresford Avenue, Skegness, PE25 3JL (Agenda Item 6.4)**

**Proposal:** Planning Permission - Extensions to existing bungalow to provide an enlarged kitchen and dining area and covered access.

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

**P10. APPLICATION [S/153/00701/19](#) – Mr. S. Conroy, Acorn House, 85 Wainfleet Road, Skegness. PE25 2EL (Agenda Item 6.5)**

**Proposal:** Planning Permission - Conversion of and alterations to existing house to provide 4no. self contained houses.

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

**P11. APPLICATION [S/153/00339/19](#) – Mr. B. Smith, The View Café Bar Facility, Winthorpe Avenue, Skegness, PE25 1QY (Agenda Item 6.6)**

**Proposal:** Planning Permission - Extension to existing restaurant.

Cllr T Burnham, D Brookes and M Dannatt (Mayor) declared a Category A interest and left the meeting for this item.

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

**P12. APPLICATION [S/153/00734/19](#) – Mr. M. Wadsworth, Land off Churchill Avenue, Skegness (Agenda Item 6.7)**

**Proposal:** Erection of 2no. blocks of 4no. terrace houses, 6no. pairs of semi detached houses, 2no. blocks comprising 8no. terrace house and 6no. apartments, a block of 3no. terrace houses with associated garages (totalling 51no. dwellings) and construction of internal access roads as an amendment to that previously approved under planning permission ref. no. [S/153/01352/06](#).

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

**P13. APPLICATION [S/153/00858/19](#) – Miss. V Chamberlain, 22 Algitha Road, Skegness, PE25 2AG (Agenda Item 6.8)**

**Proposal:** Planning Permission - Change of use, conversion of, extension and alterations to existing vocational training centre and administration offices Class D1: Non-Residential Institutions of The Town and Country Planning (Use Classes) Order 1987 as amended to use as a ground floor hairdressers, nail bar and beauty salon, Class: A1 Shops of the Order and first floor flat.

*It was proposed, seconded and*

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

**P14. APPLICATION [S/153/00863/19](#) – Blue Anchor Leisure Ltd, Seaways, Roman Bank, Skegness, PE25 1JA (Agenda Item 6.9)**

**Proposal:** Planning Permission - Extension and alterations to the existing office building to provide 3no. additional offices and a sales room.

*It was proposed, seconded and*

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

**P15. APPLICATION [S/153/00841/19](#) – 171 Roman Bank, Skegness, PE25 1RY (Agenda Item 6.10)**

**Proposal:** Planning Permission - Change of use of part of the existing shop to provide a tattoo studio.

*It was proposed, seconded and*

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

**P16. APPLICATION [S/153/00818/19](#) – Mrs. L. Walker, 6 A E Cook Business Park, Victoria Road, Skegness, PE25 3SZ (Agenda Item 6.11)**

**Proposal:** Planning Permission - Change of use of existing unit as a dance and cheer studio.

*It was proposed, seconded and*

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

**The meeting closed at 7.51 pm.**

**Town and Country Planning Act 1990**

**APPROVAL TO REMOVE OR VARY A  
CONDITION**

<b>Agent/Applicant's Name &amp; Address</b>	<b>Applicant's Name &amp; Address</b>
Mr. J. Young, Paul Robinson Partnership (UK) LLP, 6 Octagon Business Park, Hospital Road, Little Plumstead, NORWICH, NR13 5FH	Coastfields Leisure Ltd, Coastfields Holiday Park, Vickers Point, Roman Bank, Ingoldmells, SKEGNESS, Lincolnshire. PE25 1JU

**Part I - Particulars of Application**

Date received	Application Number
05/04/2019	S/153/00632/19

Particulars and location of the development

PROPOSAL: Application to vary condition no. 2 (phasing of scheme), condition no. 3 (bus layby) condition no. 4 (surface water), condition no. 7 (permissive public footpath) and condition no. 10 (landscaping scheme) as imposed on planning permission reference S/153/00778/16.

LOCATION: LAND AT SKEGNESS FIELDS PARK, BURGH ROAD, SKEGNESS

**Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council approves the variation 2, 3, 4, 7 and 10 on planning application S/153/00778/16 as granted planning permission on 14th July, 2016 subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the 18<sup>th</sup> July 2016.

Reason: In order to comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be completed in accordance with the following approved plans;

All the following plans received with application S/153/778/16:

Plan No. OS 1	Received by the LPA on 07/04/2016.
Plan No. P01	Received by the LPA on 07/04/2016.
Plan No. P02 Rev A	Received by the LPA on 06/07/2016.
Plan No. P03	Received by the LPA on 07/04/2016.
Plan No. P04	Received by the LPA on 07/04/2016.

and the following plans received with application S/153/632/19:

8046 P01	Received by the LPA on the 05/04/19
8046 P02	Received by the LPA on the 05/04/19
8046 P03	Received by the LPA on the 05/04/19
8046 P04 Rev C	Received by the LPA on the 06/06/19
8046 P05 Rev A	Received by the LPA on the 23/04/19

Reason: For the avoidance of doubt and the interests of proper planning.

3. The development must be implemented in accordance with the phasing shown on plan 8046 P01 received by the Local Planning Authority on the 5<sup>th</sup> April 2019. Phase 2 must not be implemented until the details of phase 1 has been completed.

Reason: To ensure a phased approach to development to allow the landscaping to mature to help reduce the visual impact of the development. This condition is imposed in accordance with Policies SP23 and SP19 of the Local Plan.

4. The provision of a bus layby on the Northern side of the A158 to replace the existing bus stop must be completed in accordance with the layout shown on plan 8046-P02 received by the Local Planning Authority on the 5<sup>th</sup> April 2019. The bus layby scheme must be fully completed and available for use prior to the first caravan on site being occupied.

Reason: In the interests of the safety of the users of the public highway and the safety of the users of the site. This condition is imposed in accordance with Policy SP10 and SP19 of the Local Plan.

5. Surface water drainage for the development must be implemented in accordance with the details shown on plan 8046 P03 received by the Local Planning Authority on the 5<sup>th</sup> April 2019.

Reason: To ensure the development is not at risk of flooding and does not increase the risk of flooding elsewhere. This condition is imposed in accordance with SP16 of the East Lindsey Local Plan and paragraph 163 of the National Planning Policy Framework.

6. Prior to any of the caravans hereby permitted being first brought into use, all foul waste water from the development must be connected to the main foul water sewer.

Reason: To ensure that the site is adequately drained and to avoid pollution. This condition is imposed in accordance with Policy SP16 of the Local Plan.

7. The development hereby permitted shall be carried out in accordance with the conditions below:
  - All static caravans must be secured to the ground using a mechanism such as chains and ground anchors and the finished floor levels set at a minimum 300mm above ground level;
  - The development shall be occupied in accordance with the Flood Warning and Evacuation Plan submitted with application S/153/778/16;
  - No caravans on the site shall be occupied between 1st November (or the following Sunday, if half terms extends into November) in any one year and 14th March in the succeeding year.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with paragraph 163 of the National Planning Policy Framework.

8. The footpath links shown on drawing 8046 P04 Rev C received by the Local Planning Authority on the 6th June 2019 must be implemented on the site prior to the first caravan being occupied and the footpath shall remain open to the public thereafter.

Reason: To improve the accessibility of the site and to provide wider community benefits in accordance with the requirements of the Exception Test in accordance with paragraph 160 of the National Planning Policy Framework.

9. The lighting of the site shall be in accordance with the details shown on approved plan numbers P02 Rev A which was received by the Local Planning Authority on 6th July 2016 and P04, received by the Local Planning Authority on 7th April 2016 both with application S/153/778/16.

Reason: To ensure that the Local Planning Authority retains control over these details in the interests of the character and appearance of the development and the visual amenity of the area in which it is set. This condition is imposed in accordance with Policies SP10 and SP19 of the Local Plan.

10. The scheme of boundary landscaping and tree planting shown on Drawing No 8046 P05 Rev A received by the Local Planning Authority on 23rd April, 2019 shall be carried out in its entirety for each respective east and west area prior to any caravan being sited within the respective area.

All other landscaping marked as areas A-F on the said plan must be implemented within 9 months of the final caravan adjoining each respective area being sited.

All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for a minimum 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.

Reason: To ensure that appropriate landscaping is provided to integrate the site into the local area. This condition is imposed in accordance with SP10 and SP19 of the East Lindsey Local Plan.

**POSITIVE AND PROACTIVE STATEMENT:-**

The Local Planning Authority have worked with the applicant's 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: 12/06/2019

Signed:



Paul Edwards  
Service Manager – Development Control

Tel. No. 01507 601111  
EAST LINDSEY DISTRICT COUNCIL, TEDDER HALL, MANBY PARK, LOUTH, Lincs, LN11 8UP.