

## SKEGNESS TOWN COUNCIL

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

Held at 7.00 pm on Tuesday, 29<sup>th</sup> January 2019

**PRESENT:** Councillor M Gabbitas in the Chair.

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

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

**Absent:** Councillors C Macey and R Hall

One member of the public was present.

**P111. 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 11<sup>th</sup> December 2018 be approved.*

**P112. APOLOGIES (Agenda Item 2)**

Apologies for absence were received from Councillors S Blackburn, J Byford, M Dannatt and S Dennis (Mayor).

**P113. DECLARATIONS OF INTEREST (Agenda Item 3)**

Cllr G Ellis item 4.4 Category A – Owner of a neighbouring property.

**P114. APPLICATION [S/153/02500/18](#)– North Star, Summerlands Site, Roman Bank, Winthorpe, PE25 1HZ (Agenda Item 4.1)**

**Proposal:** Outline erection of 1 no. building to provide a shop to use under Class A1: Shops as defined in the Town and Country Planning (Use Classes) Order 1987 as amended and 1 no. building to use as a storage area to include the provision of car parking, existing retail shop and static caravans on site to be removed.

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

**P115. APPLICATION [S/153/02488/18](#)– Mr Bell, 14 Seacroft Esplanade, Skegness, PE25 3BE. (Agenda Item 4.2)**

**Proposal:** Planning Permission - Extensions and alterations to existing dwelling on the site of part of the existing dwelling which is to be demolished.

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

**P116. APPLICATION [S/153/00032/19](#)– UK Piers Ltd, Skegness Pier, Grand Parade, Skegness, PE25 1 (Agenda Item 4.3)**

**Proposal:** Planning Permission - Extension and alterations to the existing building to provide toilet facilities and a replacement fire escape staircase.

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

**P117. APPLICATION [S/153/00011/19](#) – Gymnastic Club, Unit 4B, Victoria Road, Skegness, PE25 3SB (Agenda Item 4.4)**

**Proposal:** Planning Permission - Change of use of existing building formerly used as a motor service station to provide a Gymnastic Club.

Cllr G Ellis declared a Category A interest and left the meeting for this item.

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

**P118. APPLICATION [S/153/00026/19](#)– Mr J Burgess, Tower Esplanade, Skegness, PE25 3HH (Agenda Item 4.5)**

**Proposal:** Planning Permission - Erection of 10no. curved lighting columns to the maximum height of 8.1 metres, 8no. light stack columns to the maximum height of 5.0 metres, 9no. halo columns to the maximum height of 8.0 metres and 9no. light cubes on site of the existing lighting columns which are to be removed.

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

**P119. APPLICATION [S/153/00035/19](#)– Mr S Stokes, 5 Willoughton Road, Skegness, PE25 3JT (Agenda Item 4.6)**

**Proposal:** Planning Permission - Extension and alterations to the existing bungalow to provide a first floor extension including a bedroom, bathroom and dressing room.

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

**P120. ENFORCEMENT NOTICE (Agenda Item 5)**

*It was proposed, seconded and*  
**RESOLVED:** *That the enforcement notice for Plaza complex and 10-13 Grand Parade, be noted.*

**P121. NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) (Agenda Item 6)**

The Town Clerk spoke on the latest consultation for the NDP which showed good support for the proposed vision and objectives of the plan. A short discussion took place.

*It was proposed, seconded and*  
**RESOLVED:** *That:-*

- a) The report be noted.
- b) Thanks be noted to all the Councillors that supported this consultation.

**The meeting closed at 7.35pm.**

## Town and Country Planning Act 1990

## REFUSAL TO REMOVE OR VARY A CONDITION

<b>Agent/Applicant's Name &amp; Address</b>	<b>Applicant's Name &amp; Address</b>
Mr. C. Andrew, Cliff Andrew AEng., Architectural Design Services, 11 Spilsby Road, HORNCASTLE, Lincolnshire. LN9 6AL	Dr. J. Chagger, Adcoks Barn, Boston Road, Wainfleet St Mary, SKEGNESS, Lincolnshire. PE24 4EX

### **Part I - Particulars of Application**

Date received 12/11/2018	Application Number S/153/02237/18
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Particulars and location of the development

PROPOSAL: Application to remove condition no. 4 (occupancy) as imposed on planning permission reference S/153/00772/95.

LOCATION: 30 CASTLETON BOULEVARD, SKEGNESS, PE25 2TX

### **Part II - Particulars of Decision**

The East Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been refused to remove condition number 4 from planning application reference S/153/00772/95 the development referred to in Part I hereof for the following reason:

1. The proposal is to remove the occupancy restriction relating to a block of ten holiday flats. Policy SP18 provides the exceptions to the constrained housing provision along coast. No marketing exercise or justification was provided in which to allow the loss of Holiday accommodation along the coast which adds to the tourism offer and subsequently fails to establish the principle of residential use. Policy SP18 also seeks to restrict development that provides ground floor sleeping accommodation. Five of the flats are on the ground floor and taking account of comments from the Environment Agency flood mitigation would not stop in the ingress of water in the event of a tidal breach, predicted to be 1.6m plus. At those levels this would pose a threat to life and increased risk in exposing occupants on a more permanent basis to the likelihood of flooding. The proposal is therefore considered contrary to SP18 and paragraph's 155 & 163 of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT:-**

The Local Planning Authority has considered the issues raised, and the relevant Development Plan policies and relevant paragraphs in the National Planning Policy Framework have been taken into account. As a result of pro active negotiations the Local Planning Authority have been able to narrow down the issues but conclude in this case that a solution to the matters set out in the reasons for refusal above, is not available in this case.

**PLAN NUMBERS:-**

The following are the refused plans:-

Site Location Plan	Received by the LPA on 12/11/2018.
Block Plan	Received by the LPA on 12/11/2018.

Dated: 08/02/2019

Signed:



Mr. Chris Panton  
Service Manager – Development Control

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

## Town and Country Planning Act 1990

**FULL PLANNING PERMISSION**

<b>Agent/Applicant's Name &amp; Address</b>	<b>Applicant's Name &amp; Address</b>
Mrs. S. Gulzar, Ali Nawab, 8-10 Drummond Road, SKEGNESS, Lincolnshire. PE25 3EB	Ali Nawab, 8-10 Drummond Road, SKEGNESS, Lincolnshire. PE25 3EB

**Part I - Particulars of Application**

Date received	Application Number
12/11/2018	S/153/02126/18

Particulars and location of the development

PROPOSAL: Planning Permission - Siting of a catering trailer (works completed).  
LOCATION: 8-10 DRUMMOND ROAD, SKEGNESS, PE25 3EB

**Part II - Particulars of decision**

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

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

Site Location Plan Received by the LPA on the 15/01/2019.  
Block Plan Received by the LPA on the 15/01/2019.

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

2. A Colour scheme for the trailer hereby approved shall be submitted to and agreed in writing within three months of the date on this decision notice. Such a scheme as agreed shall be completed no later than three months following the date upon which those details have been approved and shall be retained thereafter unless otherwise agreed in writing.

Reason: 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 SP10 of the East Lindsey Local Plan and paragraph 127 of the National Planning Policy Framework.

3. The Food Kiosk shall not be open for customers outside the following times:

- Monday-Sunday, 10.00am -12.00pm.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 127 of the National Planning Policy Framework.

4. There shall be no amplified music broadcast from this catering unit.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 180 of the National Planning Policy Framework.

5. The use hereby permitted shall be discontinued and the food kiosk removed from site on or before a calendar year following the date of determination of this application.

Reason: In the interests of the amenity of local residents. This condition is imposed in accordance with paragraph 127 of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT:-**

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

Dated: 05/02/2019

Signed:



Mr. Chris Panton  
Service Manager – Development Control

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

## FULL PLANNING PERMISSION

<b>Agent/Applicant's Name &amp; Address</b>	<b>Applicant's Name &amp; Address</b>
Mr P. Sparkes, 159 Drummond Road, SKEGNESS, Lincolnshire. PE25 3DA	Mr. R. G. Hubbard, 1 Brunswick Drive, SKEGNESS, Lincolnshire. PE25 2QT

### Part I - Particulars of Application

Date received 18/12/2018	Application Number S/153/02453/18
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Particulars and location of the development

PROPOSAL: Planning Permission - Change of use and conversion of 2no. existing flats to provide a house of multiple occupancy (HMO) (works commenced).

LOCATION: 39 GROSVENOR ROAD, SKEGNESS, PE25 2DD

### Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the East Lindsey District Council grants permission for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

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;

Dwg No. 18.2639.01	Received by the LPA on 17/12/2018.
Dwg No. 18.2639.02	Received by the LPA on 17/12/2018.
Dwg No. 18.2639.03	Received by the LPA on 17/12/2018.
Dwg No. 18.2639.04	Received by the LPA on 17/12/2018.

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

3. Only those rooms marked as bedrooms on Dwg No.18.2639.02 shall be used for sleeping accommodation.



Reason: To ensure the development does not increase the risk of flooding or be at risk of flooding. this condition is imposed in accordance with section-14 of the National Planning Policy Framework.

4. The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:
  - Property Owners and occupants should be registered with the environment Agencies flood Warning direct system.
  - All new electrical sockets to be installed above predicted floor levels with sockets located at least 1.00m above floor level.

Reason: To ensure the development does not increase the risk of flooding or be at risk of flooding. this condition is imposed in accordance with section-14 of the National Planning Policy Framework.

5. A Flood Warning and Evacuation Plan is to be submitted and approved in writing by the Local Planning Authority within three months beginning with the date on which the development hereby approved has been granted, unless otherwise agreed in writing.

Reason: To ensure the development does not increase the risk of flooding or be at risk of flooding. This condition is imposed in accordance with section-14 of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT:-**

This planning application was acceptable, as submitted, and complies with the Development Plan Policies, and the National Planning Policy Framework. As such no negotiations were necessary in this case.

**NOTES TO APPLICANT:**

1. Please see attached comments from Lincolnshire Police dated 2nd January 2019.
2. Use Class C4 (Small HMOs - Houses in Multiple Occupation) covers small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Once the number of people exceed this provision a material change of use may occur making the development Sui Generis, Please Contact Housing Standards as regards licensing the premises on 01507 613570.

Dated: 12/02/2019

Signed:



Mr. Chris Panton  
Service Manager – Development Control

Tel. No. 01507 601111

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

Your Reference:

**6a**

Our Reference: EC/153/00397/18

Contact: Chloe Stones

Ext: 01507 613556

Email: chloe.stones@e-lindsey.gov.uk

Date: 25 January 2019

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:**

I refer to your complaint concerning the above.

This matter has now been investigated and it has been established that no breach of planning control has taken place.

The owner of the land has now put measures in place to prevent vehicles being parked on the land, I had advised the owner if multiple vehicles trespass on their land, the means of an enclosure may need to be considered.

As such, there is no further action open to the planning department.

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

Yours faithfully,

Chloe Stones  
Planning Enforcement Officer



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

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

Your Reference:

**6b**

Our Reference: EC/153/00701/18

Contact: Chloe Stones

Ext: 01507 613556

Email: chloe.stones@e-lindsey.gov.uk

Date: 06 February 2019

Dear Councillors and Mr S. Larner,

**Town and Country Planning Act 1990 (as amended)**

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

I refer to my previous correspondence concerning the above.

I am writing to advise you that the planning application, submitted to the Council's planning department in respect of the above matter, reference number: S/153/02521/18, is now valid. This means that the application can now start to be determined and a decision made as to whether or not permission should be granted.

The planning department will aim to make a decision on the application within the next 8 weeks. Therefore given the circumstances, the enforcement investigation will now be 'on hold' until a decision on the application has been made.

When a decision has been made I will write to you again to inform you of this. In the meantime, if you require any further information regarding the application, or would like to discuss the application, please contact the Planning Officer dealing with the application, Mr Sam Hallett on extension 01507 61 3174 quoting the following application reference number: S/153/02521/18.

Yours faithfully,

Chloe Stones  
Planning Enforcement Officer

**Planning & Regeneration Department,**



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

Your Reference:

**6c**

Our Reference: EC/153/00422/18

Contact: Chloe Stones

Ext: 01507 613556

Email: chloe.stones@e-lindsey.gov.uk

Date: 07 February 2019

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 refer to previous correspondence concerning the above.

A recent site inspection has confirmed that the Section 215 Notice served on 29th November 2018 has now been complied with.

As such, no further action is to be taken by the planning department.

In the event of any further complaint being received, a further investigation may be necessary.

Yours faithfully,

Chloe Stones  
Planning Enforcement Officer