

**SLEAFORD TOWN COUNCIL
MEETING OF THE APPLICATIONS COMMITTEE**

Minutes of the Meeting of the **Applications Committee**
held on Wednesday July 10th, 2013 at 7:00pm
at The Source, Southgate, Sleaford

PRESENT: Cllr J Mathieson (Chairman)

Cllr D Birks

Cllr B Dunbar-Beckford

Cllr K Fernandes

Cllr M Graves

Cllr G Jackson

Cllr H Lorimer

Cllr T Mayfield

Cllr D Suiter

Cllr D Vere-Critchler

Cllr B Watson

Also Present: Mrs S McIntyre (Clerk), Mrs M Waddingham (Assistant Clerk), Mrs L Savage (RFO), Cllr Hagues, a representative from the Target and one member of the public.

The Chairman welcomed all present.

A.1 APOLOGIES. Apologies, with reasons, had been given to the Clerk from Cllrs J Charlesworth, K Dolby, G Titmus and J Titmus. These were accepted.

A.2 DECLARATIONS OF INTEREST. To receive disclosable pecuniary interests in accordance with the Localism Act 2011. There were none.

A.3 MINUTES. Notes of the meeting held on June 12th 2013 had been circulated.

It was proposed by Cllr D Vere-Critchler and seconded by Cllr K Fernandes that the Notes from June 12th 2013, be accepted as Minutes of that meeting.

Vote – 10 for, 1 abstention. The Resolution was passed. The Chairman signed the Minutes.

A.4 CHAIRMAN'S REPORT.

- **Revised Transport Assessment Meeting hosted by NKDC** - The Chairman explained her report and circulated it to Members who didn't go to the Traffic Model. Cllr D Birks thanked the Chairman for the detailed report and informed the Committee that his questions, plus the Chairman's, were not answered at this meeting.

The Clerk and Chairman asked for comments about the Revised Transport Meeting from members to be forwarded to the office, as soon as possible.

A.5 CLERK'S REPORT.

- **Councillor vacancy** - The Clerk explained the Ward Councillor vacancy and informed the Committee that STC will have to pay for the election.
- **F.I.T.** - The Clerk showed Members the Fields in Trust plaque that has been received. The press took photographs of the Chairman and Cllr M Graves with this plaque.

A.6 NEW OR AMENDED APPLICATIONS FOR DISCUSSION.

13/0646/HOUS - 25 Boundary Pastures. Erection of two storey side extension and single storey rear extension. Mr Corder.

The Chairman explained that this planning application has been received before and 'no objections' were raised. The plan was then withdrawn and re-submitted.

It was proposed by Cllr D Vere-Critchler and seconded by Cllr K Fernandes that there be "no objections" to this application.

Vote – 10 for, 1 abstention from Cllr D Suiter. The Resolution was passed, "no objections" to be passed to NKDC.

13/0675/HOUS - 3 Pear Tree Close. Erection of first floor side extension. Mr & Mrs Curran.

It was proposed by Cllr J Mathieson and seconded by Cllr D Vere-Critchler that there be "no objections" to this application.

Vote – 11 for. The Resolution was passed, "no objections" to be passed to NKDC.

13/0547/FUL & 13/0659/LBC - 27 Southgate. Change of use from A1 to A2 to Estate Agency. Wisemove Property and Financial Services Ltd.

It was proposed by Cllr T Mayfield and seconded by Cllr K Fernandes that "no objections" be raised to this application but comments to be made that this is a large retail unit and the Town is losing them to non-retail.

Vote- 11 for. The Resolution was passed, "no objections" with the above comment to be passed to NKDC.

13/0705/VARCON - Land off Boston Road West of Junction of Mount Lane.

Application to amend planning permission granted under 08/0844/FUL for the construction of renewable energy plant, associated infrastructure & landscaping fuelled by straw & wood chip, to allow the erection of a heating ventilation and cooling (HVAC) unit located on the roof of the consented administration building. ECO2 Lincs Limited.

The Chairman explained this application.

It was proposed by Cllr T Mayfield and seconded by Cllr D Vere-Critchler that "no objections" be raised to this application.

Vote – 7 for; 1 against and 3 abstentions. The Resolution was passed, "no objections" to be passed to NKDC.

08/1220/FUL - Land between Mareham Lane & Boston Road. Sleaford South East Regeneration Route: New Link Road between Boston Road & Mareham Lane, Sleaford, including new road bridge to span rail line and improvements to the existing Maltings Way.

The Chairman explained there were no additional plans with this application and Cllr M Graves explained background information.

At 7:30pm, Cllr D Suiter proposed to move without notice to continue to the meeting until the business is finished. Seconded by Cllr D Vere-Critchler.

Vote – 11 for. The Resolution was passed.

After much discussion it was proposed by Cllr D Vere-Critchler and seconded by Cllr D Birks that the Chairman works with the Clerk to compile the objections to this application. Objections as follows:

- **Visual Impact:** Leading from Boston Road, this will in effect be a four lane highway cutting across current recreation land and across the railway line leading onto Mareham Lane – both of these are small inner town 2 lane roads.
- **Access/Traffic:** Considerably more traffic will be using Boston Road and Mareham Lane – particularly the junction onto Grantham Road. The traffic model shows that the majority of journey times will actually be increased.
- **Health and Safety: Pedestrian access** – Once the level crossing has closed, access from the south of the Town into the Town centre –especially pedestrian traffic and in particular disabled people will be isolated from the Town Centre or friends or relatives beyond the railway line. In frosty conditions, pedestrians, particularly less able people will find a bridge access very difficult. In winter conditions this will cause many H&S issues for slipping and tripping. Many who previously walked into Town will now drive or not bother and go elsewhere – this is reducing access between North and South Sleaford.
- **Privacy/Overbearing:** The road will pass close by some existing dwellings which have previously not been affected by road noise or proximity of what will be a busy inner ring road route.
- **Noise/smell and other nuisances:** The four lanes leading into and out of Boston Road will be close to some residential properties. It will also be extremely close to existing fixed play equipment – the closest being only meters away and is for the infants and small children. Equipment for older children is then next to this. The noise, fumes, potential for accidents etc will be a serious health and H&S hazard.
- **Ecology:** The proposed road across the Recreation land will mean the loss of a large quantity of old woodland. This creates a micro climate and is home to many birds, insects other wildlife and wild plants. There is no other such woodland close by and its loss will be seriously detrimental to the local ecology.
- **Economic Impact:** The regeneration route will have a negative impact as it will only serve to bring people into the new store. It does not bring people to the Town Centre or any of the car parks or facilities there. Residents in nearby properties fear their properties will decrease in value.

- **Planning History:** The original route was shown as just a 2 lane road through the recreation ground. In later planning documents this was shown as a much wider – 4 lane in parts with splays from Boston Road and the level crossing gates closed – the original plan did not have them closed.
- **Cumulative Impact:** This will not in any way regenerate Sleaford Town Centre – the cumulative impact will be to lead traffic away from the Centre and the Centre car parks and to isolate pedestrians from the South from the Town Centre.

- **Social/community issues.** The road, particularly the closure of the level crossing, will have serious social issues by reducing ease of access between south and north Sleaford. The Model shows journey times in vehicles will increase. Pedestrian access, particularly for the less able will be more difficult.
- **Castle Causeway.** This will become a bottle neck short cut with potentially severe traffic congestion. The housing development planned opposite the Castle site will only add to the problems. No Highways remedies have been planned for this area.
- **Peak Traffic Times.** The Traffic model was based on peak traffic times being 5-6pm. In fact, the times throughout Sleaford, and particularly in Castle Causeway are 3-6pm due to the large number of schools within the Town centre area.

Vote – 11 for. The Resolution was passed.

13/0286/FUL (Amended) - Land South of Murrayfield Avenue/North of Hine Avenue. Erection of 58 dwellings (replan of Phase 5) with associated infrastructure, and modification of existing access road (Hine Avenue/Hospital Drive). Barratt Homes North Midlands. **The amendment is: increase proposed dwelling numbers from 48 to 58, inclusive of affordable housing provision, submission of heritage and additional Phase 1 habitat statement, and revisions to proposed layout of Hospital Drive.**

After discussion, it was proposed by Cllr D Birks and seconded by Cllr K Fernandes that an objection is made that increasing the quantity of houses by 10 will mean an over-development of the site.

There are also strong concerns that this is the last section of the site to be developed. The originally promised formal play area has never yet been made to be a requirement by the planning authority and if one is not required as a planning condition for this site, then there will be no formal play area for Graylees, despite repeated promises.

These objections to be sent directly to Ian Fytche and Marion Brighton.

Vote – 3 for; 2 against and 6 abstentions. The Resolution was passed.

A.7 ITEMS TO BE NOTED. These were noted.

A.8 TEMPORARY TRAFFIC RESTRICTION/ROAD CLOSURE(s) (For noting only).

- Northgate (Galley Hill to Southgate), Southgate, Boston Road (Southgate to Recreation Ground Layby)
- George Street
- Sleaford West Level Crossing (Castle Causeway/King Edward Street, O/S Map Ref TF 064 455)

These were noted en-bloc.

A.9 NOTIFICATION OF INTENDED WORKS TO TREE(S) WITHIN A CONSERVATION AREA. 49 Boston Road. This was noted.

A.10 EXPENDITURE TRANSACTION LIST FOR DIRECT DEBITS. This was noted.

A.11 EXPENDITURE TRANSACTION APPROVAL LIST NO 7.

It was proposed by Cllr D Vere-Critchler and seconded by Cllr T Mayfield that transaction approval list No.7, be accepted and the cheques be signed.

Vote – 10 for and 1 abstention. The Resolution was passed, the cheques to be signed.

A.12 EASTGATE GARAGES.

The Clerk explained that there has been no further progress.

There being no further business, the Chairman closed the meeting at 8.00pm.

ACTIONS:

- 1. Land between Mareham Lane & Boston Road –** Chairman & Clerk to compile objections and forward to NKDC. Letter sent July 12th.
- 2. Land South of Murrayfield Avenue/North of Hine Avenue –** Clerk to write a letter to Ian Fytche and Marion Brighton with objections. Letter sent July 12th