

**MINUTES OF THE PARISH COUNCIL PLANNING COMMITTEE
MEETING HELD ON TUESDAY 16 MARCH 2010 AT 7.30 PM IN THE
COUNCIL CHAMBER STANHOPE AVENUE**

PRESENT

Councillors: D Clarke (Chair), J Nelstrop, A Midgley, D Hill and P Franklin

IN ATTENDANCE

A Bushell (Parish Clerk) E Pickavance, T Peacock, N Storey, District Cllr Leyland, District Cllr Harness, 3 members of the Heritage Committee and 1 member of the public

The Chair proposed that the order of the agenda was altered to make the application for Seven Oaks, 63 Stixwould Road the first planning application to be considered as the owner was in attendance at the meeting and wished to address the Committee. It was RESOLVED to move item 9 up the agenda to become item 4.

5973 APOLOGIES FOR ABSENCE WITH REASON GIVEN

Cllr Saunders was absent and no apologies had been received from him. Cllr Mace and Cllr Robinson who were not members of the planning committee had sent their apologies. Cllr Storey who was also not a member of the planning committee had sent his apologies to the Clerk as he would be running late and hoped to arrive by 8pm.

5974 TO RECEIVE DECLARATIONS OF INTERESTS

There were none at this stage of the meeting.

**5975 NOTES OF THE PLANNING COMMITTEE MEETING HELD ON 08
DECEMBER 2009 TO BE APPROVED AS THE MINUTES**

It was proposed, seconded and RESOLVED to accept the notes as being a true record of the meeting.

**5976 TO CONSIDER AND RESPOND TO AMENDED PLANNING
APPLICATION S/215/00128/10 – SEVEN OAKS, 63 STIXWOULD ROAD**

The Chair informed the Committee that Mr Kerr the owner of the property wished to address the Council and would be happy to answer any questions about the application.

It was proposed, seconded and RESOLVED to revoke the standing orders to allow Mr Kerr to speak.

Mr Kerr explained how the original application had been seen as being controversial, which was the reason an amendment had been submitted to omit the public bar and public dining room from the application. He also explained how the plans had been revised to allow 8-9 parking spaces which were not visible from the road and there would be no trees sacrificed to create the spaces. Mr Kerr confirmed that no historical parts of the house would be touched and he also confirmed that although the map submitted with the plans showed Reeds Beck running directly behind the property it didn't but instead was located one mile north of the house. Mr Kerr explained why it was important to get a guest house license even though he intended to sell the house.

It was proposed, seconded and RESOLVED to support the application for change of use to a guest house as the controversial aspects which the Parish Council had originally objected to have been removed.

Mr Kerr left the meeting and did not return.

It was proposed, seconded and RESOLVED to reinstate the standing orders.

It was proposed, seconded and RESOLVED to consider the conservation area consent application for The Dower House hotel before the application to extend the building. Items 5 & 6 swapped order.

**5977 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/00295/10 – DOWER HOUSE HOTEL**

It was proposed, seconded and RESOLVED to support the application for conservation area consent to demolish part of the existing hotel as the application wished to replace the existing part of the hotel with a better building.

**5978 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/00294/10 – DOWER HOUSE HOTEL**

It was proposed, seconded and RESOLVED to ask for an extension to enable the Parish Council to consider this application at their meeting on 6th April. This would give councillors more time to study the plans and seek clarification on a couple of issues.

**5979 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/00370/10 – 7 MAPLE AVENUE**

It was proposed, seconded and RESOLVED to support the application to extend and alter the rear of the bungalow to provide additional living area, to include the removal of existing chimney.

**5980 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/00390/10 – 28 WITHAM ROAD**

It was proposed, seconded and RESOLVED to object to the removal of the tree on the highway as it was felt that the driveway could be altered to avoid removing the tree. The Committee agreed that if the applicant was prepared to amend the application to avoid the tree's removal then they would be happy to support the application to extend and alter the existing dwelling to provide a ground floor lounge/dining room and wet room.

**5981 TO CONSIDER AND RESPOND TO PLANNING APPLICATION
S/215/00410/10 – SYLVAN HOUSE, 4 SYLVAN AVENUE**

It was proposed, seconded and RESOLVED to support the application to erect a summer house.

**5982 TO DISCUSS THE APPROACH OF DEALING WITH THE
APPLICATION FOR A STATIC CARAVAN SITE AT KIRKBY ON BAIN**

It was proposed, seconded and RESOLVED that the Clerk would contact Kirkby-on-Bain Parish Council to seek their opinion on the application and to ask if they would be willing to join forces. Representatives of Kirkby-on-Bain Parish Council would be

invited to attend the Parish Council meeting on 6th April were the application would be considered and a decision made.

Cllr Midgley suggested that the Planning Consultants could be contacted to seek information on the reasons that could be stated if the Parish Council wished to oppose it. It was proposed, seconded and RESOLVED to do this and any expenditure that this might occur was approved.

District Cllr Leyland advised the Parish Council to read planning documents PPS4 and saved policy T14 from the Local Plan as these were the policies on tourism and could assist the council with their response.

5983 TO AGREE THE RESPONSE TO ELDC ON THEIR REVIEW OF PUBLIC TOILET PROVISION

The Clerk read out an e-mail from Cllr Mace who had collated the responses sent to her by members of the Council.

It was proposed, seconded and RESOLVED to respond by saying that due to tourism and the demography of the village it was vital that the toilets remained open all year and the Parish Council would be against any alterations to the current opening hours.

It was agreed that if there was any question of ELDC closing the toilets then the Parish Council would then consider taking them on.

Cllr Storey arrived at 8.09pm.

5984 TO COMMENT ON THE VILLAGE DESIGN STATEMENT (VDS) DRAFT DOCUMENT

The Chair explained that the Parish Council needed to comment on the draft document and approve it before 23rd May as that was the date of the Country Show when the Parish Council intended to consult with the public on the document.

Cllr Storey was congratulated for producing such a high quality document and thanked for all his time and effort in creating it. It was agreed that it would be an invaluable document for anyone wishing to carry out any work in Woodhall Spa.

Cllr Storey explained that it was a large document which was almost dual purpose as it contained sections which could be seen as being more appropriate for inclusion in the revised parish plan and councillors agreed that there were sections within the document that could be moved to the parish plan. The parish plan and VDS would be two documents that related to and referenced each other.

The following comments/suggestions were made:

Section	Comment/Suggestion
1. Introduction	Point out the reference source for the explanation for a VDS
3. Landscapes	Still work to be done on this section, but it fits in with the Landscape Character Assessment document. An important section for protecting wildlife during new development
3. Open Spaces	Amend paragraph 3.7.3 to describe location of the showfield

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| 4. Focal Points | A reference to The Mall Hotel is to be included. |
| 5. Built Environment | The village has been divided into 5 areas to make understanding the document easier. A map of the 5 areas is to be included.
This section highlights the importance of architectural styles within the village.
It is suggested that the statement on page 9 of built environment part 2 along side the New Development Guidelines which states 'when new development is unavoidable' is removed as the purpose of the document is to guide new development. |
| 6. Garden & Surrounds | Highlights the loss of greenery within the village due to hedges being removed and replaced by walls and fences. |
| 7. Street Furniture | Lighting should be white light rather than sodium
Tank traps outside Jubilee Park entrance have been omitted from document
Pictures and comments on litter bins need changing has the bins have been replaced. |
| 8. Roads, Avenues, footpaths and cycle ways | Suggestions for a traffic management project in the center of the village and reducing the speed limit to 20mph were made. These points should be in the parish plan rather than the VDS. Church Walk section needs revising |

The following general comments were made:

- The built environment and street furniture details were checked by the Heritage Committee for accuracy and they were thanked for their hard work and contribution.
- The green boxes throughout the document which are quick references for the Parish Council or developers could be all put together in a separate document with more background information being available to support it in the full VDS document.
- The Parish Plan, Conservation document and Village Design Statement should complement each other not duplicate each other. The Parish Plan and Village Design Statement are Parish Council documents.
- Still need feedback from the Policing Panel meeting
- The wildlife section still needs to be completed
- VDS document is closely linked to article 4.1 direction document
- Had ELDC planning been shown the draft document? It was agreed that this should be done before the Parish Council adopts the document.
- The District Councillors would be given a copy of the document.

The Chair declared the meeting closed at 8.50pm.