



EPWORTH TOWN COUNCIL PLANNING COMMITTEE MEETING

08 March 2021 – 8.00pm

MINUTES

Present:

Councillors: Cllr. R. Whittaker (Chair of Planning Committee), Cllr. Finch, Cllr. Stewart

Clerk and RFO: Mr S Baxter

Members of the public: Six (including Cllr. Brumby sitting in observation).

Meeting commenced at 8.00pm

AGENDA ITEMS FOR DISCUSSION AND DECISION

- 1. Welcome to all Councillors and any members of the public sitting in observation and a reminder that the meeting is recorded.**

The Chair welcomed all and checked all Councillors were able to see, hear and be heard as the meeting was held via a digital format. The Clerk – through the Chair – reminded all Councillors and any public present that the meeting will be recorded.

The Chair welcomed all the members of the public.

- 2. Members of the public participation** – this will be limited to 10 minutes and each member of the public will have a maximum time of three minutes. This is at the discretion of the Chair.

There were following public statements from members of the public:

MOP 1 – wishes to lodge an objection to the planning permission because if the property was built it would take away any privacy they have in their garden. As the proposed house would back straight onto their house, it would mean that no part of their garden is private due to the large proposed development over shadowing them. They also stated that the area had significant issues with drains and if any more houses were built, it would put even more strain on the drains; already they are having to have the drains flushed twice a year.

MOP 2- wishes to fully agree with the first MOP, they wouldn't feel safe taking their young children in the garden with the proposed house looking over them. They also agree that the drains are an issue and if any properties were added it would strain the flow of the drains more. They also said that the noise and disruption of the building would have a big negative impact on their family lives.

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MOP 3 – also stated that they fully agreed with the other MOP who have spoken. They have big privacy issues with the proposed building as that it would block all the main sunlight in an afternoon. They also feel that their privacy would be severely affected.

Overall all the MOP stated that they wish to strongly object to the planning application as it would affect have a negative impact on their lives, in privacy issues as well as the risk of the drains failing.

3. Motion to exclude members of press and public from participation – but can observe

For the following agenda points members of the public can observe the meeting but cannot take part in any discussion or debate. Any persons not Councillors or the Clerk will be muted on Zoom

- *Motion to exclude the members of the public as well as the press was proposed by Cllr Stewart, seconded by Cllr Finch and agreed unanimously. Motion carried.*

4. Apologies for absence from Councillors

No apologies had been submitted. Cllr Garner is a member of the Planning Committee but no apologies were received.

The Chair asked Cllr Finch to step into the Committee role for the night (as she has done previously and thus has experience) to ensure that the Committee was quorate. She agreed and thus the committee was quorate and able to continue with the meeting.

5. Declarations of interest – for the Council to note including dispensations presented to the Clerk

There were no declarations of interest presented nor did the Clerk receive any prior to the meeting.

6. Minutes of the last Planning Committee Meeting (04 Jan 2021) – for reference only as the minutes had been agreed at the Full Council Meeting on the 02 February 2021.

The Chair noted that the minutes had been formally agreed and asked if there as any comments. None were forthcoming.

7. Discussion of planning application number PA/2021/119

The Clerk had previously ensured that all the documents for the planning application that were lodged on the NLC portal were emailed and shared to all Councillors.

The Chair opened the discussion by going through the details of the application. She stated that she had gone through the various parts of the application as a whole. She then asked the Clerk to share the various images of the proposed property area as well as the diagrams and details of the application.

The main points of the applications were:

- i) The application is for a tandem application dwelling
- ii) The property is for a three-story property
- iii) It would take up the back garden of a current property – the access to the property would be via a newly created driveway

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- iv) The windows of the proposed building would look down into the houses next to it
- v) No contamination report has been done - the area was previously used for storing heavy duty farming machinery and thus there is a risk there is oil and fuel in the ground
- vi) The issue with the drains (that the MOP had stated) had not been investigated properly and thus there is a chance that it could cause additional problems
- vii) The Committee needs to consider the impact on the community and neighbours of the proposed dwelling

The Chair stated that on the whole in her opinion there were significant issues with the planning application and she was very concerned the application would have on the neighbours, as well as the drains issue.

The Committee discussed the points raised by the Chair and felt that all the areas had been covered in detail - they felt that it was thoroughly thought through and fair.

Cllr Stewart and Cllr Finch both stated that they agreed with all the points raised by the Chair and that the planning application should be refused.

The Chair concluded that because of the very contentious nature of the application and personal representations by the neighbours to the Council, the Committee should make a request to have the application considered by the full NLC Planning and not just by the Planning Officer assigned.

- *Motion to state the Council OBJECTS to the planning application PA/2021/119 and to request the decision be passed to the Full Planning Committee of the NLC was proposed by Cllr R Whittaker, seconded by Cllr Finch and agreed unanimously. Motion carried.*

Actions: The Clerk to ensure that the update is made on the NLC planning portal and the Planning Team at NLC to be contacted about the referral to the Full Planning Committee at NLC.

8. Questions to the Chair

No questions were forthcoming.

Meeting was closed by the Chair at 8.25pm.