

**Minutes of the Laceby Parish Council Planning Meeting held at the Stanford Centre Cooper Lane Laceby on Tuesday 17<sup>th</sup> June 2014 at 7.30 p.m.**

**11180 Present: Chairman – Councillor M. Greenbeck.  
Councillors: K. Brocklesby. Mrs. S. Turner. Mrs. B. Metcalf.  
Mrs. H. Barnett. P. Schofield. Mrs. C. Grimley. D. Marshall.**

**Also Present: 15 Members of the Public.  
Debbie Weatherill – Clerk.**

**11181 Apologies: Ward Councillor D. Hasthorpe and Mr. T. Maione – NELC.**

**11182 Declarations of Interest**

Declarations of interest were received from:-

Councillor Greenbeck, whose relative lived adjacent to the site of the proposed 70 dwellings off Butt Lane and Councillor Grimley in respect of the proposed new wall at no. 3 High Street, her business being adjacent to it. Councillor Grimley also made a declaration of interest in respect of the outline planning permission for 100 proposed dwellings off Blyth Way since she lives on this estate. Both members signed declaration of interest forms as necessary.

**11183 Dispensation Requests**

None received.

**At this point in the meeting, the Chairman, Councillor Greenbeck suspended the meeting for Public Forum.**

Members of the public voiced concerns regarding the proposed outline planning application for 100 dwellings and also the 70 dwellings proposed off Butt Lane.

- Concerns raised regarding the additional number of vehicle movements from the proposed sites through the village High Street/Conservation Area.
- Concerns in respect of whether or not the local schools could manage a higher intake in respect of children from such developments when houses were completed.
- Infrastructure such as drainage etc was also raised being of concern to several members of the public.
- Concerns raised in respect of the village centre, car parking, and that area being affected by more traffic etc.
- Members of the public also expressed concerns regarding the proposed pond, drainage, and possible flooding on the site off Blyth Way.

**The Chairman then closed Public Forum and allowed the meeting to recommence to discuss the following items:-**

**11184 Planning Matters**

The Chairman invited the developers of the proposed 70 dwellings to approach the table and planning gain along with the new site layout plan for DM/0176/14/FUL – Erection of 70 dwellings to include garages, access road, mini roundabout and landscaping on land off Butt Lane Laceby was then discussed.

Planning Gain - The possibility of upgrading the Pavilion on the Butt Lane Playing Field was suggested to the developers, since it would be virtually opposite their proposed development, and the Pavilion was becoming derelict.

The Chairman, Councillor Greenbeck suggested that a planning gain sum might be in the region of £30,000 to £40,000.

The developer stated that he would not be against looking at improving the Pavilion and queried whether or not the pricing up of the work involved had been done.

Further discussion took place in respect of work that would be required to the building to upgrade it and Councillor Greenbeck asked the developer if he would be willing to enter into a Gentleman's Agreement to undertake to improve the Pavilion. The developer stated he would rather look at doing work to the Pavilion than have to find a specific sum of money for planning gain.

The Clerk had provided the new layout plan for Councillors to look at and the developer whilst present at the table explained the differences, the main difference being that the pond had been taken out and a 'wetland' area put in for safety reasons.

The developers were thanked for attending the meeting and the Parish Council then discussed the new site layout.

**It was proposed by Councillor Barnett and seconded by Councillor Schofield that no objections should be raised to the new site layout.**

**Resolved unanimously that no objections should be raised.**

DM/0335/14/OUT – outline application for residential development to site up to 100 dwellings with means of access to be considered on land off Blyth Way Laceby

Discussions took place keeping in mind those concerns raised by residents present in respect of the proposed outline planning permission for the 100 dwellings. Plans and documentation were received from the Clerk and noted.

Councillor Marshall proposed that the Parish Council object to the planning application at this moment in time; since the Parish Council was of the opinion that it could not commit to a further 100 homes in this area due to the following concerns:

- ❖ The highway of Butt Lane between the end of the 30mph section at the village end, and the mini roundabout at the junction with Blyth Way is considered substandard.
- ❖ This section of the Highway is still a 60 mph zone, has no street lighting, no footpaths, no white lines, and the Parish Council were of the opinion that it was too narrow to take extra traffic from the Blyth Way area.
- ❖ Concerns were expressed in respect of the proposed entrance/exit to the proposed homes off Blyth Way, with Blyth Way itself not being in good condition, especially in the Winter when cars often had to be pushed up its gradient.
- ❖ High Street being extremely narrow would have to take yet more traffic along its length into the small village square area.
- ❖ Problems of local school Capacity both within Laceby and Healing schools were mentioned.
- ❖ Infrastructure of the village such as drainage was also of concern.
- ❖ Concerns were expressed in respect of the drainage of the actual proposed site, and possible flooding on it.

- ❖ It was suggested that there were many Brownfield sites within the Grimsby area that could be used for housing rather than putting more housing on the green land on the outskirts of villages such as Laceby.
- ❖ Concerns regarding the loss of rural amenity for the village were also raised.

**It was proposed by Councillor Marshall that the Parish Council at this moment in time, object to this planning application since they were not ready to commit to a further 100 dwellings for the above reasons. Councillor Greenbeck seconded this proposal.**

**Resolved to raised objections to the planning application for the reasons listed.**

DM/0575/14/FUL – Change of use from B1 Offices to C3 dwellings (Flats) at office – 1 Albion House, 1 High Street Laceby

The plans provided were discussed at length and concerns raised in respect of the proposed Velux windows facing onto the Conservation Area and the lack of private car parking.

**It was proposed by the Chairman, Councillor Greenbeck, that the Parish Council should object to this planning application on the grounds that they would not wish to see Velux windows facing onto the Conservation Area and that there was no private car parking in the area. This motion was seconded by Councillor Metcalf.**

**Resolved to object to the planning application on the above grounds.**

Addison Planning – it was noted that the agents for developers wishing to develop land off Charles Avenue Laceby would like to come and give the Parish Council a presentation in July.

**Resolved that the developers/agents should be invited to the next planning meeting on 15<sup>th</sup> July 2014.**

**The Chairman closed the meeting at 8.45 p.m.**

**SIGNED..... 1<sup>st</sup> July 2014**

**Chairman**