



**PLANNING WORKING GROUP MEETING NOTES
22nd August 2023
Methodist Church Hall, Back Lane, Colsterworth**

Present: Cllrs C Hainsworth, C Russell, L McShane and D Bellamy.
In attendance: S Grant, Parish Clerk

Cllr C Hainsworth volunteered to chair as she had requested the Clerk to pull together this working group meeting in response to some ongoing and new issues relating to planning issues with a view to report back to full Council.

1. Section 106 agreements-

1. To identify gaps in our knowledge.
2. Draw up potential areas we would want to put forward for any agreements available.
3. Take up the offer of meeting with a planning officer to discuss – CH Paper 05.07.2023

It was acknowledged that the opportunity to submit a properly constructed S.106 request during the planning process for the Bourne Road Development had not been taken and that the PC needs to be more pro-active and informed to take advantage of any future S.106 opportunities.

The marketing information for the new houses off Bourne Road show a play area. The PC has not been consulted on this, therefore it should be maintained under their Management Company agreement.

Discussions took place around the lack of knowledge and understanding around the decisions made including the Corby Glen Surgery benefitting from the Bourne Road Development but not the Colsterworth Practice? It was agreed that in future the PC needs to link into other services such as the Medical Practice and other authorities (e.g., LCC Highways) to consider their needs and limitations for the community at an early stage in the planning consultation process.

It is also important to remember that it can be something to consider whether or not the PC supports a Planning Application.

There was also still some concern about the opportunity for “pooling” resources from different developments under a Community Infrastructure Levy to better meet the needs of the community.

The PC has already discussed potential S.106 opportunities but this needs to be more considered and relevant to future developments. Examples put forward previously include:-

- Improved road safety measures on the High Street
- Flower troughs at the entrances to the villages
- Extension of the Nature Trail
- Improved footpaths linking Bourne Road Estate and Colster Way/High Street
- New solar VAS Bourne Road

Guidance from SKDC circulated at the working group states:

When seeking to secure contributions or obligations by way of a Section 106 Agreement you, as a prospective recipient of such contributions, must be able to demonstrate that the obligations sought are:

1. *necessary to make the development acceptable in planning terms;*
2. *directly related to the development; and*
3. *fairly and reasonably related in scale and kind to the development*

If you intend to request a developer contribution under S106 of the Town & Country Planning Act 1990, please could you also include the following information:

1. *Contribution required;*
2. *Justification for the request, including details of any shortfall in existing service provision, demand created by the proposed development and how and in what way the contribution will mitigate the impacts of the proposed development;*
3. *Precise details of what projects the money will go towards (e.g. extension to specified doctors surgery, school buildings, speed cameras on specified road etc)*
4. *Details of any trigger points.*



RECOMMENDATION TO FULL COUNCIL:

Accept a meeting with SKDC Planning Officer facilitated by Cllr David Bellamy to cover gaps in the PC's knowledge (see Item 5 below)

2. NP Plan review

1. How to take forward the NP Review

Cllr Russell had already initiated some ideas about how to take this forward. He agreed to arrange an informal gathering of the Planning Working Group to re-read the current Neighbourhood Plan by apportioning it out to members of the working group noting any suggested additions and deletions.

The next steps would then be to instruct a Planning Consultant to take the NP Review forward for submission to SKDC. There are funds for this in the Specific Reserves of the Council

2. Comment on the dispute between a Parish Council and The Planning Inspectorate. A decision made contrary to the neighborhood plan Appeal Ref: APP/P3420/W/23/3314808. Land at Baldwins Gate Farm, Newcastle Road, Baldwins Gate, Newcastle, Under Lyme ST5 5ES

Discussions took place regarding the implications of this and it was agreed that a draft letter be put to Council to agree to make representations to our MP regarding unreasonable developments being imposed on communities.

RECOMMENDATION TO COUNCIL:

Agree to send letter as drafted by Cllr Hainsworth

3. What concerns the PC may have regarding the Pre-Application Consultation for Easton Stores Plans, Burton Lane, Grantham, NG33 5AU.

1. Link below to Easton Stores Plans proposals

https://www.sadeleastonplans.co.uk/downloads/Resident_Notice.pdf?v=6ec9ad4091eb672a378d14df9599787e

Some background information from Cllr D Bellamy below: -

"They plan to replace what was the McCain factory which shut down in 2020 with a new build facility which will be ancillary to the new cold store. They may have already consulted Easton PC and they've made Ben and I aware. I've already asked them about likely traffic increases, but they have said that the opposite is true and there will be less than what happens with XPO at present as XPO run a distribution hub from the cold store. The building is more likely to be similar to the old PAS building which shut down so not like the enormous cold store. I think there was an outline of the building on the plans you mentioned. Obviously there will be jobs associated with the application too"

A discussion took place and the following concerns highlighted: -

- Odour - County Council transportation of food waste from local schools. (Cllr L McShane)
- Increased traffic/traffic management plan (Cllr C Hainsworth).

RECOMMENDATION TO COUNCIL

It was agreed that as the PC is not formally a consultee due to Easton being in a different Parish, we would consider commenting on the concerns above when the Planning Application is received.

4. Agree to resolve a response to the developer who wishes to develop land off Bourne Road, Colsterworth.

A request was received from developers to discuss potential development which would necessitate a footpath to be relocated; they were seeking the support of the Parish Council. *Post Meeting Note: Land Registry documentation noted*

RECOMMENDATION TO COUNCIL

Refer the developer to the SKDC Planning Department



5. Review Planning application - S23/0075 the "Larkfleet" Development Bridge End

Link to letter to SKDC 06/01/2023 S23/0075 confirming Partial Confirmation of Compliance with Conditions
<http://www.southkesteven.gov.uk/index.aspx?articleid=8170#/application/s23%2F0075/documents>

It was not clear as to whether this "partial compliance" meant that the planning permission was still current. It would appear that the planning permission has now lapsed and a new application would have to be submitted. A Larkfleet s.106 Agreement had been in force on S13/1931 and this would need to be re-negotiated.

RECOMMENDATION TO COUNCIL:

As discussed in item 1 above, it was recommended to proactively prepare proposals /suggestions for a Section 106 Agreement if this development is renewed.

6. Any other business

A local resident has approached the PC offering their time to assist with the NP Review. The resident introduced themselves as a qualified planner and would be interested in their own learning, as well as to help. They work for a housebuilder but expressed that they do not have any conflicts of interest at present and would announce if any were to arise.

The Clerk has sent an holding email to the resident advising that the PC would get back to them after the September meeting.

Planning Working Group
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