



North Hykeham Town Council

Minutes of the Hykeham Planning Committee meeting 22.21
held at the Civic Offices, Fen Lane
on Tuesday 15th March 2022 at 7pm

Councillors Present: **North Hykeham Town Council:** B Sellars (Chair), B Jackling, K Sampson, N Tully
South Hykeham Parish Council: P Driffill, D Rowson

In Attendance: Mrs M Parker – Town Clerk

22-21.1 Apologies for absence and acceptance of reasons given

It was **RESOLVED** to accept apologies for absence and reasons given from Cllr Whittaker.

22-21.2 Receipt of any Declaration of Members' Interests under the Localism Act 2011

The Chairman advised he would accept any Declarations of Interests as they arose.

22-21.3 Notes of the Committee meeting held on 1st March 2022 be approved as a true record of Minutes

It was **RESOLVED** to accept the notes of the Hykeham Planning Committee meeting held on 1st March 2022 as a true record of Minutes.

22-21.4 Chairman's items

The Chairman had no items to present.

22-21.5 To consider the following Planning Applications:

Planning Applications:

22/0134 – 548 Newark Road, NH – Application to vary condition 4 (HMO restriction) re planning permission 20/0834/FUL (Proposed change of use from Use Class C3 (Dwellinghouse) to Use Class Sui Generis (House in Multiple Occupation). Change the occupancy of the HMO to a total of 13 people, with one tenant per bedroom within the main dwelling and two tenants per studio within the rear outbuilding.

It was **RESOLVED** that the Committee objects to the application with concerns that this could risk precedence being set if the tenancy of the studios was increased; this could lead to further applications to increase tenancy numbers for each bedroom resulting in the property becoming overcrowded and there being insufficient on-site parking.

22/0054 – 15 Coult Avenue, NH – Demolition of existing outbuilding and conservatory and erection of new two-storey side extension and single storey rear extension.

It was **RESOLVED** that the Committee had no objections to the application.

22/0168 – 5 Chatsworth Drive, NH – Proposed two storey side extension and single storey front porch extension.

It was **RESOLVED** that the Committee had no objections to the application.

22/0160 – 124 Lincoln Road, NH – Erection of a single storey rear extension and detached single garage.

It was **RESOLVED** that the Committee had no objections to the proposed extension but supported the concerns regarding boundary definitions raised by the resident of No.122 Lincoln Road.

22/0183 - Land at Exchange Road, NH – Erection and siting of fibre exchange telecommunications infrastructure (resubmission of approved planning permission 21/1306/FUL (amended layout)).

It was **RESOLVED** that the Committee had no objections subject to any comments by the tree officer.

TPOs

22/0338/TPO – Fosseway County Primary School, Ash Grove, NH - T1 Tulip Tree – fell; T2 unknown species – 2m reduction each side and top, back to previous cuts; T3 unknown species – fell.

It was **RESOLVED** that the Committee had no objections to this application, subject to any comments by the tree officer, but would like to see a replacement tree planting proposal to accompany this application.

21-21.6 Decisions received and correspondence

Correspondence:

The Clerk presented two items of correspondence:

- Advance notice of a proposed consultation on the Central Lincolnshire Local Plan, expected to be for 8 weeks. Dates and links yet to be confirmed;
- Second letter from received South Hykeham Parish Council confirming that it would be withdrawing from the Joint Hykeham Planning committee on 31st of March 2022, at which time the joint committee would be dissolved. It was confirmed that this matter had already been actioned by North Hykeham Town Council, in response to the first letter of notice.

Decisions:

22/0050 – 5 Ferrous Way, NH – Erection of single storey rear extension – **APPROVED**

21/1894 – 28 Ripley Drive, NH – Erection of proposed garage and outbuilding – **APPROVED**

21/1903 – 21 Capito Drive, NH – Erection of a conservatory to the rear of the property – **APPROVED**

21/1519 – Land adjacent to 37 Laburnum Close, NH – Outline application for the erection of a single storey dwelling (access to be considered) – **APPROVED**

21/1992 – 11 Russell Avenue, NH – Single storey front and rear extensions – **APPROVED**

21/1824 – 90 Mill Lane, NH – Erection of dwelling and formation of new access – **REFUSED**

22/0007 – Land at 104 Moor Lane, NH – Outline application for erection of a 2-storey dwelling with access for consideration (resubmission of 21/1435/OUT) – **REFUSED**

Appeal Reference APP/R2520/D/22/3291284 – Proposed site at 34 Waverley Avenue, NH – Erection of a single storey front extension (21/1429/HOUS) – **APPEAL ALLOWED**

The meeting closed at 7.35pm.

DRAFT