

HECKINGTON PARISH COUNCIL

Minutes of the meeting of Heckington Council Planning Committee held virtually, in line with Section 78 of the Coronavirus Act 2020, Thursday 16th July 2020 commencing at 1900hrs

Attendance: email invitations sent to Mrs J Palmer, Mr R Woods, Mr T Atkinson, Mr R Doughty (to observe), Mr A Garlick (to observe), Mr R Kemmett, Mrs S Tucker (to observe) and Mr M West

Chairman - P/Cllr Mrs J Palmer

Parish Councillors – Mr R Doughty (temporary Planning Member), Mr A Garlick (from 7.10pm – observing only), Mrs S Tucker (observing only), Mr R Woods

County Councillor – None

District Councillors – None

Minute Taker – Clerk, Ms J Hudson

Police Representative – None present

Press Representative – None present

Members of the Public – 1

1. Chairman's Welcome and Opening Remarks

- i. 1903hrs - The Chairman welcomed everyone to the first virtual meeting, and explained the process, and asked that patience be given for any issues with the technical side of holding this meeting on line.

2. To receive apologies for absence

Apologies received from P/Cllr Mr M West – confirmed having technical issues.

Non attendance by Mr T Atkinson (substituted with Mr R Doughty with agreement for those attending) and Mr R Kemmett (previously reported internet issues)

3. To receive any declarations of interest in accordance with the Localism Act 2011

- i. None received

4. To consider any written requests for dispensations received at or before the start of the meeting.

- i. None received

5. To consider the following applications –

1. 20/0741/FUL – Erection of 33 affordable houses along with associated infrastructure – Land east of Welchman Way, Heckington

The Chairman confirmed that this application is the 2nd phase of the development on this site. It was discussed that the area was historically prone to flooding and also that there had been previous issues with the sewerage system. It was also suggested that there was still a high demand for bungalows – as noted in the NKDC housing needs assessment report.

Proposed by Cllr Mr R Doughty, seconded by Cllr Mr R Woods and agreed by all Members participating that the following consultation comments be submitted to NKDC Planning Department –

1. *Drainage Issues - Part of this development backs on to an historical dyke, which drains this part of the village - an area well known to already be prone to flooding. Even noted in the environmental assessment report during a site visit 'during the walkover, the ground was observed to be saturated with standing water on the ground'. Therefore it is essential as part of the planning design, that provision is made for access of machinery to enable the dyke to be cleaned on a regular basis, as was agreed on the previous development in Welchman*

Way.

2. *Sewerage Issues - It is well known that this area is subject to sewerage ingress due to the apparent lack of capacity of the current system.*
3. *House type - The Parish Council still maintains that there is a high need for bungalow type dwellings in the village, as also noted in the NKDC Housing needs statement - 'the higher demand for bungalows is driven by a profile of older persons, in particular those with health or mobility issues.'*
4. *Allocation of dwellings - The Parish Council is expectant that any social housings are allocated to Heckington local residents - ie those who live or work in Heckington village itself. This was also agreed during the planning process for the initial phase of the development on Welchman Way. Unfortunately, it has become apparent from the number of police visits to Welchman Way, that the housing is being allocated to people from outside the county of Lincolnshire. This is spoiling the quality of life for those already occupying dwellings there.*

2. 20/0753/FUL – Erection of 4 no. dwellings – Land to the North Of Boston Road, Heckington, Sleaford, Lincolnshire

The discussion covered the fact that the Parish Council had responded with concerns to a recent planning amendment which proposed altering designs from bungalows to houses. It was again pointed out that the NKDC housing needs assessment for the application considered above in fact said that there was a higher demand for bungalows. Planning application 20/0753/FUL is for 4 x semi-detached dwellings as an addition to the 100+ on that development.

Proposed by Cllr Mr R Woods, seconded by Cllr Mr R Doughty and agreed by all Members participating that the following consultation comments be submitted to NKDC Planning Department –

1. It was noted that this is a further amendment to this development, the most recent one being to alter the original designs of a number of bungalows to multi-storey dwellings. The comments submitted by the PC on that occasion highlighted concerns that despite the claims there was little requirement for bungalows, the PC still maintains there IS a need. This is also stated in the NKDC housing needs report, a supporting document relating to application 20/0741/FUL, which states ' the higher demand for bungalows is driven by a profile of older persons, in particular those with health or mobility needs'. Therefore the PC would request that specific consideration is given to any additional dwellings being of a bungalow type.

2. A general concern was raised that the number of proposed dwellings is increasing from what was original proposed in the initial planning application for this site.

6. There being no other matters to be discussed, the Chairman thanked everyone for attending and closed the meeting at 1920 hrs

Name _____

Signature _____ Date _____