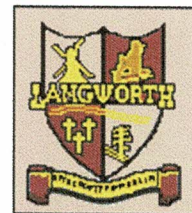


Langworth Group Parish Council

Serving the grouped parishes of Barlings, Newball, Stainton by Langworth and Reasby



Extra Ordinary Meeting Minutes - 15 August 2019

NAME OF MEETING		Extra Ordinary Meeting of the Council
LOCATION		Langworth Memorial Hall
TIME/DURATION		20:00 – 20:30
Those Present		
Name	Organisation	
Councillor M Herbert (Chairman) (MH)	LGPC	
Councillor S Burnett (SB)	LGPC	
Councillor A Curtis (AC)	LGPC	
Councillor P Bowser (PB)	LGPC	
Councillor J Machin (JM)	LGPC	
Councillor R Waite (RW)	LGPC	
Mr Stanley Hall	LGPC Clerk	
Councillor Anne Welburn	WLDC	
Councillor C Darcel	WLDC	
Item	Agenda Item	Action
47.0	OPEN FORUM	
47.1	The open forum	
48.0	APOLOGIES FOR ABSENCE	
48.1	Apologies were received from councillor: Walker.	
49.0	DECLARATIONS OF INTERESTS	
49.1	None	
50.0	MEMBERS INVITED TO COMMENT ON PLANNING APPLICATION 139532	
50.1	The application is for 79 static caravans and 180 touring caravans to be sited at Barlings Country Holiday Park, Barlings Lane, Langworth.	
50.2	<p>Following a public meeting held earlier in the evening, individual councillors were invited to comment on what the public has said and what their own view on this application is. The comments are listed below:</p> <p>Highway Considerations</p> <ul style="list-style-type: none"> Councillors expressed disappointment that the developer or a representative from WLDC planning was not attending. Neither did either party tell us that they were not attending. One of the recurring concerns is traffic access and egress from Barlings Lane to the A158. The parish council is working with the Lincolnshire Road Safety Partnership looking at way's road safety can be improved at the junction. There are no comments in the planning application that mentions improvements to road Safety. There have been many accidents at the junction between Barlings Lane and the A158 which are not recorded as the police did not attend 	

- The Lincolnshire Road Safety Partnership has acknowledged the junction is problematic.
- The road width of Barlings lane is quoted in the planning application as being 10 metres. This is incorrect. The width of the road is much narrower, down to 4.5 metres in places.
- There is already a conflict between farm traffic and private vehicles using Barlings Lane. Increasing the number of touring caravans will exacerbate the situation as will the increase in traffic from an additional 79 static caravans
- To date, LCC in their capacity as Highway Authority has not commented on the application. On previous applications for development at Barlings Lane they have not made any comment or asked for the imposition of conditions to improve the highway. It is thought that LCC pay little or no attention to the applications and carry out a desktop “rubber stamping” exercise without exploring how the existing community will be affected by a significant increase in traffic and pedestrians on a non-classified road without footpaths.
- Since the site, as existing, generates pedestrian traffic, which is likely to increase, WLDC should be asked to impose a condition to enforce the developer to provide footpaths to highway standards to link with other existing footpaths.

Planning Gain

- Although local employment may be given, no other gain to the local community is envisaged and Langworth already struggles with sustainability.

Previous planning applications disregard of conditions

- There has been in the region of eleven previous planning applications for this site.
- What conditions are in place is not clear and could probably be more confusing if this application is determined without due care consideration.
- The track record of compliance with planning conditions is only given ‘lip service’ by the applicant.

Application 139532

- The application description is unclear. Although they are asking for 79 static caravans and 180 touring caravans, but they seek to limit their overall numbers and quote this as a reason to allow the application. It is not clear that this is over and above anything which has already been allowed by previous planning approvals.
- As this is a new application, the 79 static caravans and 180 touring caravans are over and above what is already been applied for in previous successful planning applications. Hence, we are unsure what the true numbers are and what will or should be allowed.
- The Council is concerned that the applicant states “there is no planning control over the number of touring caravans that can be stationed on site”. Surely this should be part of the Lawful Development Certificate which was drafted by the Planning Inspectorate in 2014. As he discounts condition 4 in planning permission W4/1002/91 saying that it was immune from enforcement action, we feel that he was derelict in not providing new limitations within his report. Furthermore, WLDC should have also identified this problem. Consequently, the applicant now feels that he could do what he wants in terms of the numbers of touring caravans.
- The applicant states in paragraph 1.2 and 5.3 of their access and design Statement “the site has approval for 60 seasonal pitches and 310 tourers and 28 static caravans the net effect being that current planning and licencing controls permit up to 338 caravans to be stationed on the site” Seemingly, the applicant is using this as some kind of covert leverage in support of the application.
- The WLDC case officer needs to study what is and what is not permitted on the existing site and use this information when determining this application.
- In previous applications for this site, the conditions applied by WLDC have not been implemented by the developer. It needs to be clear to the applicant and to the

residents of Langworth how many caravans mobile and static are allowed on the site and what conditions the applicant must comply with.


- It was stated that condition 5 of the 1991 application remains in place. That is: the site is used for touring caravans only. However, a subsequent application (128354) was allowed for 27 static chalets but this was for only part of the site. The Council believe that condition 5 still applies to the rest of the site
- The application shows that the site is not visible from the public highway/footway. This is not the case as lodges and caravans are clearly visible from Barlings Lane, the A158 and the public highway to Newball.
- The applicant has not ticked the box for storage of LPG.
- The applicant is asking for 79 static caravans. The other application (128354) was for 27 static chalets. Is this the same thing?
- The applicant has not provided any public consultation on this application and a large degree of animosity has already developed between the residents and the applicant.
- There is a distinct lack of supporting information on the planning portal.

Local Plans NPPF

- If the application is approved the number of people on the site will be significant. The local plan says development should be in proportion to its surroundings.
- The Council considers that the proposal does not meet the policies within the local plan or the NPPF.
- LP2 Permitted growth no more than 10%
- LP7 Sustainability, it's in a flood plain, should be in scale with local surroundings.
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Site licence

- There is a difference between a planning application and a site licence.
- A site licence was granted to the applicant in 2016. The licence is for 250 caravans and 60 Pitches. It was confirmed that the parish council were not consulted about the licence.
- A question raised was: why did WLDC issue a site licence without first consulting residents?
- WLDC has granted the site a licence that is referred to in the application.
- The WLDC licence is out of date since it refers to organisations and standards that no longer exist. WLDC need to review their licence terms.
- A caravan site licence should only be issued to site after planning has been approved. If this application is approved will the applicant need to re-apply for a licence.
- In his documentation and supporting evidence, allegedly, the applicant has inferred: If this application is not determined in his favour then the fall-back position will be to site touring caravans. This contradicts the applicant other views that touring caravans are bad for the road networks and will cause problems along Barlings Lane.
- It is recognised that the inspector, when determining a previous application that went to appeal did not, specify a total number of caravans for the site. The inference giving the impression that the total number of caravans permitted to use the site is only limited by regulations governing the density, spacing and access to caravans.
- The site is alleged to be for holiday use only. Anecdotal evidence seems to suggest that the site does have residents who are not using the site as holiday accommodation. Also, some residents use the site for more than 6 months of the year. Surely this must mean that this has become their main residence which conflicts with the Local Plan
- The applicant has indicated that the site should have permanent residents and has made previous applications with this in mind

	<ul style="list-style-type: none"> The applicant has indicated that the site should have permanent residents and has made previous applications with this in mind <p>Flooding</p> <ul style="list-style-type: none"> The application lacks detail about flood risk and procedures in the event of a flood. The reasons given in the flood risk assessment that the proposed development is compliant with the sequential and exceptions tests set out in the NPPF are flawed. Everyone is aware that the site has been subject to serious flooding in the recent past and at one point giving rise to the evacuation of people and animals. The Parish Council and residents are seriously concerned that the risk of flooding is very real and mitigation matters are not being taken seriously. Proposed hard standing areas and roadways within the site are expected to reduce the capacity for surface water to soak away. The site has been covered in flood water to a depth estimated as the height of a car wheel. The fishing ponds have been unable to contain run off/flood water in the past and there is no reason to assume it will do in the future. Flood risk and safety measures in the application are incorrect. An item regarding flood emergency procedures advised: "residents can move to the first floor". <p>Benefit to the local economy, the concerns:</p> <ul style="list-style-type: none"> Some doubt about how "local" is defined. There is no retail, outlets, in Langworth so there would be no benefit to the community in respect of patronising local retailers. No consideration has been given to the three main bases measuring sustainability. The George Hotel may gain some small seasonal benefit. The site may generate additional employment opportunities. An extension of the site is expected to create demand for supplies of everyday items such as milk, newspapers, bottled gas. It could be foreseen that the site could become insular and detached from the local community as it establishes its own retail outlets and café bar in the future. This could take business away from the George Hotel. WLDC LP7 is referred to in the applicant's design and access statement. The proposal to site 79 touring caravans and 180 touring caravans on the site will be of benefit to the local community. The applicant's access and design statement fail to demonstrate how the proposal will benefit the local community. Paragraph 5.3 of the developers' design, and access statement says: "it is not applicable to judge the development against benefits to the local economy". 	
50.0	VOTING	
50.1	<p>After considering the comments made at the public meeting and comments made by parish councillors and the two West Lindsey District Councillor the chairman proposed a vote.</p> <p>Do any councillors support the application – None</p> <p>Do any councillors object to the application – Five object, one abstention.</p>	
51.0	DATE OF NEXT MEETING	
51.1	Meeting dates appended below.	
	<p>SIGNED AS A TRUE RECORD OF THE MEETING</p>  <p>..... Chairman 3 September 2019</p>	