



# Saxilby with Ingleby Parish Council

## Non-confidential

### Agree public meeting for major planning application Ref 147672

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**Report to:** Full Council 42-01

**Report by:** Clerk

**Power/duty which decision falls under:** General Power of Competence, Localism Act 2011

**Which council objective(s) it falls under:**

- Maintain and improve community facilities and amenities
- Protect and enhance our green spaces and street scene
- Preserve and enhance heritage assets, environmental assets and wildlife
- Retain and encourage employment and tourism opportunities
- Improve the well-being of residents
- Respond to planning consultations in-line with the NDP, to meet the needs of the community and addressing any transport impacts
- To foster public participation and engagement
- To recognise the climate and biodiversity emergency and it should be considered as the basis of all decision and policy making

**Public Sector Equality Duty** (*Consider how policies/decisions affect those protected under the Equality Act*)

Access to the meeting would be open to all residents and those with an interest in the parish/application and the facility is accessible.

**Consideration on carbon reduction:**

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**Consideration of risk management in relation to the proposal<sup>1</sup>**

Risk assessment will be undertaken for the public event and actions implemented.

**Does the report consider any new activity? If 'Yes', has a risk assessment including risk management proposals for consideration been included for consideration and adoption by the council? (Financial Regulation 17b)**

No.

## Background

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<sup>1</sup>Risk areas to consider - strategic/operational, likelihood/impact, add to risk register?, any contingency planning needed?

The Saxilby with Ingleby Neighbourhood Development Plan is currently under review. The current adopted version has two main areas of large-scale development off Church Lane which were also in the Central Lincolnshire Local Plan. These are now reaching completion.

In the meantime, a newer version of the Local Plan has been adopted which includes further allocations of land within the parish for major housing development.

This includes Land off Sykes Lane, Saxilby (WL/SAXI/004) for circa 134 houses (pp.189)..

The Central Lincolnshire Local Plan (pp.189) identifies the following would be required on the site to make the development acceptable:

1. Drainage and surface water flood risk on the site
2. Provide frontage footway connecting to existing footway on Sykes Lane.
3. Access to be provided at south-east corner or if access is to be provided via Sykes Lane it will require widening and may require footpath provision.
4. Design to be sensitive to the local rural context and in keeping with the local vernacular

## **Proposal**

APPLICATION REFERENCE NO: 147672

PROPOSAL: Outline planning application for residential development of up to 100no. dwellings, including new junction to Sykes Lane, estate roads and associated infrastructure with all matters reserved.

LOCATION: Land at Sykes Lane Saxilby Lincoln

APPLICATION TYPE: Outline Planning Application

APPLICATION CATEGORY: Major - Dwellings

The parish council, as a consultee, has received the proposal from the planning authority to comment upon.

The land is already identified in the Local Plan, as marked for development.

The current application is for outline planning – to establish if the development is acceptable in principle. This is an ‘all matters reserved’ application which means any detail in terms of the development will need further planning approval, via further planning applications, before any development starts.

Reserved matters include:

- Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development
- Means of Access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- Scale - includes information on the size of the development, including the height, width and length of each proposed building<sup>2</sup>

The land has already been identified for development in the adopted Central Lincolnshire Local Plan “which contains planning policies and allocations for the growth and regeneration of Central Lincolnshire over the next 20 years” (pp.6). As such, it is also considered in-line with the national planning policy framework. Based on this status, there would be little weight afforded to an objection on the planning application submitted to the planning authority by a consultee.

Therefore the highest level of influence the council and community (including through an updated NDP) is likely to be able to have on the application is to raise specific planning concerns to be addressed, to influence the design of the development, and to secure planning gain for the benefit of the community to address known concerns – such as upgrading of the infrastructure (e.g. sewers, roads, footpath connectivity, and sustainable travel) and the provision of new and extended amenities (for example allocation of space for retail development).

### **Consultation**

As the development is classed as large scale, it is important for the council to hear the views of residents to inform the planning consultee response on this initial, and future applications.

## **PROPOSAL(S):**

**That Full Council notes the report and approves the following:**

- 1. For officers to arrange a public meeting as soon as possible**
- 2. For planning committee/NDP Review WG to progress going forwards, based on Terms of Reference (brought to FC due to timeline constraints)**
  - a. NDP review WG pick up development in NDP review and design code work
  - b. Planning committee to submit consultee response informed by public consultation meeting

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<sup>2</sup> <https://www.hastings.gov.uk/planning/about-applications/reservedmatters/>