



SPILSBY TOWN COUNCIL

Minutes of the Extraordinary Council Meeting held on **Wednesday 1st May, 2024** at 6:00pm in Franklin Hall, Spilsby. These are notes of the meeting until approved by the Council as a true record.

Present:

Cllrs L Day (Deputy Mayor), A Day, M Gibson, E Marsh, L Marsh, W Rose, T Taylor and M Wragg.

Deputy Town Clerk - S Thomas.

There were no members of the public in attendance.

192. Welcome

Cllr L Day welcomed all present, reminding Councillors about emergency exits and safety protocols; to turn phones off and appropriate conduct.

193. Apologies

It was **resolved unanimously** to accept apologies from Cllrs T Kemp, V Hemmings Diaz, D Mangion, County Councillor W Bowkett and Town Clerk, J Sargent.

194. Declarations of Interest

None received.

195. To consider the Planning Application S/165/00287/24 for 600 dwellings at land on Halton Road and Ashby Road, Spilsby

A report from County Councillor W Bowkett had been received explaining that Lincolnshire County Council requested extra funding for the Schools, the NHS requested extra funding with the Medical Centre and Highways have also submitted all of their requests for the widening of paths, crossings and roads.

Cllr Taylor explained that Outline Planning Permission for the development was given in 2022 and advised that anything the Town Council ask for, the developers can agree to but are not legally obliged to do. Cllr E Marsh recommended that Spilsby Town Council put their concerns across, even though they may be ignored.

Cllr Taylor advised that he had read through the supplementary documentation and noticed that the developers had only submitted a layout of the plan. Technically, there are no other items that the Town Council can comment on or object to. Cllr Taylor suggested that the Town Council continue to monitor the development as it progresses, and ensure that the developers adhere to what they have promised.

At the meeting held between Gleesons, Spilsby Town Council and Halton Hologate Parish Council, the representative from Gleeson advised that the planning permission would be for the complete works but this is now not the case.

Cllr Taylor advised that a questionnaire was distributed in the community as a part of the Neighbourhood Plan questionnaire to gauge the appetite for a new development. Cllr L Marsh reported the two thirds of respondents were against and one third were for the development.

Cllr L Day suggested that affordable housing is needed in Spilsby but questioned whether the developers would include this. Cllr Rose noted that 100 of the properties built will be affordable housing, but was unable to confirm which housing association will be responsible for them. Cllr E Marsh explained that a viability assessment had been carried out and that there were three priorities including health care provision, affordable homes and education.

Cllr Rose advised seeing a letter from a resident who suggested that the plans are incorrect, as they overlap resident's gardens in Halton Hologate; the property owners have not given the developers these pieces of land. Cllr A Day advised that the plan has been marked up incorrectly and recommended seeking clarification on the plans from the developers, ensuring they are correct.

Cllr Taylor advised that Gleesons Homes are generous builders in that they ensure that every property has two parking spaces, and they always allow one car width of space between the properties.

Cllr Taylor suggested that the construction of the spine road be questioned and monitored closely by the Town Council. The Town Council understood that the spine road would be built throughout the whole of the site to ensure that all construction traffic came onto the site from Ashby Road, however, it now appears that it will be done in stages. This could potentially mean that construction traffic will be coming through the Town Centre. Cllr Rose recommended completing the infrastructure in the first phase, in its entirety.

Cllr Taylor recommended that the Town Council ensure all of the attenuation ponds are constructed at the first phase too, to alleviate any issues with potential flooding. Cllr E Marsh explained that Gleesons are currently building a new estate in Wragby and that properties that have been there for a number of years close to the estate had issues with sewerage from the estate during the heavy rain. Cllr Rose pointed out that a letter from the Water Company had been submitted raising these concerns.

Cllr L Day asked if Cllr David Sisson from Halton Hologate Parish Council had any concerns with the installation of the drainage and attenuation ponds. Cllr Taylor advised that he had attended a meeting with Cllr Sisson and two representatives from Lincolnshire County Council, where Cllr Sisson explained issues with drainage which was a contributory factor to the recent floods in Halton Hologate and Halton Fenside.

Cllr Wragg questioned whether Anglian Water had confirmed that the sewerage works can cope with the increase of residents. The Town Council to raise this issue in its response to ELDC.

Cllr L Day queried whether a response had been submitted from Halton Hologate Parish Council. Cllr Taylor confirmed that a letter had been drafted but not yet sent. The letter included issues such as foul water management, drainage and Section 106 requirements.

Cllr E Marsh explained that a management company will be appointed and will be responsible for the attenuation ponds, landscaping and maintenance of the estate. This should help with any issues after the completion of the development.

Cllr Rose raised concerns from a resident, asking whether the properties were to be built to current standards including enhanced insulation, triple glazing, air source heat pump, photovoltaic panels, electric vehicle charging points together with off street parking and cycle storage facilities and if the driveways would be constructed with permeable materials to help with drainage. Cllr Taylor reiterated that an application to build any properties has not yet been submitted, only the plan for layout. Cllr E Marsh suggested that the properties will only be built to current regulations and any extras are highly unlikely.

Cllr L Day asked how should Spilsby Town Council respond to the application. The Council approves the layout as the plan shows, but recommends the full construction of the spine road together with all of the attenuation ponds. The Council should also ask that traffic management be put in place during the construction. Cllr Taylor read out the drafted letter from Halton Parish Council and it was suggested by Cllrs L Day and Rose that a similar letter be sent to East Lindsey District Council.

Cllr E Day explained that the letter from Spilsby Town Council also needs to point out that on the Section 106 Agreement that has been submitted, the developers have advised that they will not be providing any sports facilities on the estate but will be investing in the development of the Recreation Ground. The Town Council should ask why are they not investing in sports facilities when there will be families on the estate with children who have nothing there for them. This could potentially cause problems when the only facilities for them are on the opposite side of Spilsby.

Councillors also questioned whether the management company will take responsibility for the playground facilities. Cllr E Marsh suggested that although it is good that they are investing in the Recreation Ground, it should not be to the detriment of not providing anything on the estate.

Cllr Taylor advised that the nature reserve and lakes will remain untouched, but the developers are asking for suggestions as to what can be done with the green space surrounding it. Cllr E Marsh explained that there is a caveat on the estate on Vale Road that says the Green Space at the front cannot be used as a play area which is causing problems as children are playing near to the houses, upsetting the residents. The Town Council must ensure that this does not happen on the new estate.

Cllr Rose also suggested that the infrastructure be installed for CCTV at the start of construction. This could either be separate or added on to the current installation. Cllr E Marsh suggested asking the developers if they would be willing to contribute to upgrading the current CCTV system in Spilsby.

Cllr L Day advised receiving complaints from elderly residents regarding the location of the new health centre on the development. Cllr Rose recommended contacting bus companies to ask them to add the new estate to their current bus route and to include the new health centre.

Cllr L Marsh asked if the Council could stipulate with the developers how many deliveries could be made in a day so as to ease the amount of construction vehicles coming through Spilsby. Cllr E Marsh advised that some developments have holding areas. It was thought that this would not be feasible with a development of this scale, but that all Councillors should monitor the number of construction/delivery vehicles coming through town.

The Deputy Clerk informed the Council that an email from the Friends of RAF Spilsby had been received asking if the street names for the new estate were connected to RAF Spilsby. Cllr Taylor advised that this can only be done when the roads have been adopted. It was agreed that this is suggested to the developers.

With no further matters arising, it was **resolved unanimously** to adapt the drafted letter from Halton Holegate Parish Council and include issues raised during the meeting relevant to Spilsby.

With no further matters, Cllr L Day closed the meeting at 7:00pm.

Signed.....
Deputy Town Mayor - Cllr L Day

Signed.....
Deputy Clerk to the Council - S Thomas

29th May 2024