

Washingborough Parish Council

*Notes of the Extra-Ordinary Parish Council Meeting held on **Wednesday 9th February 2022** at 6 pm, in the Community Centre*

Presentation – Devcomms (proposed Sainsbury's store)

Chairman welcomed the representatives from Sainsbury's & Devcomms and asked them to deliver their presentation followed by a Q&A session.

The presentation covered where exactly the building would be, on land beside Ferry Lane and included the following points. The site will be lowered from the level of Lincoln Rd. There will be a car access from Lincoln Rd, a pedestrian access from Lincoln Rd to tie in with the bus stop and a pedestrian/cycle access from Ferry Lane. They will also retain the public footpath on the Delph side with access from there to the Sainsbury's site. Apart from the access points, Sainsbury's will keep all current trees and hedgerows intact. The building itself has been kept to one storey and lowered in the landscape to help screen it from the road and to preserve the cathedral view. The existing trees on Ferry Lane will also help to screen it. The building itself will be fronted with limestone and have lots of clear glazing to the sides to enable natural light to enter. No gas will be used in the store, instead they will use an energy efficient system. The roof will be future proofed so that solar panels could be used. 20% of the site will be retained as a wetland area.

Public Forum:

In the Q&A session many of the objections were based on worries about the increase of traffic. This was mentioned several times during the meeting, both from the point of view of ingress/egress to the proposed site and from the potential increase of traffic on an already busy road. There were also concerns about traffic on other roads through the village as larger numbers of people may use them to access the store. Other concerns centred around what the village could expect in terms of delivery lorries coming to the store. Questions were asked around how and when had Sainsbury's done a traffic survey and what were the results.

Sainsbury's answered that they have a transport consultant who had liaised with the Highways department of Lincs County Council. A lot of work had been done around traffic and junction surveys including the accident rate, and traffic flows were within acceptable limits. This was a matter which had been thought about over the last two years, The representatives present didn't have all the traffic survey information to hand but said that it could be made available. They also made the point that it will be up to the District Council Planning Authority to make the decision on the planning application with input from County Council Highways and that they will not approve it if they think there is a problem. They added that if County and District council do not allow this application then Sainsbury's would not appeal the decision. With regard to delivery lorries, the representatives stated they thought it would be in the order of 2, possibly 3 lorries per day to deliver produce. Someone had queried click and collect, which the representatives said would be delivered by a van similar to other courier companies in the area.

Another area of concern for the village was the location of the proposed store. Many felt that although they didn't necessarily object to having a Sainsbury's in the village, they felt strongly that the Ferry Lane site was not the right place to put it. Questions were asked around why had that (greenfield) site been picked, why was a brownfield site not looked at, and did Sainsbury's already own the land of the proposed site. Several people felt that actually Washingborough did not need this kind of shop and wondered why Sainsbury's thought we did. They also asked if other sites e.g, Branston, or nearer the bypass had been looked at.

Sainsbury's replies were that they were looking at building a 'family hub store' and had done surveys last Autumn of where people live and where do they shop to find areas where there is a lack of food shopping and Washingborough had been identified to them as such a place. Only 10% of people do their main shop in Washingborough so a need was identified. Their remit was to find a site in this area and their task was to look at the site that was identified here. Sainsbury's had agreed that a brown field site would be much easier for them, but they just hadn't found one. They had done a lot of looking to find a site of a certain size and with suitable qualities and the Ferry Lane site was the one they had found and they thought it was suitable. They confirmed that they did not currently own the site, but they had had a conversation with the landowner who was willing to sell but this would only happen if planning permission was granted.

(At this point a member of the public proposed an alternative site in the village at the top of Church Hill. Further discussions on this matter took place with Sainsbury's after the meeting ended)

Questions were asked about the size of the shop, and Sainsbury's replied that it would be comparable to a current Aldi or Lidl store. They anticipate that people would be able to do a weekly shop there.

Another big area of concern was based around environmental questions, especially about it being built in a flood risk area, and one person asked if a survey had been done on the effects on local wildlife. Another question was regarding lighting for the store and floodlighting in the car park and whether that would be on during the night.

May 2021 – April 2022

Initials:

THESE NOTES WERE TAKEN BY THE CLERK AND CANNOT BE REGARDED AS OFFICIAL MINUTES OF
PROCEEDINGS UNTIL APPROVED AND SIGNED AT THE NEXT PARISH COUNCIL MEETING

Sainsbury's were aware that the proposed site is designated as a "Green wedge" area but said that the district council are not seeing it as a problem. They also stated that a flood risk assessment has to be done prior to deciding on the site. The building itself will be outside the flood zone 3 area and their designs are to 100 years + climate change. Sainsbury's said that if a planning application is submitted there will be an ecological report. They apologized for not being able to go into greater detail on this but said their experts in this area were not in the room with them. They are designating part of the development as a wetland area. With regard to lighting they said an assessment would be done looking at the perimeter for both wildlife and residents. They will dim the lights at night.

Someone asked if the electric vehicle charging points would be available to residents or just shoppers.

Sainsbury's said they expected shoppers would use them. However they said that they will not be using a 'validation scheme' for car parking. They use ANPR system and set a time limit, so providing residents don't exceed the time limit in the car park, they would be able to use the chargers, or even just park there while they walk in the local area. They also added that they would not be making any changes to Ferry Lane (where people currently park) other than to construct the pedestrian access from the Lane to the store.

Questions were asked around who owns the rest of the field on the proposed site and what would happen to it.

Sainsbury's stated that they had absolutely no intention of building anything in that part of the field, nor had they any intention of making the store any larger than shown on the current proposal.

They were asked what hours the shop would be likely to be open and whether or not there would be any security to prevent anti social behaviour.

They answered that they may well ask for the store to be open 7am to 10pm but that a noise report and amenities will have to be looked at. They usually have CCTV on site as part of security measures.

A resident was concerned about the sewer that appears to run through the site as there had been a sewer collapse at the other end of the village recently.

Sainsbury's said capacity and construction of sewerage is taken into account during the planning stage and won't be allowed if it's not good enough.

They were asked what happens next.

Sainsbury's said they are finishing their reports and their planning application to the local authority. This is likely to be put in during March sometime.

The Parish Council were asked for their view.

The Chairman stated that the Parish Council are unable to comment until invited to do so at the planning application stage. They will formulate their comments at that time.

Sainsbury's were asked what timescale could be expected if it goes to plan.

They replied that if they get planning approval it is likely that the store would be open after 12 months.

They were asked if consideration had been given to the property values of houses near the proposed site.

They replied that property value was not something they could take into account. They will look at things like noise and light pollution, and traffic, but not property values.

One lady at the end stated that although she understood most people at the meeting tonight were here because they had objections, she just wanted to say that many people in the village who had not attended were for the proposal as there is a lack of amenities in the village.

Present:

Cllr D Fothergill (Chairman)

Cllr Mrs J Aspinall

Cllr R Harrington

Cllr G Kent

Cllr G Peck

Cllr Mrs L Simons

Miss K Broddle (Clerk)

Also present: Residents

79a. Apologies and reason for absence were received and accepted from Cllrs Bland Apologies were also received from Cllrs Carrington, Tinsley & Goodwin (NKDC) and Cllr Cawrey (LCC)

79b. Declarations of interest - none

79c. Applications for dispensation – none

80. Draft notes of the Parish Council meeting held on 15th December 2021 were approved for signature as the minutes.

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81. Comments on the proposed Sainsbury's store – it was proposed, seconded and resolved to wait for the plans to be submitted to NKDC before any comments are made

The meeting closed at 7.30pm