

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 20 NOVEMBER 2012
at
<u>1.00 PM</u>
* PLEASE NOTE TIME OF MEETING *
(THE LATE REPORT WILL BE AVAILABLE IN THE MEMBERS' ROOM FROM 12 NOON) PM
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Beverly Agass, Chief Executive

Committee Members:	Councillors Wilkins (Chairman); Parkin (Vice-Chairman); Ashberry; Cook; Higgs; Howard; Mrs Kaberry-Brown; Vic Kerr; King; Morgan; Powell; Jacky Smith; Mrs Judy Smith; Stevens; Adam Stokes; Mrs Brenda Sumner and Wren.
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 m.hall@southkesteven.gov.uk

PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT 3.00PM FOR TEN MINUTES)

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

(1) Additional Information

(Enclosure)

PUBLIC SPEAKING

Anyone who would like to speak at the meeting should notify the Committee administrator one working day before the time of the meeting. The deadline by which you must notify us for the 2011/12 meetings are:

Meeting Date	Notification Deadline
Tuesday 20 November 2012, 1pm	Monday 19 November 2012, 1pm
Tuesday 4 December 2012, 1pm	Monday 3 December 2012, 1pm
Tuesday 18 December 2012, 1pm	Monday 17 December, 1pm
Tuesday 11 December 2012, 1pm	Monday 10 December 2012, 1pm
Tuesday 8 January 2013, 1pm	Monday 7 January 2013, 1pm
Tuesday 5 February 2013, 1pm	Monday 4 February 2013, 1pm
Tuesday 5 March 2013, 1pm	Monday 4 March 2013, 1pm
Tuesday 26 March 2013, 1pm	Monday 25 March 2013, 1pm
Tuesday 23 April 2013, 1pm	Monday 22 April 2013, 1pm

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format (e-mail with attachments, memory stick or disc) to the relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send it to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is allowed to speak for 3 minutes. Members of the Council are allowed to speak for 5 minutes in accordance with Council Procedure Rules.

Only one speaker for the applicant or the town and parish council will be allowed to speak. If there are several supporters or objectors to an application, they are encouraged to appoint a representative to present a joint case.

Development Control Committee members are able to ask questions about speakers' presentations. There is a time limit of 10 minutes for each speaker.

ORDER OF PROCEEDINGS

1. Short introductory presentation by the case officer
2. Speakers (Committee members will ask questions after each speaker)
 - a. District Councillors who are not Committee members
 - b. Representative from town/parish council
 - c. Objectors to an application
 - d. Supporters of an application
 - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision

**Development Control Committee
20 November 2012**

Additional Information

PL1 – S12/2469

Proposal Variation of Condition 5 (Delivery Hours)

Information Received

Response from Market Deeping Town Council

No objections provided that the neighbours do not have any valid objections.

Response from Lincolnshire County Council Highways

At Market Deeping the delivery vehicles can park and wait 'off highway' outside their delivery times, but they will still have the issue of noise with the proximity of new housing currently underway.

Extending the opening hours will not adversely affect the highway network. Put simply, their custom will be spread over longer hours with consequent potential fewer 'peak movements' and although these will still occur it will not necessarily be discernable. The proposal for extended hours will lead to more vehicular movements during the hours of darkness. A quick check of the accident stats indicate that the great majority of incidents occur in periods when it is light.

Put simply, it is considered that the proposals would not affect the network or compromise highway safety and on that basis have no objection.

Representation as a result of publicity

5 additional responses received, the same letter with different signatories, that raise no additional issues that are already reported in the committee report.

A letter from the local MP regarding the impact of the proposal on residents on the area.

Officer Comments on Information Received

The points raised are noted and the issues raised are considered in the committee report.

Alterations to Conditions

None.

Changes to Recommendation:

No changes to the recommendation contained in the main report.

PL2 - S12/2472/FULL

Proposal: Variation of Condition 2 (Opening Hours)

Information Received

Response from Market Deeping Town Council

No objections although the Committee is disappointed that no obvious public consultation has taken place.

Response from Lincolnshire County Council Highways

At Market Deeping the delivery vehicles can park and wait 'off highway' outside their delivery times, but they will still have the issue of noise with the proximity of new housing currently underway.

Extending the opening hours will not adversely affect the highway network. Put simply, their custom will be spread over longer hours with consequent potential fewer 'peak movements' and although these will still occur it will not necessarily be discernable. The proposal for extended hours will lead to more vehicular movements during the hours of darkness. A quick check of the accident stats indicate that the great majority of incidents occur in periods when it is light.

Put simply, it is considered that the proposals would not affect the network or compromise highway safety and on that basis have no objection.

Representation as a result of publicity

A letter from the local MP regarding the impact of the proposal on residents on the area.

Officer Comments on Information Received

The points raised are noted and the issues raised are considered in the committee report.

Alterations to Conditions

None.

Changes to Recommendation:

No changes to the recommendation contained in the main report.

SP1 - S12/2016

Proposal: 3no. 15m Wind Turbines, Copley Farm, Claypole

Information Received

Claypole Parish Council

The parish council were really concerned about issues such as noise – is this going to be a nuisance to residents nearby e.g. Moore Close, Claypole?

The Parish understands that flicker will not be a problem –due to the masts not being particularly high and therefore not having lights on. Could vibration be a nuisance to residents? Also concerned about the environmental impact and whether wildlife is going to be affected by the installation

Local Highway Authority

The Local Highway authority has no objection to the development considering that the proposal will not impact adversely on highway safety.

Officer Comments

With regards to noise and vibration the environmental health officer does not consider either to be an issue, certainly not on properties in Claypole.

In relation to biodiversity and wildlife interests, Lincolnshire Wildlife Trust and Natural England have no objections.

By their presence the turbines will have some visual impact on heritage assets but the conservation officer considers impact not to be such as to warrant refusal.

Alterations/Additional Conditions

In addition to offering no objection to the development the Highway Department request the following condition:

The arrangements shown on the approved plan Block Plan dated received 10 August 2012 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Winchester Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Informative:

Prior to commencement of any access works within the public highway you should contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

Changes to Recommendation

No change to recommendation.