



MINUTES

DEVELOPMENT CONTROL COMMITTEE
TUESDAY, 13 SEPTEMBER 2005
2.00P.M.

COMMITTEE MEMBERS PRESENT

Councillor George Chivers
Councillor Brian Fines (Vice-Chairman)
Councillor Albert Victor Kerr
Councillor Alan Parkin (Chairman)
Councillor Stanley Pease

Councillor Mrs Angeline Percival
Councillor Bob Sandall
Councillor Frank Turner
Councillor George Waterhouse
Councillor Mike Williams

OFFICERS

Development Control Services Manager
Principal Planning Officer
Planning Application Case Officer
Committee Support Officer

OTHER MEMBERS

Councillor Wilks

Before commencing the business of the meeting, the Chairman welcomed visitors from Newark and Sherwood District Council, who were observing similar meetings before contemplating changes at their authority.

589. MEMBERSHIP

The committee was notified by the Chief Executive that he had received a notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990 and had appointed Councillor Wilks in place of Councillor Howard for this meeting only.

590. APOLOGIES

Apologies for absence were received from Councillors Helyar, Mrs Jalili, N Radley, Selby and Mrs A Williams.

591. DECLARATIONS OF INTEREST

There were none declared.

592. MINUTES

The minutes of the meeting held on 23rd August 2005 were confirmed as a correct record of decisions taken.

593. PLANNING MATTERS - STRAIGHTFORWARD LIST

Decision: -

To determine applications, or make observations, as listed below: -

SF.1

Application ref: S05/1011/35
Description: Extensions and conservatory
Location: 48, Longcliffe Road, Grantham
Decision: Approved

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows or other openings shall be inserted into the western side elevation of the development hereby permitted without the prior consent in writing of the local planning authority (other than those expressly authorised by this permission) shall be constructed.

Note(s) to Applicant:

1. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
2. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.
3. You are advised that the application site falls within an area which

requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

594. PLANNING MATTERS - LIST FOR DEBATE

Decision: -

To determine applications, or make observations, as listed below: -

SU.1

Application ref: S05/0878/12

Description: Construction of 45 flats for persons requiring elements of care and ancillary works

Location: Johnson Bros Ltd, Manning Road, Bourne

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr Ashby – representing residents of Hereward Street – objecting

Mrs J Cole – 6 Saxon Way, Bourne – supporting

Mr J Puckering – on behalf of Stepnell Limited – applicants

together with an objection from Bourne Town Council, no objection from the Highway Authority and comments from SKDC Leisure and Cultural Services and Housing Strategy Manager, a letter and petition of objection from nearby residents and a letter of support from a nearby resident together with submissions in support from the applicants, Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice-Chairman, subject to the completion of a Section 106 Agreement in relation to offsite provision of affordable housing, a contribution to environmental improvements and subject also to appropriate conditions.

SU.2

Application ref: S05/0894/56

Description: Development of land for B1, B2 & B8 uses and construction of estate roads, footpaths and cycleways

Location: Land To The East Of Existing, Northfield Industrial Estate, Market Deeping

Decision:

Approved

Noting comments from Market Deeping Town Council, the Highway Authority, Community Archaeologist, Welland and Deepings Internal Drainage Board and East Midlands Development Agency, no objection from DEFRA, submissions in support from the applicants and further comments from SKDC Amenity Services, the Community Archaeologist and East Midlands Regional Assembly, subject to the following conditions: -

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
3. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
4. When application for the 'reserved matters' is made a programme plan showing the phases by which the site will be developed shall be submitted to and approved by the District Planning Authority. Development shall proceed in accordance with the approved programme, unless the District Planning Authority gives its written consent to any variation.
5. No operation shall be carried out to fill in, culvert or in any way obstruct any dyke or watercourse without the approval in writing of the District Planning Authority.

6. A schedule giving the type and colour of materials to be used for all external walls and roofs of each building and structure on the site, and the type and colour of brick to be used for screen walls shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Only such materials as may be approved by the authority shall be used in the development.
7. The following matters are reserved for subsequent approval by the District Planning Authority and no development shall be carried out until these matters have been approved, viz. detailed drawings to a scale of not less than 1/100, showing the siting, design and external appearance of the building(s) including particulars of the materials to be used for external walls and roofs, the means of access and the landscaping of the site.
8. When application is made for the approval of 'reserved matters', details including location and the means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority and no buildings shall be occupied until the APPROVED drainage works have been provided.
9. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.
10. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
11. No industrial unit shall be commenced before the first 60 metres of the

estate road from its junction with the public highway, including visibility splays, as shown on drawing C/KC0050021/7000/A1 dated 1 July 2005 has been completed.

12. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
13. Prior to the occupation of any new Building within this site, the highway improvements works as identified on drawing no.C.KC0050021/7000/A1 received 1 July 2005 must have been completed and certified as such to the Local Planning Authority.
14. No development shall take place upon the application site until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Note(s) to Applicant

You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

NR.1

Application ref: S05/0357/71

Description: Variation of condition imposed on S00/0471/71 (hours of operation)

Location: Stubton Clay Ground, Moor Farm Lane, Stubton

Decision: Withdrawn

At the request of the applicant.

NR.2

Application ref: S05/0869/71

Description: Change of use for training of off-road driving

techniques

Location Gorse Lodge, Stubton

Decision: Deferred

Noting no objection from The Highway Authority or Community Archaeologist, comments from Environmental Health Services, Lincolnshire Fieldpaths Association, Lincolnshire County Council – Footpaths, The Ramblers' Association, North Kesteven District Council, Caythorpe Parish Council, Brant Broughton and Stragglethorpe Parish Council and Hough on the Hill Parish Council together with representations from local residents, for a site inspection to assess the likely impact of the proposed development on the locality.

NR.3

Application ref: S05/0893/21

Description: Variation of condition 6 of planning permission S04/1829/21)

Location: 24, Doddington Lane, Claypole

Decision: Approved

Noting comments made during the public speaking session from:-

Dr D Mile – 20 Doddington Lane, Claypole – objecting

together with an objection from the Parish Council and representations from nearby residents.

The Committee Support Officer reminded members of the amendment to the Constitution with regard to the procedure to be adopted in respect of decisions taken against clear advice from the Development Control Services Manager. He advised members of the procedure and reminded them that the Constitution now provided for a recorded vote on the first and subsequent hearings of an application in this category.

Following a formal proposal, that the Committee were minded to refuse the application, those voting for or against the proposal are recorded below:-

<u>For</u>	<u>Against</u>	<u>Abstain</u>
Councillor Kerr	Councillor Parkin	Councillor Chivers
Councillor Mrs Percival	Councillor Pease	Councillor Fines
Councillor Waterhouse	Councillor Sandall	
Councilor Wilks	Councillor Turner	
	Councillor M G Williams	

The motion was therefore lost.

It was then moved and seconded that the application be approved. On being put to the vote, this proposition was carried and the application was therefore approved subject to the following condition:

The hatched area on the submitted plan shall not contain any built development and shall form a landscaping belt in accordance with details to be submitted to and approved in writing by the local planning authority to screen the development and provide a gentle transition between the built environment and the open countryside to the west and south of the application site. Planting shall be carried out in accordance with the approved details.

NR.4

Application ref: S05/0955/55
Description: Four dwellings
Location: Crosburn House, Main Street, Long Bennington
Decision: Deferred

Noting comments from the Highway Authority, no objection from the Community Archaeologist, comments from the Parish Council, representations from nearby residents and submissions in support from the applicants, for a site inspection to assess the likely impact of the proposal on neighbouring property.

NR.5

Application ref: S05/1010/02
Description: Dwelling
Location: Ancaster Service Station, Willoughby Road, Ancaster
Decision: Refused

Noting comments made during the public speaking session from: -

Mr M Garwood – applicant

together with no objection from the Parish Council, comments from the Highway Authority and detailed submissions in support from the applicant, for the following reasons:

1. The proposal involves the erection of a dwelling on a plot of land adjacent to Ancaster Service Station. Planning permission was refused for a dwelling in this location under application no S99/0013/02

(subsequently dismissed at appeal on 22 November 1999) and, more recently, under application S05/0094/02 on 23 March 2005. Policy 7A of the Alteration No 1 to the Lincolnshire Structure Plan, Policy H10 of the South Kesteven Local Plan and National Planning Guidance offered in PPS7 state that new residential development in the open countryside will not normally be permitted unless there is an essential need in relation to agriculture/forestry. No such justification exists with regard to this application. Such a proposal would, therefore, be contrary to national established settlements and protect the countryside from sporadic development. A bungalow exists to the south of the service station, which has previously been occupied in association with the garage.

2. The proposed site is in an area that is devoid of any essential services and is considered to be a location that cannot sustain any such development without the need for future occupants to rely on the use of the motor vehicle. It is not, therefore, considered to be a sustainable location for further development and the proposal would be contrary to national planning guidance contained in RPG8 - Regional & Spatial Strategy (2002), PPS7 - Sustainable Development in Rural Areas (2004), PPG3 - Housing (2000), PPG13 - Transport (2001) and Policies S1, S2 and S4 of the Lincolnshire Structure Plan Draft Deposit (2004).

595. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Control Services Manager submitted his report PLA526 listing details of applications not determined within the eight-week time period. Also submitted was a list of applications dealt with under delegated powers.

596. SITE VISITS/PLANNING PANEL

For the information of members, updated lists of site visits and planning panel meetings were circulated to members.

597. CLOSE OF MEETING

The meeting closed at 3.27pm.