



# MINUTES

## DEVELOPMENT CONTROL COMMITTEE

### TUESDAY, 24 JANUARY 2006

2.00 P.M.

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#### COMMITTEE MEMBERS PRESENT

Councillor George Chivers  
Councillor Brian Fines (Vice-Chairman)  
Councillor Reginald Howard  
Councillor Mrs Maureen Jalili  
Councillor Albert Victor Kerr  
Councillor Alan Parkin (Chairman)  
Councillor Mrs Angeline Percival

Councillor Norman Radley  
Councillor Bob Sandall  
Councillor Ian Selby  
Councillor Frank Turner  
Councillor Avril Williams  
Councillor Mike Williams

#### OFFICERS

Head of Planning Policy and Economic  
Regeneration  
Principal Planning Officer  
Senior Planning Officer  
Area Planning Officers (2)  
Committee Support Officer  
Legal Executive

#### OTHER MEMBERS

Councillor H G Wheat (in place of  
Councillor Stokes)  
Councillor Mrs M E Wheat (in place of  
Councillor Helyar)  
Councillor Wilks

In accordance with Council procedure rule 24.5, Councillor Wilks spoke in connection with application NU.1.

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#### 642. MEMBERSHIP

The committee was notified by the Chief Executive that he had received notices under regulation 13 of The Local Government (Committees and Political Groups) Regulations 1990 and had appointed Councillor Mrs M E Wheat in place of Councillor Helyar and Councillor H G Wheat in place of Councillor Stokes for this meeting only.

#### 643. APOLOGIES

Apologies for absence were received from Councillor Waterhouse.

**644. DECLARATIONS OF INTEREST**

The following interests were noted: -

Councillor Radley – personal and prejudicial interest in application NR.2, under the Members’ Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his acquaintanceship with one of the objectors.

Councillor Kerr – personal interest in application NR.2, under the Members’ Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his membership, with the applicant, of the National Farmer’s Union.

Councillor Wilks advised that in the event of him being permitted to speak in connection with application NU.1, he would declare a personal interest in that application, under the Members’ Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of the proximity of his own property to the application site.

**645. MINUTES**

The minutes of the meeting held on 10<sup>th</sup> January 2006 were confirmed as a correct record of decisions taken, subject to the addition of Councillor Selby’s apologies for absence.

**646. PLANNING MATTERS - LIST FOR DEBATE**

*Decision: -*

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

**NU.1**

Application ref: S05/1602/06

Description: Five dwellings

Location: Adj. The White House, Casthorpe Road, Barrowby

Decision: Deferred

Noting comments made during the public speaking session from: -

Mr P Hemmens – agent for the applicant

together with report of site inspection, request to refuse from the Highway Authority, representations from nearby residents, submissions in support from the applicants, a further letter from a neighbour and an objection from the Parish Council, Acting Development Control Services Manager authorised to

determine the application, after consultation with the Chairman and Vice-Chairman, following further comments from the Highway Authority with regard to the access shown on the amended plan, for appropriate reasons.

**NR.1**

Application ref: S05/1495/22  
Description: Construction of new dwelling  
Location: R/o 2 School Lane, Colsterworth  
Decision: Deferred

Noting report of site inspection, comments from the Parish Council and Highway Authority, no objection from the Community Archaeologist, representations from nearby residents and additional information from the applicant, pending receipt of further details of the likely effect of proposed excavations on the site and for an amended plan showing a smaller property.

**NR.2**

Application ref: S05/LD/1534/47  
Description: Use of converted barn as a separate dwelling (existing)  
Location: Adj. Scotland Farmhouse, Ingoldsby  
Decision: Deferred

*(2.26pm – Councillor Radley left the meeting, having declared an interest).*

Noting comments made during the public speaking session from:-

Mr M Jasinski – Little Scotland Farm, Ingoldsby  
Mrs Hutchinson – agent for the applicant

together with representations from a nearby resident and submissions in support from the applicant, to enable the applicants for the certificate of lawful use to submit a planning application, within eight weeks.

*(2.44pm – Councillor Radley returned to the meeting).*

**NR.3**

Application ref: S05/LB/6507/80  
Description: Conversion and extension to threshing barn to form dwelling

Location: Threshing barn, The Grange, Long Lane, Westborough

Decision: Refused

Noting comments made during the public speaking session from:-

Mr J Allenby – agent for the applicant

together with comments from the Historic Buildings Advisor, an objection from the Parish Council and representations from nearby residents, for the following reason:-

The proposal, by reason of the overall size of the extension proposed and its general design, positioning and detailing, would give rise to an extension that would be detrimental to the character and appearance of the listed barn, its general setting and the character and appearance of this part of the Westborough Conservation Area. For these reasons it is considered that the development would be contrary to PPG15, Policy BE3 of the Lincolnshire Structure Plan Deposit Draft (2004) and Policies C5, C6 and C9 of the South Kesteven Local Plan.

#### **NR.4**

Application ref: S05/1583/80

Description: Conversion and extension to threshing barn to form dwelling

Location: Threshing Barn, The Grange, Long Lane, Westborough

Decision: Refused

Noting comments made during the public speaking session from:-

Mr J Allenby – agent for the applicant

together with an objection from the Parish Council, representations from nearby residents and submissions in support from the applicants, for the following reason:-

The proposal, by reason of the overall size of the extension proposed and its general design, positioning and detailing, would give rise to an extension that would be detrimental to the character and appearance of the listed barn, its general setting and the character and appearance of this part of the West conservation Area. For these reasons it is considered that the development would be contrary to PPS7, Policy BE3 of the Lincolnshire Structure Plan Deposit Draft (2004) and Policies AG2, C5, C6 and C9 of the South Kesteven Local Plan (1995).

## **SR.1**

Application ref: S05/1466/75

Description: Dwelling and garage

Location: Land West of Tennyson Cottage, Main Road, Tallington

Decision: Approved

Noting report of site inspection, comments from the Highway Authority, Community Archaeologist and Parish Council, objections from nearby residents and submissions in support from the applicant's agent, subject to the following conditions:-

1. The arrangements shown on the approved plan 51571/02 received 2 November 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
2. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
3. The first floor windows in the east and west facing elevations shall be obscure glazed.

### Note(s) to Applicant:

1. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) for appropriate specification and construction information.
2. 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.

## **SU.1**

Application ref: S05/1552/69

Description: 89 dwellings

Location: Land north of Chatsworth Road, Stamford

Decision: Deferred

Noting no objection from Stamford Town Council, comments from the Community Archaeologist, no objection from Rutland County Council and comments from the Housing Strategy Manager and Lincs Police Architectural Liaison Officer, together with an objection from a nearby resident and further comments from the Highway Authority and DEFRA, Acting Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice-Chairman, subject to a condition relating to the commencement of development and compliance with DEFRA requirements and subject also to appropriate conditions.

**647. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY**

The Acting Development Control Services Manager submitted his report PLA550 listing details of applications not determined within the eight-week time period. Also submitted was a list of applications dealt with under delegated powers, a list of newly submitted appeals and decisions received during December and a summary of the DETR statistical returns for the quarter from October to December 2005.

**648. CLOSE OF MEETING**

The meeting closed at 3.21pm.