



MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 12 OCTOBER 2010

COMMITTEE MEMBERS PRESENT

Councillor Adams (Vice-Chairman)
Councillor Cook
Councillor Exton
Councillor Mrs Gaffigan
Councillor Helyar
Councillor Higgs
Councillor Holmes
Councillor Howard
Councillor Sam Jalili

Councillor Mrs Jalili
Councillor Mrs Kaberry-Brown
Councillor Vic Kerr
Councillor Parkin (Chairman)
Councillor Scott
Councillor Mrs Smith
Councillor Turner
Councillor Avril Williams

OFFICERS

Acting Lead Professional
Principal Planning Officer (2)
Area Planning Officer
Planning Technician
Committee Support Officer
Legal Executive

OTHER MEMBERS

Councillor Russell

50. DECLARATIONS OF INTEREST

The following interests were declared:-

Councillors Higgs, Holmes and Mrs Smith - personal interest in application RV2, 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 their membership, with the applicant, of Bourne Town Council.

Councillor Mrs Jalili - person and prejudicial interest in application JJ2, 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 her membership of the governing body of Stamford College (the applicants).

51. MINUTES OF MEETING HELD ON 14TH SEPTEMBER 2010

The minutes of the meeting held on 14 September 2010 were approved as a correct record of decisions taken.

52. PLANNING MATTERS

Decision:-

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

KJC1

Application ref:	S10/1038/MJRO
Description:	Outline application for residential development
Location:	Springfield Park, Caunt Road, Grantham, NG31 7BG
Decision:	Deferred

Noting comments from the Highway Authority, Partnership Project Officer (Affordable Housing), Environment Agency, Environmental Protection (Contamination), Anglian Water, Senior Historic Environment Officer, Open Space Officer, LCC (Education), Planning Policy and Upper Witham Internal Drainage Board, comments in support from the applicant, and a note of the Section 106 Heads of Terms; late information report circulated to Members at the meeting including comments from the Open Space Officer, further supporting information from the applicant, including a plan of the site, and suggested alterations to conditions, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Acting Lead Professional, after consultation with the Chairman or Vice Chairman subject to the summary of reasons referred to in the case officer's report, and subject to the completion of a Section 106 Agreement or unilateral undertaking in relation to appropriate developer contributions and affordable housing, and to appropriate conditions, to include the conditions in the main and late reports, and also conditions in relating to the submission of a design and access statement and to a maximum number of 61 dwellings on the site. As the Section 106 Agreement or unilateral undertaking has not been concluded prior to the committee, a period not exceeding six weeks post the date of the committee shall be set for the completion (including signing) of the agreement or undertaking. In the event that the agreement or undertaking has not been concluded, and where in the opinion of the Acting Lead Professional, in consultation with the Chairman or Vice-Chairman, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the

necessary infrastructure or community contributions essential to make what would otherwise be unacceptable developments acceptable have not been forthcoming.

JJ1

Application ref: S10/1757/FULL

Description: Erection of medical centre

Location: The Charles Read School, Bourne Road, Corby Glen, Grantham, Lincolnshire, NG33 4NT

Decision: Deferred

Noting comments made during the public speaking session from:-

Dr John Elder - Corby Glen Surgery - in support
Richard Black - Applicants

together with comments from NHS Lincolnshire, Lincolnshire Wildlife Trust, Heritage Lincolnshire Archaeology, Environmental Protection Officer, LCC Children's Services and the Highway Authority, no objection from the Parish Council; late information report circulated to Members at the meeting including further observations from Sport England and LCC Children's Services, no objection from the Lincolnshire Wildlife Trust and a further letter expressing full support from the Parish Council together with a letter from a local resident and officer comments on the information received, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be deferred to the Lead Professional, subject to consultation with the Chairman or Vice Chairman, and subject to Sport England withdrawing the requested condition in relation to the provision of additional sports facilities. As an amendment, it was proposed and seconded that the application be approved. Following further discussion, the amendment was withdrawn and the proposition to defer for determination by the Acting Lead Professional, after consultation with the Chairman or Vice Chairman, was agreed, subject to the summary of reasons referred to in the case officer's report and subject to Sport England withdrawing the requested condition, subject to an amendment to condition 5 in relation to the pedestrian crossing and subject also to the requirements of Environmental Health Services and other appropriate conditions.

(3.08 pm - Councillor Mrs Jalili left the meeting, having declared an interest).

JJ2

Application ref: S10/1772/FULL

Description: Application under Section 73 of the Town and Country Planning Act 1990 to Amend Condition 3 (parking areas) and 5 (approved drawings) to allow minor amendments previously approved scheme (S10/0361)

Location: New College Stamford, Drift Road, Stamford, PE9 1XA

Decision: Approved

Noting no objection from the Highway Authority, Stamford Town Council or the Environment Agency and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the case officer in the circulated report, and subject also the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. The arrangements shown on the approved plan 090347/PL/130 Rev G and 090347/PL/120 Rev G received on 31 August 2010 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
4. 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.
5. This permission relates solely to the application as amended by drawing numbers 090347/PL/120 Rev B, 090347/PL/130 Rev G, 090347/PL/131 Rev G, 090347/PL/132 Rev G, 090347/PL/133 Rev G, 090347/PL/140 Rev F and 090347/PL/142 Rev G received on 31 August 2010 and drawing 090347/PL/160 Rev B received on 3 August

2010.

Note(s) to Applicant

1. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
2. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
3. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
4. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

(3.12 pm - Councillor Mrs Jalili returned to the meeting).

RV1

Application ref: S10/1939/FULL

Description: Conversion of former public house to 3 flats with demolition of rear function room and replace with extension to main building

Location: 74, North Street, Bourne, Lincolnshire, PE10 9AJ

Decision: Approved

Noting comments from Heritage Lincolnshire, an objection from Bourne Town Council and comments from a nearby resident, together with further observations of the Highway Authority, requesting a condition, and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the case officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been

submitted to and approved in writing by the local planning authority.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the local planning authority.
4. The arrangements shown on the approved plan 0919PLO7AB dated 26 August 2010 for the parking/turning of a vehicle shall be available at all times when the premises are in use.

(3.17 pm - Councillor Russell (not a member of the committee) left the meeting).

RV2

Application ref: S10/1928/HSB

Description: Erection of two storey side extension to dwelling

Location: 82, Mill Drove, Bourne, Lincolnshire, PE10 9BZ

Decision: Approved

Noting no objection from Bourne Town Council and comments from nearby residents, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons set out by the case officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

It was proposed and seconded that;

EXCLUSION OF THE PUBLIC

IN ACCORDANCE WITH SECTION 100A(4) OF THE LOCAL GOVERNMENT ACT 1972, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE LIKELIHOOD, IN VIEW OF THE NATURE OF THE BUSINESS TO

BE TRANSACTED, THAT IF MEMBERS OF THE PUBLIC WERE PRESENT, THERE WOULD BE A DISCLOSURE TO THEM OF EXEMPT INFORMATION AS DEFINED IN PARAGRAPH 6 OF PART 1 OF SCHEDULE 12A OF THE ACT.

This proposition was approved.

(3.20 pm - the press and public left the meeting).

53. PROPOSED TREE PRESERVATION ORDER, FORMER POLICE STATION SITE, STONEBRIDGE ROAD, GRANTHAM

Decision:- That authority be given for a tree preservation order to be made in respect of trees at the former police station site, St Catherine's Road, Grantham, as now specified.

Members considered report PLA843 from the Principal Planning Officer in relation to a proposition to make a tree preservation order with regard to trees on the former police station site at Stonebridge Road/St Catherine's Road, Grantham.

The report set out when tree preservation orders should be used, and it was confirmed that the site contained a significant number of what appeared to be good quality trees of varying species, being particularly valuable in terms of public amenity. The area proposed to be included within the order was shown on a plan attached to the report.

It was proposed, seconded and agreed that authority be given for the making of tree preservation order in respect of the area of trees at the former police station site, Stonebridge Road/St Catherine's Road, Grantham as now identified and specified.

54. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA 851 listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers and a planning appeals update.

55. CLOSE OF MEETING

The meeting closed at 3.25 pm.