

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 31 MAY 2011



COMMITTEE MEMBERS PRESENT

Councillor Ashberry
Councillor Cook
Councillor Higgs
Councillor Howard
Councillor Mrs Kaberry-Brown
Councillor Vic Kerr
Councillor King
Councillor Morgan

Councillor Parkin (Chairman)
Councillor Powell
Councillor Jacky Smith
Councillor Mrs Judy Smith
Councillor Adam Stokes
Councillor Sumner
Councillor Wilkins (Vice-Chairman)

OFFICERS

Acting Lead Professional (Paul Green)
Principal Planning Officer (Kevin Cartwright)
Area Planning Officers (Nigel Bryan, Phil Moore, Fiona Fuller)
Planning Technician (Tim Robertson)
Committee Support Officer (Malcolm Hall)
Principal Solicitor (John Armstrong)

OTHER MEMBERS

Councillor Channell
(In accordance with Council procedure rule 24.5, Councillor Miss Channell spoke in connection with application NB3).

1. DECLARATIONS OF INTEREST

Councillor Adams declared a personal interest in application FF1 as the applicant was known to him personally.

Councillor Wilkins declared a personal interest in application JST4 as the applicant was personally known to him.

2. MINUTES OF MEETING HELD ON 26 APRIL 2011

The minutes of the meeting held on 26 April 2011 were approved as a correct record of decisions taken.

3. SUSPENSION OF STANDING ORDERS

Decision:-

That in accordance with Council procedure rule 23.1, rule 16.3(i) be suspended only for voting on the “part heard” applications in the next minute (NB1, NB4, KJC1, PWM2, FF1 and JJ1).

The Chairman proposed, and it was duly seconded, that standing orders be suspended for the “part heard” applications on the current list for decision, in view of the fact that half of the members of the committee would be unable to vote, as they had not heard all the debate on the applications, and in the interests of openness in the voting process. On being put to the vote the proposition was agreed.

4. PLANNING MATTERS

Decision:-

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

NB1

Application ref:	S10/2312/FULL
Description:	Change of use from residential (C3) to restaurant (A3) and hotel (C1) and erection of single storey and part two storey rear extension
Location:	4, St Marys Place, Stamford, Lincolnshire, PE9 2DN
Decision:	Deferred

Noting the original report to committee, including an objection from Stamford Town Council, no objection from the Consultant Arboroculturalist, comments from the South Kesteven Planning Archaeologist, no objection from planning policy, a number of objections from nearby residents and a note of the Section 106 Heads of Terms.

Noting also the draft reasons for refusal suggested by members following the meeting on 1 March 2011, and observations by the Acting Lead Professional thereon, concluding that the application was recommended for approval subject to the imposition of appropriate conditions and the signing of a Section 106 Agreement; together with a copy of an analysis of the environmental impacts on the proposed development suggested by an environmental consultant, late information report circulated to members at the meeting including suggested amendments to conditions (deletion of condition 5 and renumbering owing to a computer error), together with 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 officers report and subject to the completion of a Section 106 Agreement, in relation to contributions towards highway improvements, and to appropriate conditions, as listed in the report and in the late report, but in this case as the agreement 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. In the event that the agreement has not been concluded and where in the opinion of the Acting Lead Professional, acting in consultation with the 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.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

NB2

Application ref: S10/2313/LB
Description: Alterations and extensions to listed building
Location: 4, St Marys Place, Stamford, Lincolnshire, PE9 2DN
Decision: Deferred

Noting comments made during the public speaking session from :-

Ian Campbell – objecting
Dr Alistair Fair - objecting
Liz Heesom – objecting
James Heesom - objecting
Slaine Short – objecting
Martin Grimes (Stamford Civic Society) – objecting
Philip Grover – agent

together with an objection from Stamford Town Council, comments from English Heritage, Building Control and the South Kesteven Planning Archaeologist, a number of representations from nearby residents, an analysis of environmental impacts in relation to the proposed development and a late information report circulated to members present at the meeting including suggested alterations to conditions, together with comments made by members at the meeting.

It was proposed and seconded that the application be refused. As an amendment, it was proposed and seconded that further consideration be deferred pending an internal site visit by all members of the committee. On being put to the vote the amendment was carried and on being put as the substantive motion was also carried.

South Kesteven Conservation Officer to attend the site visit and the next meeting of the committee at which this application is discussed.

(2.28pm - Councillor Adams left the meeting

2.30pm - Councillor Adams returned to the meeting)

NB3

Application ref: S10/2296/MJNF

Description: Change of use of land to golf course, creation of car park and erection of 2 pedestrian bridges

Location: Land At, Witham On The Hill

Decision: Refused

Noting comments made during the public speaking session from:-

Warwick Banks – objecting
Oliver Grundy – agent

together with comments from the Parish Council and Heritage Lincolnshire and no objection from Natural England, The Environment Agency or the County Council and comments from the Tree Officer and Planning Policy together with objections from nearby residents, and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be refused for the following reasons:-

1. Notwithstanding that the proposal would have limited visual impact on the character of the area it is considered that the proposed golf course would be in a location detached from a Local Service Centre and lead to a form of development that would generate an unacceptable level of vehicle movements in an unsustainable location. Furthermore, there would be limited economic benefits to the local economy with no identified need for the development.
2. The proposal is therefore deemed contrary to core strategy policy SP1, E1 and SAP4 of Site Allocation and Policies Development Plan Document along with being contrary to guidance contained in PPS4.

*(2.53pm – Councillor Mrs Kaberry-Brown left the meeting
2.55pm – Councillor Mrs Kaberry-Brown returned to the meeting).*

NB4

Application ref: S11/0190/FULL
Description: Retention of stable
Location: Sunnyside Cottage, Edenham Road, Lound,
Bourne, Lincolnshire, PE10 0LJ
Decision: Approved

Noting no objection from Lincolnshire Heritage, comments from Planning Policy and objections from nearby residents together with additional letters received, one from the applicant and one from an objector, 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 condition:-

1. The building shall be used for stabling and for no other purpose (including any other purpose in Class B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
2. Within 3 months from the date of this permission the existing lean-to, at the buildings rear, shall be removed.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

(The meeting adjourned from 2.58pm to 3.15pm).

NB5

Application ref: S11/0419/FULL
Description: Erection of dwelling
Location: R/O 45A, Horsegate, Deeping St. James,
Peterborough, PE6 8EW
Decision: Refused

Noting an objection from the Parish Council and comments from Lincolnshire Archaeology, an objection from the Highway Authority and letters of objection 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 refused for the following reason:-

1. The proposed access from which this development is to be served is of inadequate width to permit the passage of two vehicles, and as such is likely to result in the additional parking, waiting, turning and manoeuvring of vehicles in Horsegate, adjacent to the access and along the private drive to the detriment of the safety of other road users.

JST1

Application ref:	S10/2877/FULL
Description:	Demolish existing warehouse and erection of 4 dwellings
Location:	land between 2 Coggles Causeway and, 2, South Road, Bourne
Decision:	Refused

Noting comments made during the public speaking session from:-

Mike Sibthorp – agent

together with no objection from Natural England, the Lincs Wildlife Trust or the Highway Authority, an objection from Bourne Town Council and comments from Assets and Facilities, Environmental Protection and Planning Policy, objections from nearby residents, report of site inspection and comments made by members at the meeting.

It was proposed and seconded that the application be refused on the grounds of the overbearing and dominating nature of the house to the rear of the plot. The Acting Lead Professional confirmed that he was happy with the proposed reasons and on being put to the vote the proposition was agreed and the application refused for the following reason:-

1. The proposed dwelling on Plot 4 by reason of its size, height and siting close to the boundaries of Nos 2 and 4 Coggles Causeway will have a significant impact upon the light and outlook to those properties and therefore upon the residential amenities of the occupiers. The proposal is therefore considered to be contrary to Policy EN1 of the South

JST2

Application ref:	S10/2833/FULL
Description:	Demolition of existing shop and warehouse and erection of 3 shops and 4 flats to upper floors
Location:	24, Broad Street, Stamford, Lincolnshire, PE9 1PJ
Decision:	Approved

Noting no objection from the Stamford Town Council or the Highway Authority, comments from the Consultant Architect for the Historic Environment and Archaeologist, and an objection from a nearby resident, together with 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 materials used in the construction of the external walls and roof shall be carried out in accordance with the submitted Design and Access Statement received on 10 December 2010.
3. No works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
4. No development shall take place within 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 to and approved by the Local Planning Authority.
5. HP00 - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. the approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors.
- ii. loading and unloading of plants and materials.
- iii. storage of plant and materials used in constructing the development.
- iv. measures to control the emission of dust and dirt during construction.
- v. traffic management proposals during each process including demolition and construction.

No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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.

JST3

Application ref:	S11/0056/CAC
Description:	Demolition of existing shop, warehouse and curtilage walls in conservation area
Location:	24, Broad Street, Stamford, Lincolnshire, PE9 1PJ
Decision:	Approved

Noting no objection from the Stamford Town Council or the Highway Authority, comments from the Consultant Architect for the Historic Environment and Archaeologist, and an objection from a nearby resident, together with 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 works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. No works of demolition shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. the approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - a. the parking of vehicles of site operatives and visitors.
 - b. loading and unloading of plants and materials.
 - c. measures to control the emission of dust and dirt during construction.
 - d. traffic management proposals during each process including demolition.

(4.06pm – Councillor Wilkins left the meeting, having declared an interest).

JST4

Application ref: S11/0442/FULL

Description: Change of Use from retail (A1) to hot food takeaway (A5) and provision of external flue to rear roofslope

Location: 41-51, Bridge Street, Deeping St. James, Peterborough

Decision: Approved

Noting comments made during the public speaking session from:-

Colin Harrison – objecting

together with no objection from the Highway Authority or Environmental Protection, an objection from the Parish Council and objections 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 installation of the extraction equipment shall be carried out fully in accordance with details submitted by CCES Limited dated 25 February 2011.
3. The opening hours for the use hereby approved shall be restricted between 1130 hours and 2230 hours Monday to Sunday.

(4.18pm – Councillor Wilkins returned to the meeting).

(As the meeting had lasted for 3 hours, in accordance with Council procedure Rule 9, the committee voted for the meeting to continue).

KJC1

Application ref: S10/1283/MJRO

Description: Application Order Section 73 of the Town and Country Planning Act for residential development (to not comply with Condition 8 of application S05/0220/35 relating to affordable housing)

Location: Former Impress Factory site, Springfield Park, Grantham

Decision: Deferred

(4.20pm – Councillor Ashberry left the meeting).

Noting additional information provided by the applicant and additional comments from the Partnerships and Projects officer, together with representations from Community Archaeology and further representations from the Partnerships and Projects officer, together with additional information in support from the applicants, 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 and 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 in relation to developer contributions as per planning permission S05/022, subject to the reduced level of affordable housing to 25%, and subject also to appropriate conditions, but in this case as the agreement has not been concluded prior to the committee, a period not exceeding 6 weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded, and where in the opinion of the Acting Lead Professional in consultation with the 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.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

IVW1

Application ref: S11/0686/LB
Description: Alteration of listed building
Location: Men of Grantham War Memorial, St Wulframs Church Yard, Swinegate, Grantham, NG31 6RR
Decision: Approved

Noting 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 condition:-

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

PWM1

Application ref: S10/2380/OUT
Description: Erection of dwelling with access off Carmarthen Close
Location: R/o 138 Barrowby Road, Grantham, NG31 8AF
Decision: Approved

(4.28pm – Councillor Ashberry returned to the meeting).

Noting comments from the Community Archaeologist and SK Projects Officer (Drainage), no objection from the Highway Authority and objections from nearby residents, together with 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 or two years from the approval of the last of the reserved matters, whichever is the later.
2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - i. layout;
 - ii. scale;
 - iii. appearance;
 - iv. access; and
 - v. landscaping.
3. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
4. When application is made for approval of the 'reserved matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in forward gear.
5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
6. When application is made to the District Planning Authority for approval of the 'reserved matters', that application shall be accompanied by a scheme of landscaping in respect of the land to which that application relates which shall include:
 - i. The retention of the mature trees as shown on the site plan drawing no. G/2328/02-SK and in accordance with the design and access statement
 - ii. Measures to protect the retained trees during construction works in accordance with BS. 5837:2005 (Trees in Relation to Construction).
 - iii. Details and specifications of any hardstandings/driveway including surface materials

iv. Details of a "no dig" construction method which shall be used for all areas of driveway/hardstanding which encroach onto the root spread of the retained trees.

v. Details (indicating inter alia, the number, species, heights on planting and positions) of all new planting.

Such scheme shall require the approval of the District Planning Authority before any development is commenced. Such scheme as may be agreed shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

7. The dwelling hereby permitted shall be single storey only.

Note(s) to Applicant

1. Prior to the 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.
2. You are advised that when submitting details for surface water drainage, soakaways will not be acceptable. A sustainable drainage system must be submitted and approved. All hard surfaces should be constructed of porous or permeable materials or provision should be made to direct surface water run off to a porous or permeable surface within the curtilage of the dwelling.
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. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.

Tree Officer to inspect the trees on the site and report in relation to a tree preservation order if appropriate.

PWM2

Application ref:	S10/2297/OUT
Description:	Erection of three dwellings
Location:	2, Bourne Road, Colsterworth, Grantham, NG33 5JE

Decision: Deferred

(4.40pm – Councillors Powell and Mrs Kaberry-Brown left the meeting).

(4.42pm – Councillors Powell and Mrs Kaberry-Brown returned to the meeting).

Noting comments from the Community Archaeologist, no objection from the Highway Authority with regard to the original and amended plans, comments from the Parish Council and objections from nearby residents; late information report circulated to members at the meeting including amended plans submitted by the applicant and officer comments thereon, together with suggested additional conditions, 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 no adverse observations following reconsultation with the Highway Authority in relation to the amended plan, and subject to appropriate conditions to include those listed in the main agenda and in the late report.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

PWM3

Application ref: S11/0641/MJNF

Description: Change of use to B8 (open) storage and formation of access

Location: Bourne Road, Colsterworth

Decision: Approved

Noting comments made during the public speaking session from:-

Mike Sibthorp – agent

together with comments from the Community Archaeologist, Highway Authority and Parish Council, and no objection from the Highways Agency, Natural England, Lincs Wildlife Trust or the Environment Agency; late information report circulated to members at the meeting, including no objection from the Highway Authority following the submission of further information, no objection from SK Environmental Protection, further comments from the Parish Council and a number of suggested additional conditions/altered conditions, 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. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
2. 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 the site.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. Notwithstanding the submitted plans, a minimum of a 10 metre wide ecological buffer strip shall be retained between the proposed development and the centreline of the hedge bounding the Twyford Wood Wildlife Site to the south. In all other respects, the ecological buffer strip shall be implemented in accordance with the details specified on drawing No. MSP. 712/001 before the use commences, and retained as such thereafter.
5. Full details and specification of the proposed security lighting (including levels of luminance, extent of light spill and hours of illumination) shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.
6. The boundary treatment as shown on the submitted plans shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.
7. Operations and activities associated with the use hereby permitted shall not be carried out outside the hours of 07:00 – 20:00 hours on any day.
8. The loading/unloading of delivery vehicles shall not be carried out outside the hours of 07:00 - 20:00 hours on any day.
9. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number MSP.712/001 dated May 2011 and thereafter the visibility splay shall be

kept free of obstacles exceeding 0.6 metres in height.

10. The arrangements shown on the approved plan MSP.712/001 dated May 2011 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
11. No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway across the whole frontage of the site and connecting to the existing footway to the west (A1 slip road). The agreed works shall be fully implemented before the use commences.
12. No development shall be commenced before the works to improve the public highway (by means of a 2m wide footway together with all ancillary works) have been certified complete by the Local Planning Authority.
13. Before the use is commenced, the roads and/or footways providing access to the site, 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 use is commenced.
14. No building shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number MSP.712/001 dated May 2011 has been completed.
15. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the commencement of the use or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Informative(s)

- A. Where a footway is constructed on private land, that land will be required to be dedicated to the highway authority as public highways.

- B. You are advised to contact Lincolnshire County Council as the local highway authority of the road construction specification and programme before carrying out any works on site.
- C. Prior to commencement of any works to improve the public highway by providing a 2.0 metre wide footway from the site frontage to the west (A1 slip) a Section 278 Agreement, under the Highways Act 1980 must be entered into with the Local Highway Authority, Lincolnshire County Council along with all ancillary works.
- D. Your attention is drawn to the attached comments of Natural England.
- E. Your attention is drawn to the attached comments of Lincs Wildlife Trust.
- F. Before submitting details of a surface water drainage scheme, you are advised to seek the advice of the Environment Agency to agree an acceptable solution which will avoid contamination of groundwater.
- G. 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.

FF1

Application ref: S10/2181/FULL

Description: Provision of hard standing for outside seating area

Location: The Fighting Cocks, 13, Market Place, Corby Glen, Grantham, Lincolnshire, NG33 4NH

Decision: Deferred

Noting an objection from SKDC Environmental Protection, objections from neighbouring residents, additional information from the agent for the applicant including one received since the last meeting, two additional letters in support, referred to at the meeting, report of site inspection and comments made by members at the meeting.

It was proposed, seconded and agreed, that further consideration be deferred for discussion with the applicants with regard to moving the hardstanding to the other side of the existing car parking area.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

JJ1

Application ref: S10/2586/FULL

local planning authority]. Development shall be carried out in accordance with the approved details.

8. No construction works, movement of construction traffic, and deliveries to and from the premises shall occur other than between 0730 and 1830 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.
9. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.
10. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan drawing number 001/SP/SKDC Rev A received on 6th May 2011 and retained for that use thereafter.

Note(s) to Applicant

1. This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
2. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

JJ2

Application ref: S11/0406/FULL

Description: Application to extend time limit for the implementation of application of S08/0317 for construction of 9 dwellings

Location: 59 & 65, Abbey Road, Bourne, PE10 9EN

Decision: Deferred

Noting comments from Partnership and Project Officer Housing Solutions, no objection from Environmental Protection or the Highway Authority, comments from the Community Archeaologist and no objection from Bourne Town Council, together with 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 in relation to contributions towards affordable housing (35%) and subject to appropriate conditions, but in this case as the agreement has not been concluded prior to the committee, a period not exceeding 6 weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded, and where in the opinion of the Acting Lead Professional in consultation with the 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.

5. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA885 listing details of applications not determined within the 8 week time period. Also submitted was a list of applications dealt with under delegated powers.

6. CLOSE OF MEETING

The meeting closed at 5.25pm.