

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 20 SEPTEMBER 2011



COMMITTEE MEMBERS PRESENT

Councillor Adams
Councillor Ashberry
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 Judy Stevens
Councillor Adam Stokes
Councillor Sumner
Councillor Wilkins (Vice-Chairman)
Councillor Wren

OFFICERS

(none)

OTHER MEMBERS

(none)

31. MEMBERSHIP

The committee was notified that a notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990 had been received, appointing Councillor Adams in place of Councillor Cook for this meeting only.

32. STATEMENT BY COUNCILLOR MORGAN

Councillor Morgan made a statement in which she apologised for any misunderstanding which might have arisen from a statement she made at the Development Control Committee meeting on 28 June 2011. She said that her comments reflected correspondence which had been received from English Heritage, and not circulated prior to the meeting. However she felt that the comments she had made could be perceived to undermine the expertise of the District Council's Conservation Officer, Ian Wright.

She therefore stated that she wished to personally apologise to Ian Wright for any offence which had been caused, and confirmed that she had every faith in his abilities as the District Council's Conservation Officer.

33. DECLARATIONS OF INTEREST

Councillor Ashberry declared a personal interest in applications JJ2 and JJ3, as a member of the Labour and Cooperative party, and the applicants were the Cooperative Society.

Councillor Morgan declared a personal interest in applications JJ2 and JJ3, as a member of the Labour and Cooperative party, and the applicants were the Cooperative Society.

Councillor Jacky Smith declared a personal and prejudicial interest in application PL1, as she knew the owner of the site.

Councillor Mrs Brenda Sumner declared a personal and prejudicial interest in applications JST1 and JST2 as she was a friend of one of the objectors to the application.

34. MINUTES OF MEETING HELD ON 23RD AUGUST 2011

The minutes of the meeting held on 23 August 2011 were approved as a correct record of decisions taken, subject to a small amendment to minute 25 to indicate that Councillor Stokes knew “one of the landowners” well, not “the landowner”.

35. PLANNING MATTERS

Decision:-

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

RV1

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| Application ref: | S11/1705/FULL |
| Description: | Conversion and change of use from residential to veterinary clinic |
| Location: | 15, Church Street, Market Deeping, Peterborough, Lincolnshire, PE6 8DA |
| Decision: | Refused |

Noting comments made during the public speaking session from:-

- Mr C J Woolhouse – objecting
- John Bloomfield – objecting
- Mrs Pam Bird – objecting
- Morwenna Hawkins – applicants

together with an objection from the Town Council, no objection from Environmental Protection, a request to refuse from the Highway Authority and a significant number of 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 reasons:-

1. There is insufficient provision made within the application site to accommodate the parking and turning of vehicular traffic likely to be generated by the proposed development, and this deficiency is likely to result in the indiscriminate parking of vehicles along Church Street and The Orchard. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicle movement in and around the site including access for emergency vehicles. Furthermore, the inadequacy of the parking provision is likely to be regarded as setting a precedent for other developments both within the site and elsewhere.
2. The proposal if permitted is likely to cause a confusion in traffic movements along Church Street and The Orchard and in such close proximity to the junction to the detriment of highway safety and other road users.
3. The proposed use, within a primarily residential area, would have an impact upon the appearance and setting of the Grade 1 listed church and the Conservation Area and would be contrary to national planning guidance PPS5. Furthermore it would create noise and disturbance to adjoining residential properties by reason of vehicular movements and be contrary to South Kesteven Core Strategy Policy EN1.

(1.42pm – Councillor Jacky Smith left the meeting, having declared an interest).

PL1

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| Application ref: | S11/0761/FULL |
| Description: | Residential development for 4 no. 2 storey dwellings and creation of new access |
| Location: | 51, Barrowby Road, Grantham, Lincolnshire, NG31 8AA |
| Decision: | Approved |

Noting comments made during the public speaking session from:-

Peter Harrison – objecting

Mike Sibthorp – agent

together with comments from the Conservation Officer, Highway Authority and Arboricultural Officer together with a number of objections from nearby residents; late information report circulated to members at the meeting including details of an additional response following the submission of additional plans, 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. 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 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.
3. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number MSP.553/001 Rev C dated 20 July 2011. (Please note that 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.)
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. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as

approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant]. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme].

7. Before the first occupation of the buildings hereby permitted, the first floor window on the side elevations shall be fitted with obscure glazing (to a minimum obscurity of Pilkington Level 3 or equivalent) and if any part of the window(s) is less than 1.7m above the floor of the room in which it is installed, it shall be non opening. The windows shall be retained as such thereafter.

Note(s) to Applicant

1. The applicant is reminded that it is an offence under the Wildlife & Countryside Act 1981 to disturb protected species and advised that if any protected species are found on site during construction work should stop and Natural England notified immediately.
2. 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.

(2.15pm – Councillor Jacky Smith returned to the meeting).

JJ1

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| Application ref: | S11/1391/OUT |
| Description: | Two detached dwellings |
| Location: | Casterton House, Casterton Road, Stamford, Lincolnshire, PE9 2UA |
| Decision: | Refused |

Noting no objection from the Highway Authority, comments from the Consultant Arboriculturalist and Stamford Town Council, together with a number of 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 reasons:-

1. The development in this part of Stamford is characterised by a mix of one and two storey dwellings fronting onto the surrounding roads. It is considered that the proposed development is at odds with the prevailing character and would represent an unacceptable form of backland development. Whilst the development is relatively well screened by the existing trees and landscaping it is considered that the development would also compromise the setting of Casterton House. Although Casterton House is not a listed building it is considered to be a significant local heritage asset. Acceptance of the proposed development would therefore be contrary to the requirements of Planning Policy Statement 1 and Policy EN1 of the South Kesteven District Council Core Strategy.
2. The site boundary is surrounded by trees some of which are the subject of a Tree Preservation Order. The site also has a number of fruit trees on it. The Council's Consultant Arboriculturalist has not raised any objections to the proposed development subject to the tree protection measures being implemented. He has however indicated that the development would appear to be cramped in view of the surrounding tree cover. It is considered that if all of the trees proposed to be retained are kept the proposed dwellings would have very limited usable outside space. Furthermore the dwellings would be significantly overshadowed and over dominated by the surrounding tree cover all of which would be detrimental to the future residential amenities of any potential occupiers of the dwellings and removal of the trees would only result in further adverse impact on the character and appearance of the area and the setting of Casterton House. Acceptance of the proposed development would therefore be contrary to the requirements of Planning Policy Statement 1 and Policy EN1 of the South Kesteven District Council Core Strategy.
3. The proposed passing bay on the access road would be located directly adjacent to the side wall of 51 Casterton Road. It is considered that this would result in an unacceptable increase in noise and disturbance to the occupiers of 51 Casterton Road contrary to the requirements of Policy EN1 of the South Kesteven District Council Core Strategy.

JJ2

Application ref: S11/1157/MJRO

Description: Application to extend time limit for implementation of application S06/1388 for residential development

Location: Anglia Regional Co-Operative Site, Manning Road, Bourne

Decision: Deferred

Noting comments made during the public speaking session from:-

Katherine Else – Agent

together with no objection from the Environmental Protection Officer, Bourne Town Council, the Environment Agency or Highway Authority and comments from Heritage Lincolnshire (Archaeology), LCC Children's Services and the Primary Care Trust, together with an objection from a neighbouring business and a note of the Section 106 Heads of Terms; late information report circulated to members at the meeting, in relation to the level of Section 106 contributions and officers' comments thereon, including a recommendation for a change to the Section 106 contribution for affordable housing on both schemes (JJ2 and JJ3) from 31% to 28% with a 40% overage clause built in to the agreement, 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 in relation to developer contributions and the level of affordable housing and to appropriate conditions as listed in the report, and as now amended, 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 within the 6 week period, and where in the opinion of the Acting Lead Professional acting 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 an unacceptable development acceptable have not been forthcoming.

JJ3

Application ref: S11/1158/MJRO

Description: Application to extend time limit for implementation of application S08/0286 for residential development (up to 29 units) with associated access and landscaping

Location: Mays Garage, Spalding Road, Bourne, Lincolnshire, PE10 9LE

Decision: Deferred

Noting comments made during the public speaking session from:-

Katherine Else – Agent

together with no objection from the Environmental Protection Officer, Bourne Town Council, the Environment Agency or Highway Authority and comments from Heritage Lincolnshire (Archaeology), LCC Children's Services and the Primary Care Trust, together with an objection from a neighbouring business and a note of the Section 106 Heads of Terms; late information report circulated to members at the meeting, in relation to the level of Section 106 contributions and officers' comments thereon, including a recommendation for a change to the Section 106 contribution for affordable housing on both schemes (JJ2 and JJ3) from 31% to 28% with a 40% overage clause built in to the agreement, 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 in relation to developer contributions and the level of affordable housing and to appropriate conditions as listed in the report, and as now amended, 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 within the 6 week period, and where in the opinion of the Acting Lead Professional acting 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 an unacceptable development acceptable have not been forthcoming.

KJC1

Application ref: S11/0594/FULL

Description: Variation of Condition 1 of S00/0471 to permit an increase in the number of shooting days from 50 to a maximum of 120 days per calendar year

Location: Stubton Gorse, Stubton

Decision: Deferred

Noting comments made during the public speaking session from:-

Celia Derbyshire – Fenton Parish Meeting
Mr D Rawlins – objecting
Mike Sibthorp – agent

together with comments from Environmental Protection (Noise), Public Rights of Way Officer and Hough on the Hill Parish Council, an objection from Fenton Parish Meeting, a number of objections from nearby residents, a letter in support from a nearby resident and submissions in support from the applicant, together with comments made by members at the meeting.

It was proposed and seconded that the current planning permission be extended for a period of 9 months for shooting to take place on a pro rata period, subject to the conditions proposed in the report plus one requiring a minimum of 7 days notification to be given to the parish meeting of shooting days; the total time period per day to commence with the first shot, and in addition a site visit to take place at some time during the 9 months period when shooting was taking place. Following discussion, this proposition was withdrawn and it was proposed, seconded and agreed that further consideration be deferred to the next meeting to enable a site visit to take place and to enable the conditions suggested in the report to be looked at in conjunction with the solution proposed by the Vice Chairman, and also for comments from the Noise Protection Officers of the District Council.

KJC2

Application ref: S11/1501/MJRF
Description: 60 bed residential Nursing and Dementia Home (Class C2) and 72no. extra care apartments (Class C2) with associated car parking and landscaping
Location: Land off Springfield Road, Grantham
Decision: Deferred

Pending receipt of the full comments of the Highway Authority

*(The meeting adjourned from 3.31pm to 3.49pm).
(Councillor Mrs Brenda Sumner did not return to the meeting on its resumption, as she had declared an interest in the next two applications).*

JST1

Application ref: S11/1210/LB
Description: Internal alterations to listed building

Location: 4, Barn Hill, Stamford, Lincolnshire, PE9 2AE

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr Richard Barry – Stamford Civic Society

together with comments from Lincolnshire Heritage Archaeology, English Heritage, Conservation Officer and Nick Boles MP, objections from Stamford Town Council, Stamford Civic Society and a number of representations from nearby residents together with comments made by members at the meeting.

It was proposed, seconded and agreed that further consideration be deferred for a site inspection (to involve any member who wishes to attend in addition to the rota).

JST2

Application ref: S11/1209/FULL

Description: Erection of fence

Location: 4, Barn Hill, Stamford, Lincolnshire, PE9 2AE

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr P M Stean – objecting

together with no objection from the Highway Authority, an objection from Stamford Town Council, comments from Lincolnshire Heritage Archaeology, objections from Stamford Civic Society and a number of objections from nearby residents, together with comments made by members at the meeting.

It was proposed, seconded and agreed that further consideration be deferred for a site inspection (to involve any member who wishes to attend in addition to the rota).

(4.15pm Councillor Mrs Brenda Sumner returned to the meeting).

JST3

Application ref: S11/1430/FULL

Description: Change of use of industrial unit (B1, B2, B8) to fitness centre (D2)

Location: Unit D, Bentley Business Park, Northfields Industrial Estate, Market Deeping, Peterborough, PE6 8LD

Decision: Refused

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

Noting comments made during the public speaking session from:-

Mr A Sharma – applicant

together with no objection from the Town Council, recommendation to refuse from the Highway Authority and comments from Planning Policy together with representations from nearby residents; late information report circulated to members at the meeting including (in full) a letter signed by 5 businesses using Bentley Business Park objecting to the application, 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 reasons:-

1. There is insufficient provision made within the application site to accommodate the parking of vehicular traffic likely to be generated by the proposed development, and this deficiency is likely to result in indiscriminate parking of vehicles along access roads within the site. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicular movement in and around the site including access for emergency and service vehicles.

The proposal is therefore considered to be contrary to Planning Policy Guidance note 13 (PPG13) and policies E1 and EN1 of the South Kesteven Core Strategy (2010).

2. In the opinion of the local planning authority it is considered that the proposal would result in the loss of an existing employment use, which is situated in the heart of an established industrial estate, in an area where there is no identified surplus of employment land or buildings.

The proposal is therefore considered to be contrary to Planning Policy Guidance note 13 (PPG13) and policies E1 and EN1 of the South Kesteven Core Strategy (2010).

(4.52pm – Councillor Adams left the meeting).

(4.55pm – Councillor Wren left the meeting).

(4.55pm – Councillor Adams returned to the meeting).

(4.59pm – Councillor Wren returned to the meeting).

JST4

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| Application ref: | S11/1804/MJNF |
| Description: | Section 73 application to vary condition 12 (installation of MOVA traffic equipment) and condition 14 (amended plans) of S08/0850 |
| Location: | UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG |
| Decision: | Approved |

Noting comments made during the public speaking session from:-

Steve Gosling – agent

together with comments from Stamford Town Council and the Archaeologist; late information report circulated to members at the meeting giving further information on approved applications on the site, further comments from the Highway Authority and suggested conditions, 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. There shall be no variation of the internal subdivision of the retail units without prior written approval from the district planning authority.
3. The amount of gross internal Floorspace for food retail purposes shall not exceed 5,159 square metres.
4. None of the units other than 1 and 5 shall be used for food retail purposes.
5. The retail use for units 2 to 5 shall not take place outside 0800 hours and 2000 hours Monday to Saturday and 0900 hours and 1800 hours on any other day which shall include public holidays.
6. The retail use for unit 1 shall not take place outside 0800 hours and 2200 hours Monday to Saturday and 0900 hours and 1800 hours on

Sundays, and no sales shall take place before the hours of 1000 hours and after 1600 hours on Sundays.

7. There shall be no movement of delivery vehicles to and from units 2 to 5, or the carrying out on site of any other operational activity in connection with units 2 to 5 that is likely to give rise to noise and disturbance before the hours of 0730 and after 2000 hours Monday to Friday or before 0800 hours and after 1800 hours on Saturdays, or at any other time on Sundays and public holidays.
8. The development and its operational use shall be carried out in accordance with the approved Service Yard Delivery Plan dated 1 August 2011.
9. Prior to the occupation of the hereby permitted development the applicant shall secure and provide a 'Puffin' crossing as indicated on the plans/detail provided with the submitted application – implemented to a location to be agreed and to a specification and the satisfaction (subject to audits) of the local planning authority unless otherwise agreed in writing.
10. The arrangements shown on the approved plan, drawing no. P21 Rev C received 29 July 2011 for the parking/turning/manoeuvring/loading and unloading of vehicles and the provision of cycle parking shall be available at all times when the premises are in use.
11. Within 6 months of the development hereby permitted being brought into use, the applicant shall provide and install 'Compact MOVA' to the Drift Road/Ryhall Road traffic signals junction controller together with any necessary works to the satisfaction of the local planning authority.
12. Within 6 months of the development hereby permitted being occupied, a Travel Plan shall be submitted to and approved in writing by the local planning authority. All plans shall include details to ensure the frequency of public transport serving the site meets the requirements of users. Thereafter annually a survey shall be submitted to the local planning authority that will provide details of the implementation of the Travel Plan. The occupier shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan unless the local planning authority stipulates approval to any variation.
13. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: P20 Rev B, P21 Rev C, P22 Rev A and P23 Rev A.

JST5

Application ref: S11/1805/MJNF

Description: Section 73 application to vary condition 9 (installation of MOVA traffic equipment) and condition 11 (amended plans) of S08/0848

Location: UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG

Decision: Approved

Noting comments made during the public speaking session from:-

Steve Gosling – agent

together with comments from Stamford Town Council and the Archaeologist; late information report circulated to members at the meeting giving further information on approved applications on the site, further comments from the Highway Authority and suggested conditions, 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. There shall be no subdivision of the extended retail unit as hereby permitted.
3. The amount of net convenience retail floorspace shall not exceed 1915 square metres for the extended unit.
4. The retail use for the extended unit shall not take place outside 0800 hours and 2200 hours Monday to Saturday and 0900 hours and 1800 hours on Sundays, and no sales shall take place before the hours of 1000 hours and after 1600 hours on Sundays.
5. The development and its operational use shall be carried out in accordance with the approved Service Yard Delivery Plan dated 1 August 2011.
6. Prior to the occupation of the hereby permitted development the applicant shall secure and provide a 'Puffin' crossing as indicated on the plans/detail provided with the submitted application – implemented to a location to be agreed and to a specification and the satisfaction (subject to audits) of the local planning authority unless otherwise agreed in writing.

7. The arrangements shown on the approved plan, drawing no. P21 Rev C received 29 July 2011 for the parking/turning/manoeuvring/loading and unloading of vehicles and the provision of cycle parking shall be available at all times when the premises are in use.
8. Within 6 months of the development hereby permitted being brought into use, the applicant shall provide and install 'Compact MOVA' to the Drift Road/Ryhall Road traffic signals junction controller together with any necessary works to the satisfaction of the local planning authority.
9. Within 6 months of the development hereby permitted being occupied, a Travel Plan shall be submitted to and approved in writing by the local planning authority. All plans shall include details to ensure the frequency of public transport serving the site meets the requirements of users. Thereafter annually a survey shall be submitted to the local planning authority that will provide details of the implementation of the Travel Plan. The occupier shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan unless the local planning authority stipulates approval to any variation.
10. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: P20 Rev B, P21 Rev C, P22 Rev A and P23 Rev A.
11. The development shall be carried out using the agreed materials, as per the submitted samples.

JST6

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| Application ref: | S11/1751/FULL |
| Description: | Demolition of existing commercial buildings and erection of 3 terrace dwellings |
| Location: | Land between, 2 Coggles Causeway & 2 South Road, Bourne |
| Decision: | Approved |

Noting comments from the Archaeologist, Assets and Facilities, Environmental Protection and Planning Policy, no objection from Natural England, the Lincs Wildlife Trust or the Highway Authority and objections from Bourne Town Council and a local 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. 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 proposed boundary treatments within the development shall be carried out in accordance with those identified on drawing no.2622/10A dated 3 August 2011.
4. 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.
5. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:
 - (a) A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - (b) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - (c) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.
6. 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.
7. The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the local planning authority. The report shall be submitted by the agreed competent person and identify that approved remedial works

have been implemented. The report shall include, unless agreed in writing:

(a) A complete record of remedial activities, and data collected as identified in the remedial scheme, to support compliance with agreed remedial objectives;

(b) As built drawings of the implemented scheme;

(c) Photographs of the remediation works in progress; and

(d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

8. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the local planning authority.
9. The development shall be carried out in accordance with the mitigation measures proposed within the submitted Protected Species Survey dated March 2010.
10. Before development commences on site, further details relating to the vehicular access and ancillary works, including drainage works 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 into use and thereafter retained at all times.
11. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 2622/10A dated 3 August 2011, and retained for that use thereafter.
12. 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.
13. 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.

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. Surface water off private drives and other private areas shall not discharge onto adopted highway. Drives that fall toward the highway shall have drainage channels at the interface connected into the house drainage.
3. Where private drives are proposed as part of any development, you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.

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.

36. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA908 listing details of applications not determined within the 8 week time period. Also submitted was a list of applications dealt with under delegated powers and a planning appeals update/summary including copies of appeal decisions, as at the end of August 2011.

37. MR PAUL GREEN - ACTING LEAD PROFESSIONAL

The Chairman told the committee that this was Paul Green's last meeting in the role of Acting Lead Professional, and he was leaving the authority the following day. He thanked Paul for this hard work in support of the committee's activities and wished him best for the future.

38. CLOSE OF MEETING

The meeting closed at 5.18pm.