

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 18 DECEMBER 2012



COMMITTEE MEMBERS PRESENT

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

Councillor Powell
Councillor Mrs Judy Smith
Councillor Jacky Smith
Councillor Stevens
Councillor Adam Stokes
Councillor Mrs Brenda Sumner
Councillor Wilkins (Chairman)
Councillor Wren

OFFICERS

Head of Development and Growth (Mark Williets)
Development Management Service Manager (Pat Reid)
Principal Planning Officer (Justin Johnson)
Area Planning Officers (Nigel Bryan, Paul Milne and Louise Parker)
Systems Support Officer (Gavin Hutchinson)
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

65. DISCLOSURE OF INTERESTS

Councillor Wilkins disclosed and interest in application S12/2555, as he was employed by a firm involved with the application. He had no personal involvement, but the firm did.

66. MINUTES OF MEETING HELD ON 4TH DECEMBER 2012

The minutes of the meeting held on 4th December 2012 were accepted as a correct record of decisions taken.

(As the electronic voting system was inoperative, the voting on this minutes was by a show of hands).

(The electronic voting system was in operation for all subsequent votes).

(1.05pm – Councillor Ashberry entered the meeting).

67. PLANNING MATTERS

Decision:-

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

PJM1

Application ref: S12/2727

Description: Demolition of Dutch Barn and Nissen Hut, conversion of former barn to 2 dwellings, erection of 3 bay detached garage and erection of detached dwelling.

Location: Oak Farm Barns, church Street, Harlaxton,
Grantham,NG32 1HB

Decision: Refused

Noting comments made during the public speaking session from:-

Councillor Carol Harris – Chairman of Harlaxton Parish Council
Nigel Lee – supporting

(1.25pm – Councillor Morgan entered the meeting).

Mike Sibthorp – agent on behalf of the applicant

together with no objection from Planning Policy, Highway Authority, Environmental Health, Natural England, Lincolnshire Wildlife Trust or Upper Witham Internal Drainage Board, comments from Lincolnshire Heritage, objections from the Parish Council, objections from the Conservation Officer and representations from nearby residents; late information report emailed to all Members before the meeting, including additional correspondence from the Parish Council, further letter from the agent in support, 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:-

The application site is located within the historic core of the Harlaxton Conservation Area and comprises a group of redundant farm buildings, some

traditional and of late C18/early C19 construction and others dating from the mid C20.

Two unsightly twentieth century structures on the front/eastern part of the site, a Dutch barn and a Nissen hut, are to be removed and replaced with a detached dwelling. The Dutch barn and Nissen hut are modern, unsympathetic structures and their removal would represent an enhancement of the scene on this important approach to the parish church and restore the openness of the site frontage.

It is considered that the principle of development in this location where there is no evidence of any previous building/s prior to the mid-twentieth century Nissen hut and Dutch barn being erected and where the openness of this part of the site is important to the character of street scene in this part of the conservation area, being the principal approach to the parish church would neither conserve or enhance the character of the conservation area. Furthermore it is considered that the erection of a new dwelling on this site would have an adverse impact on the setting of the nearby listed buildings.

Accordingly the proposal is considered to be contrary to sections 7 (Requiring good design), 11 (Conserving and enhancing the natural environment) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework and policy EN1 of the South Kesteven Core Strategy

LDPP1

Application ref: S12/2613/FULL

Description: Application under section 73 of the Town and Country Planning Act 1990 to allow for the Variation of Condition 3 of S98/0558 (to extend delivery hours)

Location: Asda Store, Union Street, Barrowby Road, Grantham.

Decision: Approved

Noting no objection from the Highway Authority, comments from Environmental Protection and comment from a nearby resident; late information report emailed to all Members before the meeting, including a note of 5 further letters of objection (88 neighbours being consulted) and a note from Environmental Protection in relation to complaints, report of site inspection and comments made by Members at the meeting.

It was proposed that the application be approved, subject to a number of amended conditions, which were read to the Committee by the proposer. This proposition was seconded, subject to proposed condition 4 (in relation to reversing alarms) being amended by the deletion of the words "not cause a

nuisance” and the substitution of the words “be disabled”. This amendment was accepted by the proposer.

Members commented on the poor arrangement of the loading bay at the store, and it was agreed that the Development Management Service Manager would write to the owners asking them to seriously consider improvements.

It was further suggested that in order to reduce the likelihood of complaints about noise in the yard that proposed condition 3 be amended to restrict the movement of pallets or pallet trucks as well as product cages between certain hours. This was accepted by the proposer and seconder.

On being put to the vote the proposition as amended was agreed, and the application was approved, subject to the following conditions:-

1. The revised delivery hours referred to are 06.30 to 22.00 Monday to Saturday and 07.30 – 18.00 Sundays and Bank Holidays, for a period of 52 weeks from the issue of this approval.
2. At no time during the delivery shall the delivery vehicle remain stationary with its engine and refrigeration unit idling whilst waiting to unload, undertaking a delivery or whilst its delivery is being off loaded.
3. No product cages, or pallets or pallet trucks (full or empty) shall be moved across the outside yard area between the hours of 9pm and 7am Monday to Saturday and 9pm and 7.30am Sundays and Bank Holidays.
4. Reversing alarms on vehicles making deliveries to the store shall be disabled. Alternative vehicle safety measures such as radar safety devices, TV cameras and in cab audible devices, or a person at the rear warning of a reversing vehicle shall be used instead.
5. The applicant and his delivery drivers shall have regard and advice from the “Quiet Deliveries Demonstration Scheme” prepared by the Department of Transport (May 2011).

NB1

Application ref: S12/2528/RM

Description: Erection of petrol filling station (reserved matters application pursuant to S12/0222)

Location: Land at, South Road, Bourne.

Decision: Approved

Noting no objection from Bourne Town Council or Thurlby Parish Council, comments from Lincolnshire Heritage and no objection from Natural England, together with representations from nearby residents, 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 to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

L5/455/33 rev C
L5/455/34 rev A
L5/455/35 rev A
L5/455/36 rev B
L5/455/37 rev A

2. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the operation of the petrol filling or in accordance with the programme agreed with the local planning authority.
3. The lighting scheme as submitted by Hilclare Lighting Manufacturer shall be built as approved and no changes shall be allowed to it, without planning permission first having been obtained, which would increase illuminance levels.

Note(s) to Applicant

1. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.
2. The premises will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 to unload petrol. In addition if the throughput of petrol in a 12 month period is likely to exceed 500m³ Stage II vapour recovery will also need to be put in place. Please note that should Stage II vapour recovery be required there would be a need to inform Environmental Protection.
3. Prior to the submission of details for any access works to the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information. You are also advised to contact Lincolnshire County Council as the Local

Highway Authority for approval of the road construction specification and programme before carrying out any works on site.

NB2

Application ref: S12/2504/OUT

Description: Section 73 application to remove Condition 4 of Outline Permission S12/0222/OUT, to allow 24 opening of the petrol filling station

Location: Land at, South Road, Bourne

Decision: Approved

Noting comments made during the public speaking session from:-

Mr M Stanojevic – applicants

together with no objection from Bourne Town Council and an objection from Thurlby Parish Council, comments from Lincolnshire Heritage and Environmental Protection and a number of objections from nearby residents; late information report emailed to all Members before the meeting, including amendments to proposed conditions 1 and 2, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be approved, subject to the conditions in the report, as amended by the late report.

Following further discussion in regard to lighting of the premises, and the effect on local residents and wildlife, a suggested variation to condition 3 was made and agreed by the proposer and seconder.

Members expressed concern at the possible unrestricted use of the shop and kiosk at unsociable hours, with the potential for anti-social behaviour resulting, and a Member asked if the kiosk at the filling station would sell takeaway food and alcohol. Exceptionally, the Chairman allowed the applicant to speak, and he confirmed that this would in fact be the case, although the licence (when applied for and granted) would restrict alcohol sales.

Before the proposition was put, the Chairman confirmed that it would be subject to the conditions in the report as amended in the late report and also the amendment agreed above in regard to lighting.

The proposition was then put to the vote and the application was approved, subject to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from 02 May 2012 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 02 May 2012:
 - (a) layout;
 - (b) scale;
 - (c) appearance; and
 - (d) landscaping.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

3. When an application is submitted for the approval of reserved matters it shall be accompanied with a plan identifying the means of lighting that shall minimise the impact on persons and wildlife, for the development as well as indicate how long the lighting will be turned on. The lighting scheme is to be approved by the officers prior to the commencement of development and shall be subject to the approval of the Petroleum Officer.
4. The premises can be used for petrol and kiosk sales only with unrestricted hours of operation; however, outside the hours of 06:00 - 23:30 no petrol deliveries are allowed and ancillary equipment including the jet wash, car wash and car vac shall be restricted.
5. The recommendations contained in the submitted 'Riparian Mammal Survey', 'Reptile Survey' and 'Extended Phase 1 Habitat Survey' undertaken by delta-simons shall be implemented, unless otherwise agreed in writing with the Local Planning Authority.
6. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
7. All surface water from parking and manoeuvring area shall be passed through a petrol interceptor prior to disposal to groundwater, watercourse or surface water sewer and the interceptor shall be maintained in accordance with manufacturers guidelines.

8. 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.
9. Before the petrol station is brought in to use the roads and/or footways providing access to the building, 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. Details of the roads and/or footways shall be submitted to and approved in writing and clearly demonstrate how pedestrians and cyclists will be accommodated within and around the scheme.

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

10. 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 visibility splays indicated on drawing number L5/455/21 B dated 12 March 2012 and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.
11. Before any unit is occupied, 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 and approved by the local planning authority.
12. When the application is made for approval of 'Reserved Matters' that application shall show details of the arrangements of the parking/turning/manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before the building is occupied and shall be kept permanently free for such use at all times thereafter.
13. The development hereby permitted shall not be commenced until such time as a scheme to install the underground tank(s) has been submitted to, and approved in writing by, the local planning authority.
14. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

L5/455/20 rev A
L5/455/21 rev B
L5/455/22 rev B

Note(s) to Applicant

1. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.
2. The premises will require an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010 to unload petrol. In addition if the throughput of petrol in a 12 month period is likely to exceed 500m³ Stage II vapour recovery will also need to be put in place. Please note that should Stage II vapour recovery be required there would be a need to inform Environmental Protection.
3. Prior to the submission of details for any access works to the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information. You are also advised to contact Lincolnshire County Council as the Local Highway Authority for approval of the road construction specification and programme before carrying out any works on site.

AH1

Application ref: S12/2875/HSB
Description: Erection of single storey side and rear extensions
Location: 10 Glen Crescent, Stamford, Lincolnshire, PE9 1SW
Decision: Approved

Noting no comments from the Heritage Trust of Lincolnshire 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 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 development shall be undertaken in strict accordance with the details shown on the following approved drawing numbers :-

Location Plan (Scale 1:1250) received on 7 November 2012
Existing Layout Plan (Scale 1:200) received on 13 November 2012
Proposed Layout Plan (Scale 1:200) received on 13 November 2012
Existing Layouts (Scale 1:50) received on 7 November 2012
Proposed Layouts (Scale 1:50) received on 7 November 2012

3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Note(s) to Applicant

1. 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.

LDPP2

Application ref: S12/2734/FULL

Description: Erection of storage unit, 2.4m high gates and fencing and replace flat porch roof with mono pitch.

Location: 9 Ruston Road, Grantham, Lincolnshire, NG31 9SW

Decision: Approved

Noting no objection from the Highway Authority and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject 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 storage unit hereby permitted shall be removed and the land restored to its former condition on or before two years from the date of this permission.
3. The storage unit shall be used for the purpose hereby permitted and for

no other purpose.

4. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing No. BB/M/12/001 received 22 October 2012

Design and Access Statement revised 5 November 2012 received 6 November 2012

(The meeting adjourned from 3.12pm to 3.32pm).

JJ1

Application ref:	S06/1151/MJNF
Description:	Non food retail development (6 units) with associated parking, servicing and access.
Location:	Former Mirlees Blackstone Site, Uffington Road, Stamford
Decision:	Approved, subject to the Secretary of State not calling in the application, and to a Section 106 agreement.

The Case Officer, in introducing the application, gave a lengthy history of the consideration of the application, which was set out in detail on pages 34 and 35 of the report. He reminded the Committee that the application had been approved in 2008, but following a successful application by Stamford Chamber of Trade and Commerce for a judicial review of the decision, the planning consent had been quashed for the reasons set out at the top of page 35 of the report. Following the Court's decision, the application was now reported back to the Committee for re-determination. Details of the original scheme were set out on page 35, as were details of an amended scheme submitted since the Committee's last consideration and following the quashing of the decision by the High Court. The Case Officer also referred to a table of figures in relation to sensitivity test 2, set out on page 67 of the report, and circulated amended figures to Members present.

(3.45pm – Councillor Mrs Kaberry-Brown left the meeting).

The Committee noted comments made during the public speaking session from:-

Timothy Lee – President, Stamford Chamber of Trade and Commerce

Trade and Egerton Gilman – Committee Member, Stamford Chamber of
Commerce
Anthony Ferguson – applicants

together with comments from the consultation undertaken as a result of the amended scheme from Stamford Town Council, no objection from the Environment Agency, Natural England, Environmental Protection, Highways Agency, Highway Authority and Heritage Lincolnshire, comments from the Planning Policy Team and the Consultant Arboriculturalist and representations from local residents, together with objections from Stamford Chamber of Trade and Commerce and detailed comments from Martin Tonks and several letters from Wedlake Bell on behalf of the Chamber and comments from Delaine Buses Ltd and Savills, lengthy officer observations on all issues raised, in regard to retail impact, access and highway safety, design and layout and impact on wildlife, together with a note of the Section 106 Heads of Terms; late information report emailed to Members prior to the meeting, including a note of an additional letter of objection from a local resident and an additional letter (in full) from Wedlake Bell on behalf of the Chamber of Trade and Commerce, together with comments made by Members at the meeting.

(4.20pm – as the meeting had lasted for three hours, in accordance with Council Procedure Rule 9, the Committee voted for the meeting to continue).

It was proposed and seconded that the application be approved.

(4.48pm – Councillor Wren left the meeting).

(4.50pm – Councillor Higgs left the meeting).

(4.52pm – Councillor Higgs returned to the meeting).

The Case Officer advised Members that on page 71, in the second bullet point, the figure of 2,083 should be 2,803. He also clarified that the recommendation was as shown on page 77, and subject also to a Section 106 agreement in order to secure the necessary implementation of a bus service of a minimum 3 year period.

On being put to the vote, the proposition was agreed, and the application was approved, with authority delegated to the Development Management Service Manager, in consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out in the Case Officer's circulated report, and subject to the application not being called in by the Secretary of State, to the completion of a Section 106 agreement in order to secure the necessary implementation of a bus service of a minimum 3 year period, and to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of five 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. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.
4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas of fifty car parking spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained.
5. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
 - 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on(1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for

contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

6. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.
7. Piling or any other foundation designs using penetrative methods shall not be permitted other than with express written consent of the local planning authority, for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
8. No development shall take place until details of any external lighting have been submitted to and approved in writing to the local planning authority. Development shall be carried out in accordance with the approved details.
9. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Proposed Site Layout Plan: Ref A1A00037 A(PL) 01-101 Rev B
Proposed Elevations: Ref A1A00037 A(PL) 01-200
Part Typical Elevation: Ref A1A00037 A(OO) 01-201
Proposed Site Section AA and BB: Ref A1A00037 A(PL)01-202
Landscape Masterplan: Ref SF1412 LL01 Rev D
Tree Protection Plan: Ref SF1412 TPP01 Rev B
Proposed Roundabout: Ref 10-257-TR-009 Rev A
Proposed Bus Layby : Ref 10-257-TR-011
proposed Pedestrian Crossing: Ref 03/332/100/013 Rev A
10. The buildings hereby approved shall not be occupied until a new four arm roundabout on Uffington Road (as indicatively shown on drawing ref 10-257-TR-009 Rev A) has been implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

11. Development shall not commence until details of the proposed bus stop together with all ancillary works on Uffington Road have been submitted to and approved in writing by the local planning authority; and the buildings hereby approved shall not be occupied until the bus stop has been provided in accordance with the approved details.
12. Development shall not commence until details of a pedestrian crossing facility on Uffington Road together with all necessary ancillary works as indicatively shown on drawing number 03/332/100/013A have been submitted to and approved in writing by the local planning authority; and the buildings hereby approved shall not be occupied until the pedestrian crossing facility has been provided in accordance with the approved details.
13. Prior to commencement of first use of each unit the road and/or footways providing service access to that unit for the whole of its frontage from an existing public highway shall be constructed to a specification to enable them to be adopted as highway 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 occupation is commenced of the penultimate unit.
14. Prior to the buildings hereby approved been occupied all objects exceeding 0.6 metres high shall be removed from the vision splays as indicated on drawing number 10_257_TR_009 Rev A dated 21 March 2012, and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6metres in height.
15. No development shall take place until the detailed design for the arrangements for surface water drainage has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved arrangements.
16. No development shall take place until details of the provision of parking/turning/manoeuvring/loading/unloading areas for vehicles have been submitted to and approved in writing by the local planning authority.
17. Development shall not commence until an updated Framework Travel Plan has been submitted to and approved in writing by the local planning authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

18. No development shall take place until all existing trees to be retained as part of the development as shown on the approved plan (ref SF1412 Tpp01 Rev B) have been fenced off to the limit of their branch spread, or as otherwise approved in writing by the local planning authority. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these fenced areas. The tree protection measures shall comply fully with the guidelines and recommendations set out in the Arboricultural Survey Report submitted on 27 February 2012.
19. No development shall take place until details indicating the position, design, materials and type of boundary treatment to be erected together with a timetable for their provision has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
20. No development shall take place until 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; proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). 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; and an implementation programme.
21. No development shall take place until details of any new hard surfaces to be installed inside the root protection areas of any retained trees has been submitted to and approved in writing by the local planning authority. The submitted details shall demonstrate that the hard surfaces will be constructed using the no-dig method of construction as described in Arboricultural Practice Note 12.
22. The total net sales floorspace for the development hereby approved shall be restricted to a maximum of 4,576 sq m.
23. The total net sales non-bulky comparison goods floor space shall be restricted to 2,803sq m (clothing, footwear, glassware, chemists goods, jewellery and other personal effects, sports equipment, games, toys and hobbies, books, pets and pets products, small electrical appliances, chinaware and kitchenware, perfume goods, toiletries, stationary,

fashion accessories and soft furnishings).

24. The total net sales bulky comparison goods floor space shall be restricted to 1,773 sq m (furniture, floor-coverings, DIY and decorating goods, garden supplies, office equipment and supplies, motor accessories, bicycles, electrical and gas goods and appliances, audio visual equipment).
25. The minimum retail unit size shall be restricted to 465sq m gross.
26. The retail units hereby permitted shall only be sub-divided in accordance with the approved plans and there shall be no further sub-division of the units without an express grant of planning permission by the local planning authority.
27. No development shall take place until details of a scheme for the mitigation of the ecological impacts of the development and enhancement of habitat creation have been submitted to and approved in writing by the local planning authority. The submitted scheme shall include details of the recommended enhancement measures as set out in section 4.4 and 5.0 of the Ecology Report (rev A) undertaken by Smeeden Foreman dated October 2011. The development shall then be carried out in strict accordance with the approved scheme.
28. The premises hereby permitted shall be used for the sale of non-bulky and bulky comparison goods only and for no other purpose (including any other purposes in Class A1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
29. The premises hereby permitted shall not be used for the sale of food and convenience goods (food and non-alcoholic beverages, tobacco, alcoholic beverages, newspapers and periodicals, non-durable household goods) without an express grant of planning permission by the local planning authority.

Note(s) to Applicant

1. 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.
2. prior to commencement of the permitted development a Section 278 Agreement of the Highways Act 1980 shall be entered into with the local highway authority Lincolnshire County Council to provide a four arm

roundabout and bus stops and pedestrian crossing facilities together with all drainage, lighting and necessary ancillary works.

3. This permission does not convey any approval that may be required under the Flood and Water Management Act 2010 and you are advised that further details relating to drainage may need to be submitted on request for approval of the Lead Local Floods Authority and any amendments to the approved scheme shall subsequently be implemented before occupation of the first unit of the phase to which this permission relates.
4. Your attention is drawn to the attached letter from the Environment Agency dated 05 November 2012 which provides additional information in relation to the details to be submitted for the conditions outlined above.

(5pm – the Chairman, Councillor Wilkins, left the meeting, having declared an interest).

(5pm – Councillor Cook left the meeting).

(The Vice-Chairman, Councillor Parkin, was in the Chair for this item).

JJ2

Application ref: S12/2555/DC

Description: Approval of details relating to Condition 11 (landscaping) for application S11/2953

Location: Land off, Burghley Street, Bourne

Decision: Approved

Members noted the comments from the Case Officer that there was no requirement on the original consent for this area to have any element of grasscrete. He suggested that this application, which was only for the discharge of a condition, could be approved, and that a fresh application be submitted by the appropriate officers for temporary parking on this space, at which time surfacing could be considered.

(5.05pm – Councillor Mrs Brenda Sumner left the meeting).

(5.20pm – Councillor Stevens left the meeting).

It was proposed and seconded that the application as submitted be approved, and that as a separate issue, appropriate officers be requested to submit an application for the use of the space for temporary car parking, with appropriate surfacing.

(5.25pm – Councillor Howard left the meeting).

(5.25pm – the Chairman, Councillor Wilkins, returned to the meeting).

68. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Management Service Manager submitted his report PLA968 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 planning appeals update/summary as at 3rd December 2012, and copies of appeal decisions was also submitted, together with a table showing planning applications performance as at November 2012.

(5.32pm – Councillor Powell left the meeting).

69. CLOSE OF MEETING

The meeting closed at 5.34pm