



MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 8 JANUARY 2013

COMMITTEE MEMBERS PRESENT

Councillor Ashberry
Councillor Higgs
Councillor Howard
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 Woolley

OFFICERS

Head of Development and Growth (Mark Williets)
Development Management Service Manager (Pat Reid)
Area Planning Officers (Sylvia Bland, Phil Moore and Rob Vincent)
Committee Support Officer (Malcolm Hall)
Solicitor (Paul Rushworth)

OTHER MEMBERS

Councillor Sampson

70. 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 Woolley for Councillor Cook, for this meeting only.

71. APOLOGIES

Apologies for absence were received from Councillor Wren.

72. DISCLOSURE OF INTERESTS

Councillor Wilkins disclosed an interest in application S12/3053 (SB1), as he was employed by the firm involved with the application as agent. He had no personal involvement, but the firm did.

73. MINUTES OF MEETING HELD ON 18TH DECEMBER 2012

The minutes of the meeting held on 18th December 2012 were accepted as a correct record of decisions taken.

74. PLANNING MATTERS

Decision:-

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

(1.08pm – the Chairman, Councillor Wilkins, left the meeting, having declared an interest).

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

SB1

Application ref: S12/3053/FULL

Description: Erection of sub-station and external works

Location: Land to the north of Wherry's Lane, Burghley Street, Bourne

Decision: Approved, subject to no adverse observations from the Bourne Town Council

Noting comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, with authority delegated to the Development Management Service Manager, in consultation with the Chairman and Vice-Chairman, if no adverse observations from Bourne Town Council, subject to the summary of reasons set out in the Case Officer's 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 development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.
3. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Site plan, location plan and elevations ref: 10464-(9)03 revA

(1.12pm – the Chairman, Councillor Wilkins, returned to the meeting).

PJM1

Application ref: S12/1715/FULL

Description: Temporary change of use of former police station building to administrative facility ancillary to Grantham College, external alterations to modern extensions and addition of broadband antenna to outbuilding

Location: Stonebridge House, St Catherines Road,
Grantham, Lincolnshire NG31 9DD

Decision: Approved

Noting comments made during the public speaking session from:-

Andy Ward – agent

together with no objection from Planning Policy, the Conservation Officer, South Kesteven Arboriculturalist, Highway Authority, Natural England or the Lincolnshire Wildlife Trust, comments from Lincolnshire Heritage, representations received following consultation and submissions from the applicants in support, 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, and also to a condition restricting the number of parking spaces to 10.

Further discussion took place in relation to the proposed use of the site, and in particular the access to be used. Reference was also made to recent correspondence from the Highway Authority in regard to the access and parking. It was agreed that, in relation to the access, and noting that the Highway Authority were opposed to the use of the St Catherine's Road access, there should be a condition restricting access to the site to the Stonebridge Road access.

On being put to the vote, the proposition was agreed, and the application was approved, subject to the summary of reasons set out in the Case Officer's circulated report, and to the following conditions and conditions referred to above:-

1. The use hereby permitted shall be discontinued on or before 8th January 2016.

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

Drawing Reference: 7704/001 Rev A dated 25th September 2012

Drawing Reference: 7704/002 dated 25th September 2012

Drawing Reference: 7704/003 dated 25th September 2012

Drawing Reference: 7704/007 Rev A dated 25th September 2012

Drawing Reference: 7704/009 dated 25th September 2012

3. Before the use hereby permitted commences full details of parking for no more than 10 vehicles, with access from Stonebridge Road only, shall be submitted to and approved in writing by the Local Planning Authority. The approved parking shall be provided at all times that the site is used as approved by this planning permission.

Note(s) to Applicant

1. DC Committee 8 January 2013.
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.

PJM2

Application ref: S12/1716/LB

Description: External alterations to building and erection of antenna

Location: Stonebridge House, St. Catherine's Road, Grantham, Lincolnshire, NG31 9DD

Decision: Approved

Noting comments made during the public speaking session from:-

Andy Ward – agent

together with no objection from the Conservation Officer or Lincolnshire Heritage, representations from one of the Ward Members and a neighbouring resident, and information in support from the applicant, 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 to the following reasons:-

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. Any securing bolts used to affix the antenna hereby approved shall be screwed into the mortar joints of the building and shall not be screwed into the bricks or any stonework.
3. The antenna hereby approved shall be removed when obsolete or no longer needed.
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 Reference: 7704/001 Rev A dated 25th September 2012

Drawing Reference: 7704/002 dated 31st August 2012

Drawing Reference 7704/003 dated 31st August 2012

PJM3

Application ref: S12/2935/HSB

Description: Ground floor extension to rear

Location: 12, Brittain Drive, Grantham, Lincolnshire, NG31 9JT

Decision: Approved

Noting comments from a resident and comments made by Members at the meeting.

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

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

with the following list of approved plans submitted as part of the application:

Dimensioned 1:200 Block Plan dated 13th November 2012
Drawing Titled: Proposed Layouts dated 13th November 2012

LDPP1

Application ref: S12/3050/HSB

Description: Erection of single storey rear extension to dwelling

Location: 64, Shakespeare Avenue, Grantham, Lincolnshire, NG31 9NW

Decision: Approved

Noting comments from the Highway Authority and Archaeological, 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 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 built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.
3. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Proposed layouts received 26 November 2012

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.

(2.03pm – Councillor Higgs left the meeting).

(2.06pm – Councillor Higgs returned to the meeting).

RV1

Application ref: S12/2502/TPO

Description: Felling of a sycamore tree in two stages (50% reduction by November 2012); stage 2 removal of remainder – 232 – Stamford New Cross Road Order

Location: 91, New Cross Road, Stamford, Lincolnshire, PE9 1AL

Noting report from the Tree Officer, no objection from Stamford Town Council and comments from Legal and Democratic Services, report of site inspection, and comments made by Members at the meeting.

It was proposed and seconded that the application be approved.

Following further discussion, it was suggested that a condition be imposed requiring the planting of a suitable replacement. The proposer and seconder agreed to add this to the proposition, and the Chairman suggested an appropriate wording, as follows:-

“The Tree Officer to propose a suitable alternative to be planted when and as appropriate.”

It was also suggested that a note be added to the effect that this decision should not be taken as a precedent for removing other trees in New Cross Road, and any removal would only be permitted in similar circumstances to the current application. This was agreed.

On being put to the vote, the proposition was agreed, and the application was approved subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following condition:-

The Tree Officer to propose a suitable alternative to be planted when and as appropriate.

Note:- This decision should not be taken as a precedent for removing other trees on New Cross Road, and any removal would only be permitted in similar circumstances to the current application.

Interests/ constitutional matters

The solicitor gave advice relating to disclosure of interests in relation to a letter which had been circulated to members from a local MP. The solicitor advised that the code generally applied when the matter in which a member had an

interest is being considered. The matter being considered by the Committee was alterations to a listed building and development at Caythorpe Hall and not the letter from the MP. Notwithstanding that advice members should go on to consider whether any relationship with authors of letters could be perceived to compromise their ability to judge the public interest and act fairly. Another member asked for further clarification in relation to their association with the author and the solicitor advised that the same advice applied.

The solicitor went on to refer to the provisions in the Constitution, in the planning code of good practice and advised that members who had not been present to hear the entire debate including when the matter was discussed at the previous committee should not take part in the discussion. The solicitor referred to the approach taken by some members in the past who had read all the previous papers and listened to the recording of the previous meeting to make sure they were fully informed.

75. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Management Service Manager submitted his report PLA969 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 14th December 2012 was also submitted, with a table showing planning applications performance as at November 2012.

(The meeting adjourned from 2.28pm to 2.48pm).

(Councillor King did not return to the meeting on its resumption).

76. S11/2371 AND S11/2372/LB - CAYTHORPE HALL, CAYTHORPE

Decision:-

That further consideration of applications S11/2371 and S11/2372/LB – Caythorpe Hall, Caythorpe be deferred to the next meeting.

The Chairman advised that the above applications were before the Committee having been deferred in February 2012. They were now due to be considered by the Committee, and in the circumstances, given the long passage of time since the last consideration, and the significant amount of additional information, he had decided to allow the applicant alone to speak for three minutes. Unfortunately, it now appeared that the applicant had mistaken the date of the meeting and was not present. The Chairman suggested that in fairness to the applicant further consideration should be deferred to the next meeting. It was accordingly proposed and seconded, and on being put to the vote was agreed.

77. TRAINING SEMINARS

The Chairman advised Members that training a seminar in relation to wind turbines (noise and environment/ecology) would be held, but this would not be until after a decision had been taken on the Council's Wind Energy SPD. A further seminar solely on Environmental and Ecological matters is also being arranged.

78. CLOSE OF MEETING

The meeting closed at 2.54pm