

AGENDA



For a meeting of the
DEVELOPMENT MANAGEMENT COMMITTEE
to be held on
TUESDAY, 12 DECEMBER 2017
at
<u>10.00 AM</u>
in the
COUNCIL CHAMBER - COUNCIL OFFICES, ST. PETER'S HILL, GRANTHAM. NG31 6PZ
Aidan Rave, Chief Executive

Chairman Councillor Martin Wilkins	
Councillor Phil Dilks	Councillor Jacky Smith
Councillor Mike Exton	Councillor Judy Stevens
Councillor Mrs Rosemary Kaberry-Brown	Councillor Adam Stokes
Councillor Michael King	Councillor Ian Stokes (Vice-Chairman)
Councillor Helen Powell	Councillor Brian Sumner
Councillor Robert Reid	Councillor Mrs Brenda Sumner
Councillor Nick Robins	Councillor Paul Wood
Committee Support Officer: Jo Toomey	Tel: 01476 40 60 80 (Ext. 6152) E-mail: democracy@southkesteven.gov.uk

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

1 MEMBERSHIP

The Chief Executive to notify the Committee of any substitute members

2 APOLOGIES FOR ABSENCE

3 DISCLOSURE OF INTERESTS

Members are asked to disclose any interests in matters for consideration at the meeting

4 MINUTES OF THE MEETING HELD ON 14 NOVEMBER 2017

(Enclosure)

5 PLANNING MATTERS

To consider applications received for the grant of planning permission – reports prepared by the Case Officer. **(Enclosure)**

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

- (a) **Application Ref:** S17/1262
Description: Hybrid planning application for the Grantham Designer Outlet Village, comprising:
Phase 1 - Full planning permission for erection of up to 20,479 sqm (GEA) of floorspace comprising retail units (A1), restaurants and cafes (A3), management suite and tourism unit, play areas, and only storage at first floor level (1,267 sqm). New access road and access points, parking for up to 1,675 cars, 13 coaches, 90 bicycle spaces and a bus stop. Land remodelling, drainage works, hard and soft landscaping and all ancillary works.
Phase 2 - outline planning application for up to 12,550 sqm (GEA) of floorspace comprising retail units (A1), restaurants and cafes (A3) and only storage at first floor level (2,288 sqm); up to 709 car parking spaces (315 net additional), including a decked parking area; 65 bicycle spaces; and an hotel (85 rooms 2,778 sqm GEA) with 80 car parking spaces; hard and soft landscaping (all matters reserved with the exception of Access
Location: Land off Tollemache Road North, Spittlegate, Grantham

Following consideration of agenda item 5a (application S17/1262), the meeting will adjourn until 2pm, when the remaining agenda items will be considered.

- (b) **Application Ref:** S17/1728
Description: Conversion of existing public house and motel and erection of 2 buildings to create 29 dwellings, with access, car parking and landscaping
Location: The Towngate Inn, 3 Towngate East, Market Deeping, Lincolnshire, PE6 8DP
- (c) **Application Ref:** S17/1378
Description: Change of use of paddock and hardstanding to travellers site for 2 static caravans with additional screening
Location: Land between nos. 2 and 3 Harrowby Lane, Harrowby, Grantham, NG31 9HB
- (d) **Application Ref:** S17/1882
Description: Section 73 application to vary condition 2 (opening hours) of planning approval S15/0837
Location: The Hub, Blackfriars Street, Stamford, Lincolnshire, PE9 2BW
- (e) **Application Ref:** S16/0981
Description: Approval of reserved matters relating to access, appearance, landscaping, layout and scale following grant of outline permission under S14/2692 for new retail store and car park and 14 dwellings
Location: 139 Ermine Street, Ancaster, Lincolnshire, NG32 3QN
- (f) **Application Ref:** S17/1646
Description: Modification of the Section 106 Agreement in relation to S14/2692 and the provision of affordable housing
Location: Co-op 139 Ermine Street, Ancaster, Lincolnshire, NG32 3QN

(g) Application Ref: S17/0100
Description: Removal/variation of conditions
Location: Stamford Skatepark, The Recreation Ground, Recreation Ground Road, Stamford

(h) Application Ref: S17/1635
Description: Outline permission for the demolition of existing building and the erection of 8 apartments with approval being sought for access and appearance
Location: 87 Norton Street, Grantham, NG31 6BY

6 ANY OTHER BUSINESS, WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT

PUBLIC SPEAKING

Anyone who would like to speak at the meeting should notify the Committee administrator one working day before the time of the meeting. The deadline by which you must notify us for the 2017/18 meetings are:

Meeting Date	Notification Deadline
Tuesday 12 December, 2017, 10am	Monday 11 December 2017, 10am
Tuesday 9 January 2018, 1pm	Monday 8 January 2018, 1pm
Tuesday 6 February 2018, 1pm	Monday 5 February 2018, 1pm
Tuesday 6 March 2018, 1pm	Monday 5 March 2018, 1pm
Tuesday 3 April 2018, 1pm	Monday 2 April 2018, 1pm
Tuesday 1 May 2018, 1pm	Monday 30 April 2018, 1pm

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format (e-mail with attachments, memory stick or disc) to the relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send it to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is allowed to speak for 3 minutes. Members of the Council are allowed to speak for 5 minutes in accordance with Council Procedure Rules.

Only one speaker for the applicant or the town and parish council will be allowed to speak. If there are several supporters or objectors to an application, they are encouraged to appoint a representative to present a joint case.

The Council is currently a trial, during which Committee members may only ask questions of the applicant, the applicant's agent or technical experts speaking for or against an application. Questions must be relevant to the application being considered and limited to the following matters:

- Anything that they have specifically referenced in their speech
- Anything that is contained in the application
- Anything that has been made in a representation by the speaker in respect of an application

The Chairman and Vice-Chairman of the Committee may ask questions of members of the public but only to verify the source of any material facts stated by a public speaker.

ORDER OF PROCEEDINGS

1. Short introductory presentation by the case officer
2. Speakers (Committee members will ask questions after each speaker)
 - a. District Councillors who are not Committee members
 - b. Representative from town/parish council
 - c. Objectors to an application
 - d. Supporters of an application
 - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision