

MINUTES

DEVELOPMENT MANAGEMENT COMMITTEE

TUESDAY, 29 MAY 2018



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter
Councillor Phil Dilks
Councillor Mike Exton
Councillor Michael King
Councillor Robert Reid
Councillor Jacky Smith
Councillor Mrs Judy Smith

Councillor Judy Stevens
Councillor Adam Stokes
Councillor Brian Sumner
Councillor Mrs Brenda Sumner
Councillor Rosemary Trollope-Bellew
Councillor Martin Wilkins (Chairman)

OFFICERS

Planning Operations Lead (Justin Johnson)
Principal Planning Officer (Kevin Cartwright)
Assistant Planning Officer (Miranda Beavers)
Legal Adviser (Colin Meadowcroft)
Principal Democracy Officer (Jo Toomey)

OTHER MEMBERS

Councillor Linda Wootten
Councillor Ray Wootten

(In accordance with Article 9.1.9 of the Council's Constitution, Councillor Ray Wootten spoke in connection with applications S17/2496 and S18/0514)

1. MEMBERSHIP

The Committee was notified that under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990, notice had been received appointing: Councillor Trollope-Bellew for Councillor Ian Stokes.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs Kaberry-Brown and Wood.

3. DISCLOSURE OF INTERESTS

No interests were disclosed.

4. MINUTES OF THE MEETING HELD ON 1 MAY 2018

The minutes of the meeting held on 1 May 2018 were agreed as a correct record.

5. PLANNING MATTERS

Committee Members asked about the six-month pilot period during which questions could not be put to objectors or supporters who were not planning experts. The Chairman confirmed that the pilot was still ongoing and the Committee was advised that it was within the Chairman's discretion to determine how the session should run.

(a) **Application Ref:** S17/2496

Description: Residential development of 41 dwellings and associated works

Location: Uffington Road, Stamford, PE9 2HA

Decision:

To grant the application subject to conditions and completion of a Section 106 Agreement

Noting comments made during the public speaking session by:

Applicant's Agent Sean Lammiman

Together with:

- No objection subject to conditions from Lincolnshire County Council Highways and SUDS Support
- Comments from Stamford Town Council
- No objection subject to conditions from SKDC's Environmental Protection Services
- Comments from Anglian Water Services
- No comments from Historic England
- Comments from the Gardens Trust
- A request for a Section 106 contribution from NHS England
- No requirement for a Section 106 contribution from Lincolnshire County Council's Education and Cultural Services
- Comments from the SKDC Arboricultural Consultant
- Comments from SKDC's Street Scene team
- Comments from the SKDC Affordable Housing Officer in respect of affordable housing requirements
- 3 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information paper issued on 25 May 2018, referring to additional information submitted by the applicant on trees protected by a Tree Preservation Order and the retaining wall, and comments from relevant consultees
- Comments made by members at the meeting

Officers provided an update on information that had been submitted

following the issue of the additional items paper and prior to the Committee's meeting. The additional information related to the details of the boundary treatment. As a result of this information, should Members be minded to approve the application, condition 13 as detailed on the additional items paper was no longer required and condition 2, as detailed in the additional items paper, needed to be updated to include Plan WM/BW/1 rev B.

One Member expressed disappointment that Lincolnshire County Council Highways had not requested a contribution to move the 30 mile an hour speed limit to the east of the development site. He requested that his concerns on health and safety and highways safety grounds be recorded.

It was proposed, seconded and agreed that the application be approved for the reasons set out in the case officer's report and subject to the conditions set out on pages 11 to 16 of the case officer's report and pages 4 and 5 of the additional items report (as amended above) and subject to prior completion of a Section 106 agreement to secure the requirements specified in paragraph 10. Provided that if the Section 106 Agreement has not been completed within 6 weeks of the date of this meeting and the Service Manager for Development Management and Implementation, after consultation with the Chairman or Vice Chairman of the Development Control Committee, considers there are no extenuating circumstances which would justify an extension (or further extension) of time, the Service Manager for Development Management and Implementation be authorised to refuse the application on the basis that the necessary infrastructure or community contributions essential to make the development acceptable have not been forthcoming.

(b) **Application Ref:** S18/0475

Description: S73 application to vary condition 8 (parking and turning), condition 11 (approved plans) and condition 13 (root protection zone) of planning permission APP/E2530/W/15/3141151 to amend location of building

Location: 85 Manthorpe Road, Grantham, Lincolnshire, NG31 8DE

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

**District Councillor
Against**

Councillor Ray Wootten
Veronica Wheeler
Katharine Midgley
Keith Clark

Applicant's Agent

Together with:

- No comments from the Environment Agency
- Comments from SKDC's Arboricultural Consultant
- No objection from Lincolnshire County Council Highways and SUDS Support

- 14 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Observations from previous visits to the site
- Comments made by members at the meeting

A request was made for the Enforcement Officer to make regular visits to the site to ensure that tree protection measures were being implemented.

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of planning permission APP/E2530/W/15/31411151 granted on 24th August 2016.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted on 2nd March 2018:

Site Plan Dwg. No. 4425(A) 2000 Rev. P04
 Ground Floor Plan Dwg. No. 4425 (30) 301 Rev E
 First Floor Plan Dwg. No. 4425 (30) 302 Rev E
 Second Floor Plan Dwg. No. 4425 (30) 303 Rev E
 Third Floor Plan Dwg. No. 4425 (30) 304 Rev E
 Elevations Dwg No. 4425 (40) 453 Rev C

Unless required by another condition of this permission.

Before the Development is Commenced

- 3 Before any development commences on the site details of all surface water systems including any permeable paving, SUDs proposals and management plan shall be submitted to and approved in writing by the LPA.

The management plan shall include the following information:

- i) an overview of the SUDs proposal,
- ii) a specification that describes how SUDs will be constructed and the materials used,
- iii) a maintenance schedule for the SUDs.

The development shall be undertaken in accordance with the approved details.

- 4 No building works which comprise the erection of a building required to be served by water services shall be undertaken until details if a

scheme including phasing, for the provision of mains foul sewage infrastructure on and off site has been submitted to and approved in writing by the LPA. No apartments shall be occupied until the works have been carried out in accordance with the approved scheme.

- 5 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 (LPA).

A sample panel of the proposed materials shall be constructed on site and shall be subject to the approval in writing of the LPA prior to the commencement of work on site. The panel shall show the proposed method of construction, its finish, the mortar mixture and the method of coursing to be used in the development. The development shall be constructed in accordance with the sample panel as may be approved, and the panel shall be maintained on site throughout the duration of the construction works.

Development shall be carried out in accordance with the approved details.

- 6 No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the LPA. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
- 7 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 LPA 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 (eg furniture and play equipment, refuse and other storage units, signs, lighting, etc); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc, indicating lines, manholes, supports, etc); retained historic landscape features and proposals for restoration where relevant.
- 8 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 LPA for approval.

The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

- 9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and

approved in writing by, the LPA. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. working hours;
 - iv. storage of plant and materials used in constructing the development;
 - v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vi. wheel washing facilities;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. a scheme for recycling/disposing of waste resulting from demolition and construction works.
- 10 No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees on the outer edge of the Root Protection Area (RPA) or crown radius if greater than the RPA in accordance with the British Standard, has been submitted to and approved in writing by the LPA, and; the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the LPA.

In this condition - retained tree means an existing tree which is to be retained in accordance with the approved plans and particulars; or trees that are located on land adjacent to the site.

During Building Works

- 11 The foundation construction for those parts of the development that would fall within the root protection zones as indicated on drawing no. 4425 (A) 2000 Rev P04 (area hatched red) received on 20th April 2018 shall be constructed using a piled foundation design as indicated on the e-mail dated 20th April 2018.

The development shall be undertaken in accordance with any such details that are approved.

Before the Development is Occupied

- 12 Within seven days of the new access being brought into use, the existing access onto Lodge Way shall be permanently closed in accordance with a scheme to be agreed in writing by the LPA.
- 13 Prior to the occupation of the development hereby permitted a schedule of landscape maintenance shall be submitted to and

approved in writing by the LPA.

The development shall be carried out in accordance with the approved schedule.

Ongoing Conditions

- 14 The arrangements shown on the approved Site plan Drawing No. 4425 (A) 2000 Rev P04 received on 2nd March 2018 for parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
- 15 The development hereby permitted shall be carried out in accordance with the recommendations in the Protected Species Survey, dated 5 January 2015, to be updated not more than one year before development commences.
- 16 All window and doors shall be set back in reveal by a minimum of 50mm in order to provide visual relief to the buildings.

(c) **Application Ref:** S17/1622

Description: Variation of S.106 Agreement in relation to planning permission S02/1169 to allow financial contribution in lieu of off-site highway works to the A1 southbound slip road junction with Harlaxton Road

Location: A1 southbound junction/Harlaxton Road, Grantham

Decision:

To approve the revision of the Section 106 Agreement

As the application was part-heard and Councillors Judy Smith, Stevens, Brenda Sumner and Trollope-Bellew had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

Noting:

- Comments from Lincolnshire County Council Highways and SUDS Support
- Comments from Highways England
- The outcome of dialogue between the relevant County Councillor and Lincolnshire County Councils Highways team, together with further comment from Highways England
- 1 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Comments made by members at the meeting
- Comments made by members on 6 March 2018 when the application was first considered

It was proposed, seconded and agreed that the application be approved for the reasons set out in the case officer's report and subject to the signing of a Section 106 Deed of Variation. Provided that if the Deed of Variation has not been signed within 6 weeks of the date of this meeting and the Service Manager for Development Management and Implementation, after consultation with the Chairman or Vice Chairman of the Development Management Committee, considers there are no extenuating circumstances which would justify an extension (or further extension) of time, the Service Manager for Development Management and Implementation be authorised to refuse the application.

(d) **Application Ref:** S18/0067

Description: Erection of a detached bungalow with attic accommodation

Location: 14A Highlands Way, Stamford, PE9 2XJ

Decision:

To grant the application subject to conditions

As the application was part-heard and Councillors King and Trollope-Bellew had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

Noting:

- An objection from Stamford Town Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from the Arboricultural Consultant subject to a condition
- A detailed report submitted by Lincolnshire Fire and Rescue Services
- 18 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting
- The additional information report from the meeting held on 3 April 2018
- Comments made during the public speaking session on 3 April 2018
- Comments made by members on 3 April 2018 when the application was first considered

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit

- 1 The development hereby permitted shall be commenced before the

expiration of three years from the date of this permission.

Approved plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No. 775/17/4C (Elevations, Floor Plans, Site Plan and Section) received 08/02/2018

Unless otherwise required by another condition of this permission.

Pre-commencement

- 3 Before the development hereby permitted is commenced, plans showing the existing proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of the building] with reference to an offsite datum point shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:
 - i. removal of earth,
 - ii. storage of materials,
 - iii. vehicular movements or
 - iv. siting of temporary buildingsshall be permitted within these protected areas.
- 5 Before the development hereby permitted is commenced, details relating to a proposal for the planting of replacement trees shall be submitted to the Local Planning Authority for written approval. The details shall include:
 - i. site plan showing location of any proposed replacement tree;
 - ii. planting plans;
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate/maintenance schedule;
- 6 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. plans showing vehicle turning areas within the site;
 - ii. hard surfacing materials for the driveway and turning area;
- 7 Prior to the commencement of the development hereby approved, details of a domestic fire fighting/prevention sprinkler system to be installed within the dwelling shall have been submitted to the Local Planning Authority for written approval. The details shall include

design, life span and maintenance.

During Construction

- 8 Before construction of the building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Prior to occupation

- 9 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
- 10 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.
- 11 Before the dwelling hereby permitted is occupied/brought into use, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.
- 12 Before the development hereby approved is first occupied, the domestic fire fighting sprinkler system shall have been installed in accordance with the approved details and retained as such thereafter.

Ongoing

- 13 The development shall be implemented and retained in accordance with the approved replacement tree proposal.

(e) **Application Ref:** S18/0514

Description: Two storey extension to side elevation and single storey extension to rear elevation

Location: 81 Kingscliffe Road, Grantham, NG31 8EU

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

District Councillor	Councillor Ray Wootten (speaking on behalf of Mrs Sentance)
Against Applicant	Philip Sentance Jerry Deacon

Together with:

- No objection from Lincolnshire County Council Highways and SUDS Support

- No observations from Network Rail – Civil Engineering
- 2 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information report: and officer comment thereon
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Block Plan, Received 23 March 2018
 - ii. Proposed and existing floor plans, received 17 May 2018
 - iii. Proposed and existing elevation plans, received 17 May 2018

Unless otherwise required by another condition of this permission.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.
- 4 Before any part of the development hereby permitted is occupied/brought into use, the south facing windows to bedrooms 3 and 4 shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing shall be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

6. CLOSE OF MEETING

The meeting was closed at 14:32.