

# MINUTES

DEVELOPMENT MANAGEMENT  
COMMITTEE  
TUESDAY, 18 SEPTEMBER 2018



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

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## COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter  
Councillor Phil Dilks  
Councillor Mike Exton  
Councillor Jacky Smith  
Councillor Judy Stevens  
Councillor Adam Stokes

Councillor Ian Stokes (Vice-Chairman)  
Councillor Brian Sumner  
Councillor Mrs Brenda Sumner  
Councillor Martin Wilkins (Chairman)  
Councillor Paul Wood

## OFFICERS

Head of Development (Sylvia Bland)  
Area Planning Officer (Abiola Labisi)  
Assistant Planning Officer (Miranda Beavers)  
Legal Adviser (Colin Meadowcroft)  
Principal Democracy Officer (Jo Toomey)

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## 25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Kaberry-Brown, King, Judy Smith and Reid.

## 26. DISCLOSURE OF INTERESTS

No interests were disclosed.

## 27. MINUTES OF THE MEETING HELD ON 21 AUGUST 2018

The minutes of the meeting held on 21 August 2018 were agreed as a correct record.

## 28. PLANNING MATTERS

- (a) **Application ref:** S18/0503  
**Description:** Erection of nine dwellings

**Location:** Land Adjacent To Ivatt Close Bourne PE10 9TZ

**Decision:**

**To grant the application subject to conditions**

Noting comments made during the public speaking session by:

**Applicant's Agent** Peter Flavill

Together with:

- Comments from the SKDC Historic Buildings Advisor
- No objection and comments from Bourne Town Council
- No objection and comments from the Lincolnshire County Council Footpaths Officers
- No objection subject to conditions from SKDC's Environmental Protection Services
- Comments from the South Kesteven District Council Footpaths Officer
- No objection and comments from SKDC's Street Scene team
- No objection from Lincolnshire County Council Highways and SUDS Support subject to conditions
- No objections from the SKDC Arboricultural Consultant subject to conditions
- 17 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

**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. Drawing No. P01 Rev B (Proposed Site Layout Plan) received 01/08/2018
  - ii. Drawing No. P02 Rev B (Block Plan) received 14/08/2018
  - iii. Drawing No. P03 Rev A (Proposed Floor Plans - Plot 1) received 20/07/2018
  - iv. Drawing No. P04 Rev A (Proposed Elevation Plans - Plot 1) received 01/08/2018

- v. Drawing No. P05 Rev A (Proposed Floor Plans - Plot 2) received 20/07/2018
- vi. Drawing No. P06 Rev A (Proposed Elevation Plans - Plot 2) received 01/08/2018
- vii. Drawing No. P07 Rev B (Proposed Floor Plans - Plot 3) received 20/07/2018
- viii. Drawing No. P08 Rev A (Proposed Elevation Plans - Plot 3) received 01/08/2018
- ix. Drawing No. P09 Rev A (Proposed Floor Plans - Plot 4) received 20/07/2018
- x. Drawing No. P10 Rev B (Proposed Elevation Plans - Plot 4) received 14/08/2018
- xi. Drawing No. P11 Rev A (Proposed Floor Plans - Plots 5, 6, 7) received 20/07/2018
- xii. Drawing No. P12 Rev A (Proposed Elevation Plans - Plots 5, 6, 7) received 01/08/2018
- xiii. Drawing No. P13 Rev A (Proposed Floor Plans - Plot 8) received 20/07/2018
- xiv. Drawing No. P14 Rev B (Proposed Elevation Plans - Plot 8) received 01/08/2018
- xv. Drawing No. P15 Rev B (Proposed Floor Plans - Plot 9) received 14/08/2018
- xvi. Drawing No. P16 Rev A (Proposed Elevation Plans - Plot 9) received 01/08/2018
- xvii. Drawing No. P17 Rev A (Proposed Garage Plans - Plot 4) received 20/07/2018
- xviii. Drawing No. P18 Rev B (Boundary Treatment) received 14/08/2018

Unless otherwise required by another condition of this permission.

### **Before the Development is Commenced**

- 3 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
  - ii. 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
  - iii. 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.
  - iv. Shall include the nomination of a competent person to oversee the implementation of the works.

- 4 Before the development hereby permitted is commenced, plans showing the proposed land levels of the site including [site sections, spot heights, contours and the finished floor levels of all buildings] with reference to [neighbouring properties or an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 No development shall take place until a surface water drainage scheme for the site, based on urban drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
  - (a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
  - (b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second;
  - (c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - (d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

- 6 Before the development hereby permitted is commenced, details relating to the construction of the diverted public footpath within the site shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
  - i. The exact route
  - ii. The width of the route
  - iii. Construction and surfacing materials
  - iv. Proposed finished levels

### **During Building Works**

- 7 Before construction of any 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.

- 8 Before any construction work above ground is commenced, details of the proposed soft landscaping and tree planting shown on Drawing No. P01 Rev. B (Proposed Site Layout Plan) shall have been submitted to and approved in writing by the Local Planning Authority. The details shall include:
- i. Planting plans;
  - ii. Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - iii. Schedules of trees and plants, noting species, plant sizes and proposed numbers/densities where appropriate
  - iv. The details shall also include the retention of the Ash tree located within the south east corner of the site (labelled A1 on the Arboricultural Implications Plan – Drawing No. 3440. Bourne.P&R.AIP) and the recovery of the lapsed hedge along the southern perimeter of the site (labelled Group E on the Arboricultural Implications Plan – Drawing No. 3440. Bourne.P&R.AIP).

#### **Before the Development is Occupied**

- 9 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.
- 10 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:
- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
  - ii. As built drawings of the implemented scheme;
  - iii. Photographs of the remediation works in progress; and
  - iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

- 11 Prior to any of the buildings being occupied the private drive shall be completed in accordance with the details shown on drawing number P01 Rev B (Proposed Site Layout) dated March 2018.

- 12 Before any building/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.
- 13 Before any part of the development hereby permitted is occupied/brought into first use, the public footpath within the site shall have been constructed in accordance with the approved details.

### **Ongoing conditions**

- 13 Before the end of the first planting/seeding season following the first occupation of any of the dwellings hereby approved, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.
14. Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved within the approved soft landscaping details unless otherwise agreed by the Local Planning Authority.

**(b) Application ref: S18/0781**

**Description:** Outline permission for the erection of 7 No. 1 bedroom apartments with approval sought for access, appearance, layout and scale.

**Location:** 87 Norton Street Grantham NG31 6BY

### **Decision:**

### **To refuse the application contrary to officer recommendations**

Noting comments made during the public speaking session by:

<b>Against</b>	Roger Kingscott Edward Clarke
<b>For</b>	Mark Howe
<b>Applicant's Agent</b>	Paul Stone

Together with:

- No objection and comments from SKDC Environmental Protection Services
- No objection from Lincolnshire County Council Highways and SUDS Support
- 5 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 made during previous visits to the site
- The additional information report issued on 14 September 2018
- Comments made by members at the meeting

In discussing the application Members expressed concerns about the impact of the proposed dwelling on nearby properties when taking account of the scale of the properties and their proximity to existing dwellings.

It was therefore proposed and seconded that the application be refused contrary to officer recommendations because the proposal constituted over-development and was over-bearing as a result of it being back land development and also being contrary to some elements of policy EN1 of the Council's Core Strategy.

The Head of Growth confirmed that the reason for refusal was acceptable, permitting the Committee to make a decision outright without invoking the cooling-off period in accordance with the Council's Constitution.

On being put to the vote, the proposition was carried.

**(c) Application ref: S18/1029**

**Description:** Erection of a two storey detached dwelling with integral garage.

**Location:** Land To Rear Of 21 West Street Barkston

**Decision:**

**To grant the application subject to conditions**

Noting comments made during the public speaking session by:

<b>Barkston &amp; Syston Parish Council</b>	Malcolm Hall
<b>Against</b>	Sue Evans
<b>Applicant/Applicant's Agent</b>	Michael Jervis

Together with:

- No objection in principle and comments from the SKDC Historic Buildings Advisor
- No objection from the Environment Agency
- No objection from Barkston and Syston Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from Heritage Lincolnshire subject to conditions
- 6 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

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. Drawing No. BJ/DE/18/02 (Block Plan and Site Section) received 01/06/2018
  - ii. Drawing No. BJ/DE/18/01 Rev A (Elevations, Plans and Sections) received 10/08/2018

Unless otherwise required by another condition of this permission.

#### **Before the Development is Commenced**

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

- 4 Before the development hereby approved commences, full details of all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles including horizontal and vertical sections shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 Before the development hereby approved commences, large scale representative details of the dormer windows to be installed shall have been submitted to and approved in writing by the Local Planning Authority.

#### **During Building Works**

- 6 Notwithstanding details provided, before any of the works on the external elevations of the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

#### **Before the Development is Occupied**



- 7 Before the part of the building hereby approved is first occupied/brought into use, the joinery works shall have been completed in accordance with the approved joinery details.
- 8 Before the dwelling hereby approved is first occupied/brought into use, the dormer windows shall have been installed in accordance with the approved details.
- 9 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

### **Ongoing Conditions**

- 10 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.
- 11 Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of the dwellinghouse without Planning Permission first having been granted by the Local Planning Authority.
- 12 Notwithstanding the provisions of Schedule 2, Part 1, Class B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window, rooflight, solar panels or other development consisting of an alteration to the roof of the property other than those expressly authorised by this permission shall be constructed without Planning Permission first having been granted by the Local Planning Authority.

As applications S18/1257 and S18/1258 related to the same site, the Chairman stated that the applications would be considered together but voted on separately.

**(d) Application ref: S18/1257**

**Description:** Demolition of derelict building to be replaced with wooden cabin, addition of two storage sheds and a potting shed

**Location:** St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ

**Decision:**

**To grant the application subject to conditions**

Noting:

- No objection and comments from the SKDC Arboricultural Consultant
- Comments of the SKDC Historic Buildings Advisor
- No 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

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:

Site Plan Part 1, received 4 July 2018

Site Plan Part 2, received 4 July 2018

Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018

Diagram 2, Wooden Shed, Received 4 July 2018

Diagram 3, Potting Shed, Received 4 July 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 and accompanying paperwork unless otherwise agreed in writing by the Local Planning Authority.

(e) **Application ref:** S18/1258

**Description:** Demolition of derelict building to be replaced with wooden cabin

**Location:** St Vincent's St Vincent's Road Grantham Lincolnshire NG31 9EJ

**Decision:**

**To grant the application subject to conditions**

Noting:

- Comments of the SKDC Historic Buildings Advisor
- No comments from Historic England
- No comments received from Grantham Civic Society
- No 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 issued on 14 September 2018
- 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 works hereby consented shall be commenced before the expiration of three years from the date of this consent.

**Approved Plans**

2. The works hereby consented shall be carried out in accordance with the following list of approved plans:

Site Plan Part 1, received 4 July 2018

Site Plan Part 2, received 4 July 2018

Diagram 1, Parts 1, 2 and 3, Wooden Cabin received 4 July 2018

Diagram 2, Wood Shed, Received 4 July 2018

Diagram 3, Potting Shed, Received 4 July 2018

Unless otherwise required by another condition of this permission.

**Before the Development is Commenced**

3. Before any of the works on the external elevations for the building hereby permitted are begun, samples/details of the timber cladding for the cabin including finish shall have been submitted to and approved in writing by the Local Planning Authority.

(f) **Application ref:** S18/1190

**Description:** Proposed conservatory and gable to side of existing dwelling

**Location:** The Shrubbery South Heath Lane Fulbeck NG32 3HU

**Decision:**

**To grant the application subject to conditions**

Noting:

- No objection from Fulbeck Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from the SKDC Historic Buildings Advisor
- No 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

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. Drawing No.1001/243/02, Proposed Scheme, received 26 June 2018
  - ii. Drawing No.1001/243/03, Site Plan, received 26 June 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, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

**29. CLOSE OF MEETING**

The meeting was closed at 15:29.

