

MINUTES

DEVELOPMENT MANAGEMENT COMMITTEE

TUESDAY, 16 OCTOBER 2018



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter	Councillor Judy Stevens
Councillor Phil Dilks	Councillor Ian Stokes (Vice-Chairman)
Councillor Mike Exton	Councillor Brian Sumner
Councillor Mrs Rosemary Kaberry-Brown	Councillor Mrs Brenda Sumner
Councillor Michael King	Councillor Rosemary Trollope-Bellew
Councillor Robert Reid	Councillor Martin Wilkins (Chairman)
Councillor Jacky Smith	Councillor Paul Wood
Councillor Mrs Judy Smith	

OFFICERS

Head of Development Management (Sylvia Bland)
Principal Planning Officer (Mike Gildersleeves)
Area Planning Officer (Shelly Delderfield, Abiola Labisi)
Legal Adviser (Colin Meadowcroft)
Principal Democracy Officer (Jo Toomey)

30. 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 A. Stokes.

31. DISCLOSURE OF INTERESTS

No interests were disclosed.

32. MINUTES OF THE MEETING HELD ON 18 SEPTEMBER 2018

The minutes of the meeting held on 18 September 2018 were agreed as a correct record.

33. PLANNING MATTERS

(a) Application ref: S18/1403

Description: Retrospective application to retain gazebo
Location: 2 School Lane, Uffington, PE9 4SU

Decision:

To refuse the application contrary to officers' recommendation

Noting comments made during the public speaking session by:

Applicant Dean Coutts

Together with:

- Comments of the Historic Buildings Advisor
- Comments from Uffington Parish Council
- 1 representation 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

During debate on the proposed development, Members considered what would be acceptable within permitted development rights. Discussion also ensued about the Historic Buildings Advisor's comments and the proximity of the site both to a neighbouring listed building and the nearby Conservation Area.

It was proposed and seconded that the application be refused contrary to officers' recommendation because the proposed development was too near to, and therefore harmed the setting of, the neighbouring listed building. The Head of Development Management 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 and the application refused contrary to officers' recommendation.

(b) Application ref: S18/0221

Description: Change of use of land to racing track including placement of towable caravan and three containers on site

Location: Land north of Gelston Road, Hougham, Grantham, Lincolnshire

Decision:

To defer the application

Noting comments made during the public speaking session by:

Hough on the Hill Parish Council	Councillor Roger Kingscott
Against	Peter Baker
	Liscanne Radice
	John Trigg
Applicant	Peter Fletcher

Together with:

- No objection from Network Rail – Civil Engineering subject to conditions
- Recommendations from SKDC Environmental Protection Services
- An objection from Hough on the Hill Parish Council
- Comments from Hougham Parish Council
- Comments and concerns of Marston Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support subject to a condition
- 28 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
- The additional information report issued on 12 October 2018 giving details of a revised Block Plan and officer comment thereon
- Site visit observations
- Comments made by Members at the meeting

During their discussions Members considered the impact of noise on local residents (both of the racing vehicles and any public address system used at events) and how local residents were affected by the current, nearby track, anticipated times and frequency of use, highways safety and access to the site and the activities that would be permissible under permitted development rights. It was also noted that the proposed consent was for a one-year trial period to give the planning authority an opportunity to monitor and assess the impact of the development on local residents.

A proposal was made and seconded that the application be approved for the reasons listed in the case officer's report. A number of Members expressed concern about how any conditions would be effectively enforced. The proposition to approve the application was withdrawn when it was suggested that by deferring the application to enable the submission and assessment of a traffic management plan, an access management plan and a noise management plan, Committee members would have more certainty about what they were considering and how any permission would be managed.

It was proposed, seconded and agreed that the application be deferred for the applicant to submit a traffic management plan, an access management plan and a noise management plan for assessment by SKDC's Environmental Health team and Lincolnshire County Council Highways, with the application

being placed on the agenda for the next available meeting of the Development Management Committee.

Members also asked that, when the application was next brought before the Committee, the report included the number of complaints made about the current site and the action that had been taken by the Council's Environmental Health team.

15:10 to 15:37 – the meeting adjourned

(c) Application ref: S18/1262

Description: Alterations to and conversion of former residents' lounge facility

to a 5-bedroom bungalow and construction of a stand alone laundry room

Location: Toller Court, Sandygate Close, Horbling, NG34 0PW

Decision:

To grant the application subject to conditions

Noting:

- No comments from Horbling Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No comments from the Environment Agency
- No comments from SKDC Environmental Protection Services
- 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
- 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. TC 04 (Proposed Layout Plan) received 13/08/2018
 - ii. Drawing No. TC 03 (Proposed Elevations) received 06/07/2018

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.

Ongoing Conditions

- 4 The stand alone laundry block shall have been erected and made available for use prior to the existing laundry facility located within the existing building being closed.

(d) Application ref: S18/0937

Description: Reserved matters application for 174 dwellings and associated infrastructure pursuant to SK94/0125/12

Location: Elsea Park - zone 9, land east of A151, Raymond Mays Way, Bourne

This application was withdrawn from the agenda.

(e) Application ref: S17/2384

Description: Erection of 6 no. dwellings

Location: Former Salvation Army Hall, East Street, Stamford

Decision:

To grant the application subject to conditions

Noting comments made during the public speaking session by:

District Councillor

Councillor Brenda Sumner

Together with:

- No comments received from Anglian Water Services
- No comments received from Lincolnshire Fire and Rescue
- Comments but no objection from SKDC Street Scene
- No objection from Lincolnshire County Council Highways and SUDS Support
- No objection from Heritage Lincolnshire
- No objection from Welland and Deeping Internal Drainage Board
- Comments from SKDC's Environmental Protection Services
- Comments from the SKDC Historic Buildings Advisor
- 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 report: and officer comment thereon
- Comments made by Members at the meeting

Members commented on the visuals shown during the officer presentation. The Committee considered the situational context of the proposed development and felt that the buff bricks that were listed as the intended material should, on the front elevation, be as close a match as possible to the traditional Stamford yellow brick and agreed that should the application be approved, this should be added to the permission as an informative. It was also suggested that the informative should also refer to the colour of the render on the plans for the middle three units, which Members noted created the impression of a contrast to the yellow brick on the remainder of the elevations.

16:16 – Councillor Mrs. Kaberry-Brown left the meeting and did not return

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:

0229 - D&A rev C

0229-A100 rev B

0229-A102

0229-A103 Rev A

0229-A104 Rev A

0229-A105 Rev B

0229-A106 Rev B

0229-A107 Rev B

0229-A108 Rev A

0229-A200 Rev C

0229-A201 Rev A

0229-A301 Rev A

0229-A1021 Rev A

0229-A1022

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 No works other than site clearance shall take place until written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority.

During Building Works

- 4 Before completion of the first dwelling/unit hereby permitted, a scheme showing an area for the storage of refuse and recycling shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 No development other than groundworks shall take place, until details and samples of all external materials (including brickwork, mortar details, roofing materials, windows and doors, drainpipes and rainwater goods, hard surfacing materials) for use on the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority.
- 6 During the development hereby permitted, the archaeological investigations as may be agreed through the scheme of archaeological investigations shall be completed in accordance with the approved details.
- 7 Before any part of the development hereby permitted is occupied/brought into use, the works to provide an area for the storage of refuse and recycling shall have been completed in accordance with the approved details and shall thereafter be retained for use at all times.
- 8 Before any dwelling/unit hereby permitted is occupied/brought into use, the parking and turning area accompanying each dwelling shall have been constructed and be made available for use, in accordance with the approved details, and shall be retained as such and for no other purpose thereafter.
- 9 Before any part of the development hereby permitted is occupied/brought into use:

The first floor windows in north elevation (as shown as "obscure glass" on drawing A 301 REV C shall be fitted with obscure glazing equivalent to Pilkington level 5, and shall be fixed shut and non-opening below 1.7m from the internal finished floor level within which the window is located; and

Any rooflights located within the north-facing roofslopes shall have no opening parts and internal cill heights of no lower than 1.7m from the internal finished floor level within which the rooflight is located;

The windows and rooflights shall be installed in accordance with these requirements and the approved details and following installation these windows and rooflights they shall thereafter be retained as such at all times.

- 10 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

- 11 Notwithstanding the provisions of Schedule 2, Part 1, Classes A, 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 or other openings shall be inserted in any elevation of the property other than those expressly authorised by this permission without Planning Permission first having been granted by the Local Planning Authority.

Having spoken as Ward Councillor, Councillor Brenda Sumner did not participate in discussion or vote on the application.

(f) Application ref: S18/1436

Description: Application for approval of reserved matters (appearance/scale/layout and landscaping) in connection with S17/1615
Location: Land at Winters Lane, Long Bennington, NG23 5DW

Decision:

To grant the application subject to conditions

Noting:

- No comments received from Long Bennington Parish Council
- 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
- Comments made by Members at the meeting

16:22 - As the meeting had been in progress for 3 hours, the Chairman asked for Members' consent to continue. Members agreed

In discussing the application, reference was made to opportunities to incorporate renewable energy within the development. Members agreed that, should the application be approved, an informative should be added to encourage the applicant to consider how renewable energy, specifically the use of photovoltaics, could be incorporated within the development.

The case officer mentioned the inclusion of a further standard landscaping condition requiring the replacement of any trees that died within 5 years.

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:

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

2939.3
2939.4
2939.5
2939.6
2939.7
2938.8
2939.9 Rev B

Unless otherwise required by another condition of this permission.

During Building Works

- 2 Before any construction work above ground is commenced, details of all hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - iv. hard surfacing materials
 - v. specification of boundary treatments

Before the Development is Occupied

- 3 Before the end of the first planting/seeding season following the occupation of the final unit within the development hereby permitted, all hard and soft landscape works shall have been carried out in accordance with the approved hard and soft landscaping details.

- 4 Before any dwelling/unit hereby permitted is occupied/brought into use, the parking and turning area accompanying each dwelling shall have been constructed in accordance with the approved details and shall be retained as such and for no other purpose thereafter.

Ongoing Conditions

- 5 Notwithstanding the provisions of Schedule 2, Part 2, 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 gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site without Planning Permission first having been granted by the Local Planning Authority.
- 6 The garages hereby permitted within the development shall only be used for purposes incidental to the enjoyment of the dwellinghouse which they serve and shall not be used to provide any form of primary or habitable accommodation, or any trade or business, unless the prior written consent of the Local Planning Authority has been provided.
- 7 No development shall be undertaken or structures placed within the buffer zone and open space (identified in light green on drawing 2939.9 Rev B and running along the western and southern boundaries of the site), and this area shall not at any time be incorporated into the domestic garden of any dwelling hereby permitted. Existing vegetation and trees within this area shall be retained and reinforced in accordance with the principles as established by drawing 2939.9 Rev B and in accordance with other conditions attached to and forming part of this permission.
8. 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 in condition above unless otherwise agreed by the Local Planning Authority.

34. CLOSE OF MEETING

The meeting was closed at 16:24.