

AGENDA



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

For a meeting of the
DEVELOPMENT MANAGEMENT COMMITTEE

to be held on

TUESDAY, 5 FEBRUARY 2019

at

10.00 AM

in the

**BALLROOM, GUILDHALL ARTS CENTRE, ST. PETER'S HILL,
GRANTHAM. NG31 6PZ**

Aidan Rave, Chief Executive

Chairman

Councillor Martin Wilkins

Councillor Ashley Baxter

Councillor Phil Dilks

Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown

Councillor Michael King

Councillor Robert Reid

Councillor Jacky Smith

Councillor Mrs Judy Smith

Councillor Judy Stevens

Councillor Adam Stokes

Councillor Ian Stokes (Vice-Chairman)

Councillor Brian Sumner

Councillor Mrs Brenda Sumner

Councillor Paul Wood

Committee Support Jo Toomey Tel: 01476 40 60 80 (Ext. 6152)

Officer: 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 15 JANUARY 2019

(Pages 5 - 13)

5 PLANNING MATTERS

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

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 S17/2155

(Pages 15 - 173)

Proposal: Outline planning permission for the erection of a Designer Outlet Centre of up to 20,479 sqm (GEA) of floorspace comprising retail units (A1), restaurants and cafes (A3), and storage. Additional large goods retail (5,574 sqm GEA), garden centre (5,521 sqm GEA) and external display area for garden centre (1,393 sqm), tourist information and visitor centre, training academy, leisure unit and offices including high-tech hub/start-up offices. Demolition of existing garden centre and sales area and existing warehouse. Improvements to existing Downtown Grantham store elevations. Reconfigured car parking and provision of new multi-storey car park. Increased coach parking. Access improvements, drainage works, hard and soft landscaping and all ancillary works. All matters reserved with the exception of access

Location: Downtown Garden Centre, Old Great North Road, Great Gonerby, Lincolnshire, NG32 2AB

Case Officer: Justin Johnson

Recommendation: That the application is approved subject to the completion of a Section 106 planning obligation and providing that the Secretary of State does not call the application in for determination.

Adjournment

Following consideration of agenda item 5a, the meeting will adjourn until 13:30.

(b) Application S18/2171

(Pages 175 - 184)

Proposal: Installation of statue, plinth and paved surround

Location: Land at St. Peter's Hill, Grantham, NG31 6PZ

Case Officer: Phil Jordan

Recommendation: Approved conditionally

(c) Application S18/1979

(Pages 185 - 203)

Proposal: Conversion of existing barn to single dwelling, erection of new hay barn and stable block and paddocks

Location: Brandon Barn, Hall Road, Brandon, Lincolnshire, NG32 2AT

Case Officer: Shelly Delderfield

Recommendation: Approved conditionally

(d) Application S18/1561

(Pages 205 - 217)

Proposal: Erection of a single storey convenience store

Location: Land at Hanbury Avenue, Grantham, NG31 7GQ

Case Officer: Phil Jordan

Recommendation: Approved conditionally

(e) Application S18/2265

(Pages 219 - 226)

Proposal: Single storey glazed link extension, including conversion of attached outbuildings and addition of roof lights

Location: White Farm Cottage, 16 Pond Street, Harlaxton, NG32 1HW

Case Officer: Miranda Beavers

Recommendation: Approved conditionally

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 2018/19 meetings are:

Meeting Date	Notification Deadline
Tuesday 5 February 2019, 1pm	Monday 4 February 2019, 10am
Tuesday 5 March 2019, 1pm	Monday 4 March 2019, 1pm
Tuesday 2 April 2019, 1pm	Monday 1 April 2019, 1pm
Tuesday 23 April 2019, 1pm	Thursday 18 April 2019, 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.

Committee members may only ask questions of the applicant, the applicant's agent or technical experts speaking for or against 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