

Meeting of the Planning Committee

Thursday, 3 June 2021, 10.00 am



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Council Chamber - South Kesteven House,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members present

Councillor Helen Crawford (Chairman)

Councillor Harrish Bisnauthsing
Councillor Penny Robins
Councillor Ian Selby
Councillor Jacky Smith
Councillor Ashley Baxter
Councillor Judy Stevens

Officers

Interim Head of Planning (Jeff Upton)
Principal Planning Officer (Phil Jordan)
Principal Planning Officer (Chris Brown)
Legal Advisor (Martha Rees)
Acting Principal Democratic Officer (Shelley Thirkell)
Democratic Officer (Anita Eckersley)

1. Membership and apologies for absence

The Chairman used her discretion to amend the order of proceedings regarding Agenda Item 4, Application S21/0021, in so far as it would be considered after Agenda Item 10 at the end of the agenda. This was due to not enough members who had been present at the previous meeting that considered this item, being in attendance for the start of this meeting.

Apologies for absence had been received from Councillors, Exton, Bellamy, Dilks, Kaberry-Brown, Milnes, Morgan, Reid and Smith. Councillor Ashley Baxter would be substituting for Councillor Phil Dilks and Councillor Judy Stevens would be substituting for Councillor Mike Exton, for this meeting only.

2. Disclosure of interests

Councillor Helen Crawford referred to Agenda Item 9, Application S20/2018 noting that she had asked for this application to be brought to committee, and reserved the right to speak.

Councillor Harrish Bisnauthsing referred to the Stamford Applications at Agenda Item 5 (S20/2201) and Agenda Item 6 (S20/0908) and noted that he was a Stamford Ward Member but would view the applications with an open mind.

3. Minutes of the meeting held on 12 May 2021

In response to a query raised by a member regarding a recent Cratus Planning Review meeting, the Committee was reminded that this was not related to the planning minutes for 12 May 2021.

The minutes of the meeting held on 12 May 2021 were agreed as a correct record.

4. Application S20/2201

Proposal: Demolition of existing pavilion, erection of new sports centre, change of use of agricultural land to sports pitch, installation of 2 replacement sports pitches and floodlights, and alteration to access.

Location: Stamford Junior School, Kettering Road, Stamford

Decision: To approve the application conditionally.

Councillor Ashley Baxter noted that he had undertaken some consultancy work for Stamford Junior School, but it was not in relation to this application.

Noting comments made during the public speaking session by:

Applicant's Agent: Kate Wood

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036, emerging Stamford neighbourhood Plan and supplementary planning documents.
- No objection but comment from Stamford Town Council for Contractors to make good damage to verge or kerbing association with this development.
- No objection but comments from Wothorpe and St Martins Without Parish Council regarding hours of operation and the selling of alcohol when the sports pavilion is used by the community.
- No objections but comment from Peterborough City Council.
- No objections but comments from Lincolnshire County Council Highways and SuDS Support.
- No objection from Highways England.
- A request from Anglian Water for a condition regarding a surface water drainage strategy.
- Comments about lighting but no objections from SKDC Environmental Protection Services.
- Recommendation from Historic England for an early-stage archaeological investigation.

- Comments from Heritage Lincolnshire in respect of potential archaeological remains.
- No objections from the Conservation Officer.
- No comments to make from Gardens Trust.
- No objection from Sport England.
- Representations received as a result of public consultation.
- The additional information report issued on 2 June 2021 and officer comment thereon.
- Verbal update provided by the officer during the meeting regarding updated wording of the proposed conditions.
- Comments made by Members at the meeting.

Members commented:

- The hours of operation for the pavilion when used by the community and whether alcohol would be sold on site.

It was noted that this was an educational site so no alcohol would be available on site. When used by the Community there would be restricted hours of use.

- Whether hedges would be replaced and would each tree removed be replaced by 2 trees.

The Committee was assured that at least one replacement tree for each tree removed would be provided. The landscaping condition for soft and hard landscaping covered this.

- Whether the facilities be of a competitive club level and would the pitches be full sized.

The Agent noted that she did not have that level of detail with her.

- How surface water would be managed and how sustainable the pavilion would be.

It was noted hybrid water and gas systems and solar panels were planned.

- A member queried whether the strategy used by a neighbouring authority regarding replacing two trees for each one removed could be adopted by SKDC. This would go towards reducing the Council's carbon footprint.

It was proposed, seconded, and agreed that the application be approved for the summary of reasons set out in the case officer's report together with 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 and documents:
- Location Plan drawing no. 240011-PUR-00-XX-DR-A-1000
 - Proposed Block Plan drawing. no. 210011-PUR-00-XX-DR—A-2000 rev P02
 - Site Plan Proposed drawing. no. 240011-PUR-00-XX-DR-A-2001 rev P04
 - Proposed Elevations drawing. no. 24011-PUR-00-XX-DR-A-2020 rev P03
 - Proposed Elevations with colour rendering drawing. no. 24011-PUR-00-XX-DR-A-2021 rev P02
 - Proposed Site Sections drawing. no. 7060_120_DR
 - Proposed Ground Floor Plan drawing. no. 24011-PUR-00-XX-DR-A-2010 rev P03
 - Roof Plan Proposed drawing. no. 24011-PUR-00-XX-DR-A-2011 rev P03
 - Proposed Sections drawing. no. 24011-PUR-00-XX-DR-A-2030 rev P03
 - AGP Cut and Layout Plan drawing. no. SES-SSL-XX-ZZ-DR-A-01 rev 02
 - AGP Layout Plan drawing. no. SES-SSL-XX-ZZ-DR-A-02 rev 00
 - Landscape Proposals Vegetation Retention and Removals drawing. no. 7060_101_DR
 - Landscape Proposals General Arrangement drawing. no. 7060_110_DR
 - AGP Elevation drawing. no. SES-SSL-XX-ZZ-DR-A-03 rev 00
 - Kettering Road Sports Centre Community Use Statement
 - Tree Survey, Arboricultural Impact Assessment and Method Statement
 - Ecological Constraints Report April 2021
 - Acoustic Consultants Noise Assessment v2 Ref 8730/DO

Unless otherwise required by another condition of this permission.

Before development is commenced

- 3 No development other than site clearance shall take place on each phase (Phase 1 being demolition, site clearance and sports pitch construction, Phase 2 being building and landscaping) until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include:

- phasing of the development to include access construction.
- the parking of vehicles of site operatives and visitors;

- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off-site routes for the disposal of excavated material and,
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

- 4 No development other than site clearance and demolition shall take place until a surface water drainage scheme has been approved in writing by the Local Planning Authority.

The scheme shall:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- 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.
- provide attenuation details and discharge rates which shall be restricted to 14 litres per second.
- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- 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 must not be brought into use 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.

- 5 No development other than site clearance and demolition shall commence until details demonstrating how the proposed scheme would comply with the requirements of Local Plan Policy SB1. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings, and details of water efficiency.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first use of the development hereby permitted.

- 6 No development other than site clearance and demolition shall commence until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority.

The development must be carried in accordance with the approved details.

- 7 Before any development is commenced, other than specific clearance as defined below, a scheme for biodiversity mitigation and enhancement must have been submitted to and agreed in writing by the local planning authority. The scheme shall include any recommendations following the further surveys recommended by the BJ Collins ecological constraints report April 2021 which must be first completed:

- bats (roosting and foraging/commuting)
- breeding birds

The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed. The required biodiversity mitigation and enhancement measures shall be completed in full, in accordance with the agreed scheme.

Specific Clearance is defined as the clearance of the site but not including:

- the demolition of the building or felling of the ash tree,
- the removal of the existing southern boundary hedgerow without first undertaking a breeding bird survey and the retention of 3-5m of hedge either side of any nest found, as detailed in the approved Ecological Constraints Report April 2021.

- 8 Before the development hereby permitted is commenced, all existing trees shown on the approved Tree Survey, Arboricultural Impact Assessment and Method Statement 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 buildings

shall be permitted within these protected areas.

- 9 Notwithstanding the submitted details, before any hard landscaping 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. proposed finished levels and contours.
 - ii. means of enclosure.
 - iii. other vehicle and pedestrian access and circulation areas.
 - iv. hard surfacing materials.

During construction

- 10 Notwithstanding the submitted details, before any soft landscaping works are commenced, details of 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.
- 11 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details 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.
- 12 The development must be implemented in accordance with the recommendations within the approved Noise Impact Assessment as follows:
 - All perimeter fencing is fixed to support posts with a neoprene isolator installed to fully isolate the panels from the posts.
 - The applicant constructs a 1 metre high earth bund with a 2.5m high solid timber fence to the southern boundary.

Before the development is brought into use

- 13 Before any part of the development hereby permitted is brought into use, the external surfaces of the building shall have been completed in accordance with the approved details, as required under condition 11.
- 14 Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscape works shall

have been carried out in accordance with the approved soft landscaping details.

- 15 Before any part of the development hereby permitted is brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.

Ongoing conditions

- 16 The floodlighting hereby permitted shall be maintained and operated in accordance with the approved floodlighting details in perpetuity and not operated beyond 9pm on any day of the week.

Unless otherwise agreed in writing with the Local Planning Authority.

- 17 Within a period of five years from the first use of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that 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.
- 18 Notwithstanding the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any order amending, revoking, or re-enacting that order), the sports centre building hereby approved shall not be used other than for sport, exercise and education or any other ancillary uses.
- 19 Community access to the all-weather pitches and sports hub building shall be implemented in accordance with the 'Kettering Road Sports Centre Community Use Statement'.

5. Application S20/0908

Proposal: Erection of 3 detached houses

Location: Land Off Kettering Road, Stamford, Lincolnshire, PE9 2JS

Decision: To approve the application conditionally.

Noting:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036 and supplementary planning documents and the draft Stamford Neighbourhood Plan.
- No objection from Stamford Town Council subject to any affordable housing contribution being allocated and spent in Stamford and neighbouring properties amenities being respected.

- No objections from Lincolnshire County Council Highways and SuDS support.
- Comments from Lincolnshire County Council – Footpaths Officers regarding Kettering Public Footpaths Nos 14 and 15 that would be affected by the proposed development.
- No objections from the(LCC) Minerals and Waste Planning.
- A recommendation from Heritage Lincolnshire for an archaeological investigation scheme to be secured by condition.
- No objection from Peterborough City Council.
- No objections but comment from Historic England suggesting that the views of specialist conservation and archaeological advisors are sought.
- Objection from Wothorpe Parish Council, in respect of the site not allocated in the emerging Local Plan, harm to heritage assets including setting of Stamford not outweighed by public benefits, and highway safety.
- Objections from Barnack Parish Council, in respect of site not allocated in emerging local plan, harm to heritage assets and harm to character of the area.
- No comments from the Garden Trust.
- Representations received as a result of public consultation.
- Verbal update from the officer correcting a typographical error in Condition 9 of the proposed conditions.
- Comments made by Members at the meeting.

Members commented on:

- Whether a condition could be included regarding soft landscaping.
Condition 8 referred to soft and hard landscaping for the site.
- The potential loss of heritage contained on site such as the kissing gates, other wrought iron furniture and, potential hidden heritage within the trees currently on site and potential harm to the conservation area.

The planning officer noted that a condition could not be included that sought to specify requirements for the public right of way, which would require consultation with LCC, but the Committee's comments and suggestions could be incorporated in an advisory note encouraging the developer to investigate further and retain such objects.
- How affordable housing would fit into this scheme.

In respect of affordable housing, the developer would contribute an amount of £258,572 to off-site extra-care affordable housing. This would be used as a contribution towards properties for the elderly on smaller sites that enabled independent living with a level of care.

It was proposed, seconded, and agreed that the application be approved for the summary of reasons set out in the case officer's report, together with 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. Site location plan drawing no. 1980-200 A received 11 June 2020.
 - ii. Block Plan drawing no. 1980-201 received 9 June 2020.
 - iii. Plot A floor plans drawing no. 1980-204 and 1980-205 received 9 June 2020.
 - iv. Plot A elevations drawing nos. 1980-206 and 1980-207 received 9 June 2020.
 - v. Plot A garage drawing no. 1980-208 received 9 June 2020.
 - vi. Plot B floor plans drawing no. 1980-209 and 1980-210 received 9 June 2020.
 - vii. Plot B elevations drawing nos. 1980-211 and 1980-212 received 9 June 2020.
 - viii. Plot B garage drawing no. 1980-213 received 9 June 2020.
 - ix. Plot C floor plans drawing no. 1980-214 and 1980-215 received 9 June 2020.
 - x. Plot C elevations drawing no. 1980-216 received 9 June 2020
 - xi. Plot C garage drawing no. 1980-217 received 9 June 2020.

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. This shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to, the following details:
 - a) A site waste management plan.
 - b) A Traffic Management Plan incorporating the routing of construction traffic and details of heavy vehicle patterns (including earliest and latest times and suspension of trips during peak traffic times).
 - c) Measures to minimise and control noise, vibration, dust, and fumes during site preparation works.
 - d) Details of the site parking of all vehicles of site operatives and visitors.
 - e) The location, extent, and duration of any temporary stockpiling areas.

- f) Measures for wheel washing to prevent mud being deposited on the surrounding highway.
- g) Phasing of the development to include access construction.
- h) Loading/unloading of plant and materials used in constructing the development.
- i) Construction activities will not take place outside the hours of 08:30 to 17:30 Mondays to Fridays, or 09:00 to 13:00 on Saturdays, and will not take place at any time on Sundays or Bank/Public Holidays.
- j) A programme of implementation for items a) to i) above.

The approved CEMP shall be strictly adhered to throughout the construction period.

- 4 Prior to the commencement of the development hereby permitted, a tree protection method statement including protection plan shall be submitted to and approved in writing by the local planning authority. The method statement and plan should have regard to the BS5837 (2012) Trees in Relation to Design, Demolition and Construction – Recommendations. A plan identifying which trees are to be felled and which are to be retained should also be provided. A site-specific tree protection scheme for the retained trees should also be submitted taking into account the impacts from construction work, scheduling of works, foundations, hard surfaces, drainage systems and utilities.

The approved details shall be strictly adhered to throughout the construction period.

- 5 No development to construct the dwellings shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been submitted to and approved in writing by the local planning authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings, details of water efficiency and the provision of electric car charging points. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwellings hereby permitted.

During Building Works

- 6 Before any of the works on the external elevations for 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.
- 7 Prior to the commencement of works on site, other than those works for site clearance, details of the disposal of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. The approved works shall be completed in accordance with the details and shall be provided prior to the first occupation of the development.

- 8 Notwithstanding the submitted plans, before the completion of any of the dwellings, details of a soft and hard landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include the following:
- a) Fully annotated plans showing the locations of individually planted semi-mature trees, shrubs, and hedging, which shall include planting schedules, noting species, plant sizes and proposed numbers and densities, method of cultivation and details of the proposed planting implementation programme.
 - b) Details of the boundary treatments and finished site levels/contour details.
 - c) Surfacing treatments of the pedestrian circulation areas, parking areas and paths.

Before the site is occupied

- 9 The landscaping details approved under condition 8 shall be implemented in the first planting season following first occupation of the development and individual plot landscaping shall be completed before the occupation of that housing plot. If, within a period of 5 years from its date of planting, any tree is uprooted, removed, or is destroyed or dies or becomes seriously damaged or defective, then a replacement tree of the same species and size as that originally planted shall be planted in the same position or another position approved by the local planning authority.
- 10 Prior to the completion of any of the dwellings, a scheme of the provision of bat and bird boxes shall be submitted to and approved in writing by the local planning authority. The boxes shall be installed prior to occupation and retained thereafter.
- 11 Prior to the first occupation of the development hereby permitted, a 1.8 metre footway to connect the development to the existing pedestrian footway on Kettering Road at Pinfold Lane shall be provided as part of application S18/1207 in accordance with details that shall first have been submitted to and approved in writing by the local planning authority. The works shall also provide details of the arrangements for the management of surface water run-off from the highway.
- 12 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.

On-going conditions

- 13 Notwithstanding the provisions of Schedule 2, Part 1, Class A and 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 enlargement, improvements or other alterations and no gates, fences, walls or other means of enclosure to plots A, B and C shall be carried out without planning permission first having been granted by the local planning authority.

11:20 – 11:30 the meeting adjourned.

6. Application S21/0443

Proposal Erection of warehouse with ancillary showroom space for Kyoto Futons, 13 small Employment units for B2/B8 use together with car parking and vehicle servicing areas.

Location: Kyoto Futons Ltd, Hards Lane, Frognall, PE6 8RP

Decision: To approve the application conditionally.

Noting comments made during the public speaking session by:

Applicant's Agent: David Turnock

Noting:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036 and supplementary planning documents and the Deepings Neighbourhood Plan.
- No objection from the SKDC Environmental Protection Services
- No objections from Lincolnshire County Council Highways and SuDS support.
- No objections or comments from Anglian Water.
- No objections from the Welland and Deepings Internal Drainage Board but comments regarding boundary fencing, proposed sewage treatment plant and surface water discharge.
- No objections or comments from Peterborough City Council
- Comments from Heritage Lincolnshire regarding the potential for archaeological remains on the site and a recommendation for a scheme of archaeological evaluation works.
- No objection but comments from Deeping St James Parish Council regarding enhanced planting, a Construction Management plan and improving the state of the roads.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting.

Members commented on:

- The number of jobs resulting from the proposed units.
The Committee was informed that there was a potential for around 63 additional jobs.
- Footpath access to and from the site and the timing of the traffic survey.
It was noted that the traffic survey was undertaken by the applicant and the traffic movements would be taken as a baseline on which the potential increase in traffic movements from the proposal would be added. LCC Highways confirmed no objections to the proposal on highways grounds.

It was proposed, seconded, and agreed that the application be approved for the summary of reasons set out in the case officer's report together with 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. Location Plan AL101 RO1 (received on 8th March 2021)
 - ii. Site Plan AL204 PO6 (received on 8th March 2021)
 - iii. Block Plan AL0202 (received on 8th March 2021)
 - iv. Floorplans AB201 PO1, AB0202 PO1, AB203 PO1, AB204 PO1, AB205 PO2, AB206 PO3 (received on 8th March 2021)
 - v. Elevation Plans AB0801 PO2, AB0802 PO2, AB0803 PO2, AB804 PO2, AB805 PO2, AB806 PO2 (received on 8th March 2021)
 - vi. Planting Plan TP01 (received on 20 April 2021)

Unless otherwise required by another condition of this permission.

Pre-commencement

Construction Method Statement

- 3 No development (including any site clearance/preparation works) shall be carried out until a Construction Environmental Management Plan has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the period of development:
 - a) the parking of vehicles of site operatives and visitors.
 - b) loading/unloading and storage of construction materials
 - c) wheel cleaning facilities and road cleaning arrangements.
 - d) measures to control the emission of dust and noise during construction.
 - e) a scheme for recycling/disposing of waste resulting from site preparation and construction works.
 - f) hours of construction work, site opening times, hours of deliveries and removal of materials; and
 - i) routeing of construction traffic

Archaeology

- 4 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.

During building works

Drainage

- 5 Before the development hereby permitted is occupied, all works for the treatment of surface and foul water drainage shall have undertaken in accordance with the recommendations of the Flood Risk Assessment and Drainage Strategy Rev A (AE Engineering, November 2020) and Drainage Layout Plans AEC 3000 PO1 and AEC 3001 PO2.

Materials

- 6 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 approved plans unless otherwise agreed in writing by the Local Planning Authority.

Before the development is occupied

Landscaping implementation

- 7 Before the end of the first planting/seeding season following the occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details (Planting Plan TP01).

Electric Charging Points

- 8 Prior to occupation of the development, a schedule of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. The electric charging points shall be installed and available to use within 6 months of approval of the submitted schedule.

Ongoing Conditions

Hours of operation

- 9 Machinery shall be operated, processes shall be carried out and deliveries shall be taken at or despatched from the site only between 7:30am and 6pm on Monday-Friday, between 8am and 1pm on Saturdays, and not at any time on Sundays or on Bank or Public Holidays.

Landscaping protection

- 10 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, that 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.

7. Application S21/0309

Proposal: Erection of 14 no. small industrial units, B1, B2 and B8 use, including storage, warehouse, and associated works, including fenced service yard area (Amended design as previously approved under reference number S20/1192).

Location: Land at Spitfire Business Park, Northfield Road, Market Deeping, PE6 8GY.

Decision: To approve the application conditionally.

Noting:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036 and supplementary planning documents and the Neighbourhood Plan for the Deepings 2020-2036.
- No objection from Anglian Water subject to foul water drainage condition.
- No comments from Heritage Lincolnshire.
- No objections from Lincolnshire County Council Highways and SuDS support.
- No comments from Welland and Deepings Internal Drainage Board.
- No Comments to the amended submitted design from the SKDC Environmental Protection Officer but would still require the Noise Condition for the initial application S20/1192 as detailed.
- Parish Council comments regarding consideration of the ratio of units and car parking spaces, including the provision vehicle charging points, implementing measures to support climate emergency declaration and the use of the units.
- Representations received as a result of public consultation.
- Verbal update from the officer regarding amending the wording of proposed Condition 14 to also include use class E(g)
- Comments made by Members at the meeting.

Members commented on:

- Sustainability of the units in respect of using solar panels.
The Committee was informed that under Condition 5 the developer would need to submit their approach to building and sustainability matters.
- Noise from operational hours on the Saturday up to 55dBa and whether this could be 08:00 am rather than 07:00 am.
The Legal Advisor reminded members that changing the condition regarding the noise levels within operational hours on a Saturday, could leave the Council open to challenge as the proposed noise limits within operational hours for the original site had been agreed and were in operation, along with a reminder that the application and proposed noise limits had been assessed by the Environmental Protection Team as a consultee.

- The potential noise impact for the neighbouring housing estate and whether the boundary fencing could be enhanced using tight hedging to reduce this impact.
Discussion took place on the timing of the development of the original industrial estate and the housing estate. The Legal Advisor emphasised that the statutory expert officers had provided guidance in respect of the impact of noise for both developments and the guidance had included the operational hours which had been approved by Committee for these previous applications. Noise was dealt with under Condition 13 in the report and would be discharged accordingly.

A proposal was submitted by Councillor Judy Stevens and seconded by Councillor Ashley Baxter that the application be approved subject to the updated condition proposed by the officer in their verbal update, the remaining proposed conditions contained in the report, but with an amended condition requiring enhanced screening and fencing to be extended on the eastern boundary adjacent to the housing estate.

A further proposal was also submitted by Councillor Judy Stevens and seconded by Councillor Ashley Baxter to also amend the condition requiring the Saturday and Bank Holiday permitted noise limit of up to 55dBa within operational hours be amended from 07:00am–12:00pm to 08:00am–12:00pm.

A vote was taken and both proposals were agreed.

For: Councillors, Baxter, Bisnauthsing, Stevens, Jacky Smith.
Against: Councillors, Penny Robins, and Ian Selby.
Abstain: Councillor Helen Crawford.

It was proposed, seconded, and agreed that the application be approved for the summary of reasons set out in the case officer's report together with the following conditions and incorporating the above additional 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:
 - (a) Site Location Plan received 15 February 2021.
 - (b) Proposed Site Plan (Ref: 308/P/100/D)
 - (c) Detailed Planting Proposals Plan (Ref: 308/P/105/B)
 - (d) Drainage Strategy (Ref: 100/REVP5)
 - (e) Engineering Drawing (Ref: 101/REVP2)
 - (f) Engineering Drawing (Ref: 102/REVP2)
 - (g) Proposed Floor and Elevation Plan (Ref: 308/P/104/REVB)

Unless otherwise required by another condition of this permission.

During Building Works

- 3 Prior to the construction above damp-proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to, and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.
- 4 Before installation of any external plant, final details of the position, type, external appearance, noise emissions and shall have been submitted to and approved in writing by the local planning authority.
- 5 Notwithstanding the submitted details, before any soft landscaping works are commenced, details of soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans to include enhanced screening along the eastern boundary;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment).
 - iv. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Before the Development is Occupied

- 6 No development shall take place until details demonstrating how the proposed units would comply with the requirements of Local Plan Policy SB1 has been submitted and approved by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings, details of water efficiency and the provision of electric car charging points. The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the buildings hereby permitted.
- 7 Prior to the occupation of any part of the site for a use falling within Use Class B2 of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or amending that order), a Noise Impact Assessment, demonstrating that such uses would not adversely impact the amenities of existing uses, will be submitted, and approved by the Local Planning Authority. Any mitigation measures identified as being necessary shall be implemented in accordance with the approved details prior to the occupation of the unit.
- 8 Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.
- 9 Notwithstanding details on the approved plans, before first occupation of the units hereby approved, details of a vehicular and pedestrian link to land to the

west of the site together with a timetable of implementation must be submitted and approved by the Local Planning Authority.

The approved details should be implemented in accordance with the agreed timetable.

- 10 Before any part of the development hereby permitted is brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details on drawing no. 308/P/100 Rev D.
- 11 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and indicated on drawing no. 308/P/104/REV B.

Ongoing Conditions

- 12 No external lighting shall be installed unless they have been first submitted to and approved in writing by the local planning authority.
- 13 Within a period of five years from the first occupation of the final 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.
- 14 Noise from operations conducted on the premises shall not exceed 55 dBa Leq 1 hour, as measured at the boundaries of the application site, between the hours of 0700 and 1900 on Mondays to Fridays and 0800 and 1200 on Saturdays, and 45 dBa Leq 1 hour at any other time.
- 15 Notwithstanding the provisions of Schedule 2, Parts 3 and 4 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), the premises shall only be used for the purposes specified below and for no other purpose unless Planning Permission for a new use of the premises has been granted by the Local Planning Authority:
 - Uses permitted by Classes B1 (E(g), B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)
- 16 Following the development hereby permitted first being brought into use, the vehicle parking and turning areas shall have been completed in accordance with approved drawing no. 308/P/100 Rev D; and shall not be used for any purpose other than for the parking and turning of private vehicles and motorcycles belonging to the occupants of the property and their visitors.

13:00 - As the meeting had been in progress for over 3 hours, the Chairman asked for Members' consent to continue. Members agreed.

13:02 – 13:30 – the meeting adjourned.

8. Application S20/2018

Proposal: Outline application for a single storey dwelling.

Location: 17 Churchill Avenue, Bourne, PE10 9QA.

Decision: To approve the application conditionally.

Noting:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036 and supplementary planning documents.
- No objections but comments from Lincolnshire County Council Highways and SuDS support.
- An objection from Bourne Town Council commenting that the application constitutes an unacceptable over-development of the site, access to the site is compromised and historical drainage problems.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting.

Members commented on:

- Access to the site and parking on site.
Access would be considered further under Reserved Matters.
- Reference to the number of proposed plans on the website for this site.
There had been previous applications for the site, but the most recent plan was before the Committee. The indicative plans were not part of this application.
- The size of the site, infill, and overdevelopment on the site and consideration of SP3C in respect of whether the development would cause harm to neighbouring properties.

Members were informed that officers considered there was room for a modest property on site that could be designed without causing harm to the amenity of neighbouring property occupiers.

It was proposed, seconded, and agreed that the application be approved for the summary of reasons set out in the case officer's report together with 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 or two years from the approval of the last of the reserved matters, whichever is the latter.
- 2 Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. access;
- ii. scale
- iii. appearance
- iv. layout
- v. landscaping

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

Approved Plans

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

- i. Drawing No: 19 4153 01 Received 26th Nov 2020.

Unless otherwise required by another condition of this permission.

Before development is commenced

4 Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details.

Ongoing Conditions

5 When an application is made for approval of Reserved Matters, details/samples of the materials (including the walling materials, roofing materials and boundary wall) to be used in the construction of the external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. The external surfaces shall be completed in accordance with the approved details.

6 When an application is made for approval of Reserved Matters, details of proposed electric vehicle charging points to be made available on site for use for the occupiers of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charging points shall be completed/installed in accordance with these approved details and shall thereafter be retained as such for the lifetime of the development.

7 Notwithstanding the submitted details relating to the boundary treatments on block plan ref: 19 4153 02A received on 19th Jan 2021, when the first application is made in connection with the reserved matters, details of soft landscaping works and boundary treatments shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include:

- a) Boundary treatments to all boundaries on the site
- b) Planting schedules (species, sizes, and densities)

9. Application S20/1915

Proposal: Change of use from agricultural to equestrian, construction of new vehicle access, stable block, menage, alterations to drainage and extension of domestic garden.

Location: Ellfield House, Hanthorpe Road, Stainfield.

Decision: To approve the application conditionally.

Noting:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan 2011 – 2036 and supplementary planning documents.
- Comments from Environmental Protection regarding the storage and handling of waste bedding and manure and reducing the risk of pollution to water courses.
- No objections from Haconby and Stainfield Parish Council
- No objections but comments from Lincolnshire County Council Highways and SuDS support.
- Comments from the Black Sluice Internal Drainage Board
- Representations received as a result of public consultation.
- Verbal update from the officer with two additional proposed conditions relating to restricting commercial use of the site and flood lighting
- 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 together with 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 Title 'Site and Location Plans', Drawing No. ES/JCE/2020/01 received by the Local Planning Authority on 6th November 2020
 - ii. Drawing Title 'Stable Block and General Arrangement', Drawing No. ES/JCE/2020/02 Rev A received by the Local Planning Authority on 12th November 2020.

Unless otherwise required by another condition of this permission.

Ongoing Conditions

- 3 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 on the new garden area hereby approved without Planning Permission first having been granted by the Local Planning Authority.

- 4 No floodlights or other forms of external lighting shall be installed to serve the proposed use/development without the approval in writing from the Local Planning Authority.
- 5 The development hereby approved shall be operated on a private basis only, in association with the dwelling known as Ellfield House, Hanthorpe Road, Stainfield and shall not be operated as a commercial venture.

10. Application S21/0021

Proposal: Creation of tracks / internal access roads to serve dwelling and paddocks. Surfacing of existing tracks. Formation of new access onto Spa Road.

Location: Spa House, Spa Road, Braceborough, PE9 4NS

Decision: The application is deferred to the next meeting of the Planning Committee. This was due to not enough Members from the previous hearing of this application attending today's meetings.

11. Close of meeting

The meeting closed at 14:15.