

MINUTES

DEVELOPMENT MANAGEMENT
COMMITTEE
TUESDAY, 5 FEBRUARY 2019



SOUTH
KESTEVEN
DISTRICT
COUNCIL

COMMITTEE MEMBERS PRESENT

Councillor Ashley Baxter
Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown
Councillor Charmaine Morgan
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 Martin Wilkins (Chairman)
Councillor Paul Wood

OFFICERS

Head of Development Management
(Sylvia Bland)
Planning Operations Lead (Justin
Johnson)
Planning Officer (Shelly Delderfield, Phil
Jordan)
Assistant Planning Officer (Daniel Allen)
Legal Adviser (Colin Meadowcroft)
Principal Democracy Officer (Jo Toomey)

Peter Seabourn (Legal Adviser for
application S17/2155)
Jonathan Wadcock (Retail Adviser for
application S17/2155)

OTHER MEMBERS

Councillor Graham Jeal
Councillor Bob Sampson
Councillor Ray Wootten

*(In accordance with Article 9.1.9 of the
Council's Constitution, Councillors
Wootten and Jeal spoke in connection
with application S18/2171 and Councillor
Sampson spoke in connection with
application S18/1979)*

53. 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 Morgan for Councillor Dilks.

54. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors King and Brenda Sumner.

55. DISCLOSURE OF INTERESTS

No interests were disclosed.

56. MINUTES OF THE MEETING HELD ON 15 JANUARY 2019

The minutes of the meeting held on 15 January 2019 were agreed as a correct record.

57. PLANNING MATTERS

(a) Application S17/2155

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

Decision: Subject to the application not being called in by the Secretary of State, to grant the application subject to conditions and completion of a Section 106 Agreement

Noting comments made during the public speaking session by:

Against

Niall Roberts
Giles Membrey
Vinod Chadda
Jenny Cussell
Graham Anderson
Newark and Sherwood Councillor Roger Blainey
Newark and Sherwood Officer Matthew Norton

For

Peter Isaac
Ian Anderson
James Corbett
Marcus Meadows
Iestyn Roberts

Applicant

Richard Broadhead

Together with:

- No objection from North Kesteven District Council
- An objection from Newark and Sherwood District Council
- No objection from Melton Borough Council
- Comments from Nottinghamshire County Council
- An objection from Peterborough City Council
- Comments, recommendations and a requested condition from Anglian Water Services
- No comments from Historic England
- Comments from the Heritage Trust of Lincolnshire
- Concerns and comments raised by the City of Lincoln Council
- Comments from the Lincolnshire Police Crime Prevention Design Adviser
- No comments from the South Kesteven District Council Environmental Protection Team
- No objection from Cadent Gas Limited
- Comments from Western Power Distribution
- No objection subject to conditions from Highways England
- No objection and comments from the Upper Witham Internal Drainage Board
- No comment from the Welland and Deeping Internal Drainage Board as the site falls outside the Board's area and extended area
- Comments from the Historic Buildings Adviser
- Comments from the Lincolnshire County Council Footpaths Officer
- Comments from Lincolnshire County Council Minerals and Waste Planning
- No objection from Lincolnshire Fire and Rescue Services
- No objection and comments from Natural England
- Comments from Network Rail, Civil Engineering
- Concerns and comments raised by Allington Parish Council
- Concerns and comments raised by Belton and Manthorpe Parish Council
- Support from Foston Parish Council
- No objections regarding the development but concern over highways issues raised by Great Gonerby Parish Council
- Concerns, comments and an objection to the proposal raised by Sedgebrook Parish Council
- No objections subject to the developer entering into a planning obligation by Lincolnshire County Council Highways and SUDS Support
- No objection from the Environment Agency
- 272 representations received as a result of public consultation (43 raising concerns or seeking further information and 229 in support of the development) including:
 - An objection from Lichfields on behalf of their client into Properties Plc

- Comments from Centrebus
- Comments from East Midlands Trains
- Support from Pyle Own (commercial property advisers to the freeholder of the moto Grantham north service station)
- Support from Grantham College
- An objection from Buckminster and Rioja Developments
- 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

11:50 – Councillor Mrs. Kaberry-Brown left the meeting

11:53-12:04 – the meeting adjourned. Councillor Mrs. Kaberry-Brown returned to the meeting following the adjournment

During his oral presentation, the planning officer referred to a number of further representations received since the “Additional Items” paper had been circulated, both in support of and objecting to the application. He explained that these raised no new material issues that were not covered within the report or the oral update.

In debating the application Members talked about the headlines of those items that would be included in the Section 106 Agreement. Members noted the proposals that were designed to support Grantham town centre. Instead of signage for car parking sites within the town centre, the Committee was interested in whether there would be flexibility to use some of that money to subsidise car parking. The Chairman indicated that car parking charges were not an issue that the Committee could determine. The Committee was advised that the general parameters within the Section 106 Agreement had been settled but it may be possible for the feasibility of concessionary parking to be investigated provided that it met the legal tests for planning obligations and was compliant with any Council policy.

13:16 - As the meeting had been in progress for 3 hours, the Chairman asked for Members’ consent to continue. Members agreed

It was proposed, seconded and agreed that the application be approved for the reasons set out in the case officer’s report and subject to:

- i) The application not being called in by the Secretary of State
- ii) The conditions set out on pages 77 to 92 of the case officer’s report (the final wording being delegated to the Head of Development Management after consultation with the Chairman or the Vice-Chairman of the Development Management Committee)
- iii) Completion of a Section 106 Agreement to secure the requirements set out in paragraph 9 of the case officer’s report (including consideration of the comments noted above) within a period not exceeding six

months after the date upon which the Secretary of State has confirmed that the application will not be called in. In the event that the Section 106 Agreement has not been completed within this period and the Head of Development Management, after consultation with the Chairman or Vice-Chairman of the Development Management Committee, considers that there are no extenuating circumstances which would justify an extension (or further extension) of time, the Head of Development Management be authorised to refuse the application on the basis that the necessary infrastructure or community contributions essential to make the development acceptable have not been forthcoming

The meeting adjourned from 13:27 to 14:01.

(b) Application S18/2171

Proposal: Installation of statue, plinth and paved surround

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

Decision: To approve the application subject to conditions

Councillor Morgan stated that she had pre-determined the application and therefore spoke as a district Councillor during the public speaking session. She did not participate in debate or vote on the application.

Noting comments made during the public speaking session by:

District Councillor	Councillor Morgan Councillor R Wootten
Against	John Morgan
For	David Burling
Applicant	Councillor Jeal

Together with:

- No objection from Historic England
- Comments from the SKDC Arboricultural Consultant
- Comments from Heritage Lincolnshire
- No objection and comments from the Lincolnshire Police Crime Prevention Design Adviser
- Comments from the SKDC Historic Buildings Adviser
- Comments from Grantham Civic Society as reported in the additional items paper which was issued on 1 February 2019
- 27 representations received as a result of public consultation (8 in support, 18 against and 1 neutral) including additional representations that were recorded in the additional items paper which was issued on 1 February 2019

- 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. 18052/01A received 21st January 2019
 - ii. Drawing no. 18052/02A received 21st January 2019
 - iii. Drawing no. 18052/03C received 21st January 2019

Unless otherwise required by another condition of this permission.

Before Development Commences

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

During Building Works

- 5 Before any of the works to install the plinth and paved surround hereby permitted are begun, samples of the materials of the plinth and paved surround shall have been submitted to and approved in writing by the Local Planning Authority.
- 6 The development hereby permitted shall be carried out in accordance with the following list of approved arboricultural assessment details:
 - Tree protection plan received 23rd January 2019
 - Arboricultural Implications Assessment and Method Statement received 23rd January 2019

Before the Development is Occupied

7 Before any part of the development hereby permitted is brought into use, the paved surround and plinth shall have been completed in accordance with the approved details.

(c) Application S18/1979

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

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

District Councillor	Councillor Bob Sampson
Hough on the Hill Parish Council	Penny Milnes
Against	John Pope
	Roger Kingscott
	Ian Blacklock
For	Paul Miley
Applicant's Agent	Becky Taylor

Together with:

- Comments from the South Kesteven District Council Footpaths Officer
- Comments from the Lincolnshire County Council Footpaths Officer
- Comments from the SKDC Historic Buildings Adviser
- No objections raised by Lincolnshire County Council Highways and SUDS Support and an informative to be added in the event of the grant of planning permission
- Comments from Hough on the Hill Parish Council
- No comments from the Upper Witham Internal Drainage Board
- 25 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

16:04-16:14 – the meeting adjourned

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:

Drawing No. 0396-AM2-GP-LP Location Plan
Drawing No. 0396-AM2-GP-SP Site Plan
Drawing No. 0396-AM2-DP-CP Design Proposal
Drawing No. 0396-AM2-GP-DP Distances Plan
Drawing No. 0396-AM2-PFP-1 Proposed GF
Drawing No. 0396-AM2-PFP-1 Proposed FF
Drawing No. 0396-AM2-PFP-2 Proposed Roof Plan
Drawing No. 0396-AM2-PEP-1 Proposed Elevations
Drawing No. 0396-AM2-PEP-2 Proposed Elevations
Drawing No. 0396-AM2-PSP Proposed Section
Drawing No. 0396-AM2-PSP Proposed Plan Section
Drawing No. 0396-AM2-P3DS1 Proposed 3D Sections
Drawing No. 0396-AM2-PSFP1 Proposed Hay Barn & Stable Floor Plans
Drawing No. 0396-AM2-PSEP-1
Drawing No. 0396-AM2-PSEP-2
Drawing No. 0396-AM2-PS3DS-1 3D Sections
Drawing No. 0396-AM2-PSEP Proposed Site Elevations
Drawing No. 0396-AM2-PV-1 Material Palette

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Before any of the works to the extension on the eastern 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.
- 4 Before the works to provide the boundary treatments hereby permitted are commenced, a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority.
- 5 Before the installation of any of the new external windows and/or doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

- 6 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.
- 7 Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

During Building Works

- 8 The external joinery works hereby permitted shall be constructed of wood with no trickle vents and retained as such thereafter.
- 9 The development shall be carried out in accordance with the recommendations set out in the Protected Species & Bat Survey Report (received 24 October 2018).
- 10 Prior to the commencement of any works of demolition and rebuilding authorised by this permission, the person/s undertaking the works shall take such measures as may be necessary to secure the stability of the parts of the buildings, or adjacent buildings, which are to be retained.
- 11 The roof lights to be installed in the building shall be of a 'conservation' type, details of which shall be submitted to the Local Planning Authority prior to installation. Only such details as may be approved in writing shall be used in the approved works of conversion.
- 12 Before any part of the development hereby permitted is occupied, a plan clearly outlining the residential curtilage shall be submitted to and approved by the Local Planning Authority.
- 13 Before the rainwater goods are installed details shall be submitted to the local planning authority of the type of rainwater goods to be installed on the building/s and the means of fixing the goods to the building. Only such type of rainwater goods and fixings as may be approved writing shall be used on the building.
- 14 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. means of enclosure including fencing details within the site

Before the Development is Occupied

- 15 The archaeological investigations shall be completed in accordance with the approved Written Scheme of Investigations.

- 16 Before any part of the development hereby permitted is brought into use, the external surfaces shall have been completed in accordance with the approved details.
- 17 Before any part of the development hereby permitted is brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.
- 18 Before any part of the development hereby permitted is brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme.
- 19 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.
- 20 Before the part of the building being altered is first brought into use, the joinery works for all windows and doors shall have been completed in accordance with the approved joinery details.
- 21 Before any part of the development hereby permitted is brought into use, all rainwater goods shall have been carried out in accordance with the approved details.

Ongoing Conditions

- 22 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.
- 23 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 shall be inserted into 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.
- 24 No chimneys or flues shall be installed on the building other than those shown on the approved drawings without the express consent of the Local Planning Authority.
- 25 The development shall be carried out strictly in accordance with the approved plans which outline the residential curtilage.

16:36 – Councillor Wood left the meeting and did not return

(d) Application S18/1561

Proposal: Erection of a single storey convenience store

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

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

Applicant's Agent Matthew Wilkinson

Together with:

- No objection from Lincolnshire County Council and SUDS Support
- Comments and suggested conditions from SKDC's Environmental Protection team
- No comments from Upper Witham Internal Drainage Board
- Comments from the SKDC Arboricultural Consultant
- Comments from the Lincolnshire Police Crime Prevention Adviser
- 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

In the event the application was approved, a request was made for Member involvement in the approval of materials; it was suggested that the Ward Councillor may be appropriate.

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. J1712(08) 03 Rev E received 24th January 2019
 - ii. J1712(08) 04 Rev E received 24th January 2019
 - iii. J1712(08) 05 Rev C received 11th January 2019
 - iv. J1712(08) 06 Rev C received 11th January 2019

- v. J1712(08) 07 Rev B received 11th January 2019
- vi. J1712(08) 13 Rev B received 11th January 2019
- vii. J1712(08) 14 received 11th January 2019
- viii. 5787/100 Rev P2 received 20th August 2018

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, details of tree protection measures to protect all existing trees shown on the approved plan during construction shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in strict accordance with the approved tree protection measures.

During Building Works

- 4 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:
 - S & D Garritt Noise Impact Assessment received 27th September 2018
- 5 Notwithstanding the submitted details on drawing J1712(08) 14, 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.
- 6 A 'no dig' construction method shall be used for installing all hard surfaces that fall within the root protection areas of retained trees shown on the approved drawing J1712(08) 04 Rev D received 11th January 2019. No development within these areas shall take place until details of such a construction method have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 7 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:
 - EPS Phase I & II Geo-Environmental Assessment received 20th August 2018
- 8 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.

- 9 Before installation of any external lighting and CCTV, final details of the position, type, external appearance and lux levels shall have been submitted to and approved in writing by the local planning authority.

Before the Development is Occupied

- 10 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme on approved drawings J1712(08) 04 Rev D and J1712(08) 13 Rev B received 11th January 2019.
- 11 Before the end of the first planting/seeding season following the occupation/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 on approved drawing J1712(08) 04 Rev D received 11th January 2019.
- 12 Prior to the premises being brought into use, a Delivery Management Plan shall have been submitted to and approved in writing by the Local Planning Authority.
- 13 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface water drainage shall have been completed in accordance with the approved details on drawing 5787/100 Rev P2 received 20th August 2018.
- 14 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.
- 15 Before any part of the development hereby permitted is brought into use, any external plant shall have been completed in accordance with the approved details.
- 16 Before any part of the development hereby permitted is brought into use, any external lighting and CCTV shall have been completed in accordance with the approved details.

Ongoing Conditions

- 17 Deliveries and associated activities shall be carried out in accordance with the delivery management plan as approved unless the Local Planning Authority give written consent to a variation.
- 18 The premises shall not be open for customers other than between the hours 07:00hrs - 22:00hrs unless otherwise agreed in writing by the Local Planning Authority.

- 19 Within a period of five years from the first occupation 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.
- 20 The arrangements shown on the approved plan J1712(08) 04 Rev D received 11th January 2019 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

17:11 - As the meeting had been in progress for 3 hours, since the Committee last agreed to continue, the Chairman asked for Members' consent to continue. Members agreed

(e) Application S18/2265

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

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

Decision: To approve the application subject to conditions

Noting:

- No objection from Harlaxton Parish Council
- No adverse comments from Lincolnshire County Council Highways and SUDS Support
- Comments from the Historic Buildings Adviser included within the report to committee together with further comments included in the additional items paper issued on 1 February 2019
- 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.18039.04 Rev C, Proposed Elevations, received 7 December 2018
 - ii. Drawing No.18039.03 Rev B, Proposed Ground Floor Plan/Block Plan - Layout 1, received 7 December 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 plans unless otherwise agreed in writing by the Local Planning Authority.

58. ANY OTHER BUSINESS, WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT

The Chairman referred to the application in respect of Elsea Park – Zone 9, which was determined at the last meeting of the Committee. During the determination of the application one Member had requested that reserved matters arising from the application be brought to Committee for it to consider. While at the time the Chairman indicated this could happen he wished to clarify that under the Constitution it was not within his gift to promise that all reserved matters be brought before the Committee.

Reference was made to a pending reserved matters application for provision of an astroturf football facility. Determination of the application was time sensitive because of deadlines associated with a funding bid for the facility. If the application was not determined by the end of February 2019, the Elsea Park Community Trust, which was making the application, could lose the opportunity to secure funding.

The Chairman stated that reserved matters could be called to Committee through the form attached to the weekly sheets, with requests being submitted within the process' 3-week deadline; this was designed to prevent unnecessary delay in determining applications.

It was proposed and seconded that reserved matters in relation to the Elsea Park development be determined under delegated authority and that, if Members had concerns about specific elements of the reserved matters, they speak to officers about calling them in. On being put to the vote, this was agreed.

59. CLOSE OF MEETING

The meeting was closed at 17:29.

