

# MINUTES

DEVELOPMENT MANAGEMENT  
COMMITTEE  
TUESDAY, 18 JULY 2017



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## COMMITTEE MEMBERS PRESENT

Councillor Phil Dilks  
Councillor Mike Exton  
Councillor Michael King  
Councillor Robert Reid  
Councillor Nick Robins  
Councillor Jacky Smith  
Councillor Judy Stevens

Councillor Adam Stokes  
Councillor Ian Stokes (Vice-Chairman)  
Councillor Brian Sumner  
Councillor Mrs Brenda Sumner  
Councillor Frank Turner  
Councillor Martin Wilkins (Chairman)  
Councillor Rosemary H Woolley

## OFFICERS

Executive Manager, Development & Growth (Paul Thomas)  
Business Manager, Development & Implementation (Sylvia Bland)  
Business Manager, Legal & Democratic Services (John Armstrong)  
Principal Democracy Officer (Jo Toomey)

## OTHER MEMBERS

Councillor Nick Craft  
Councillor Charmaine Morgan

*(In accordance with Article 9.1.9 of the Council's Constitution, Councillor Morgan spoke in connection with application S14/2169)*

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## 21. 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 Woolley for Councillor Mrs Kaberry-Brown.

## 22. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Powell.

## 23. DISCLOSURE OF INTERESTS

No interests were disclosed.

## 24. MINUTES OF THE MEETING HELD ON 27 JUNE 2017

The minutes of the meeting held on 27 June 2017 were agreed as a correct record.

## 25. PLANNING MATTERS

A proposition was made, seconded and agreed to suspend the following Committee Procedure Rules related to public speaking at meetings of the Development Management Committee during discussion of planning application S14/2169:

9.1.9 a) (v) – Each person is allowed to speak for a maximum of 3 minutes and must be prepared to answer questions for information put by members *[relating specifically to the length of time for which members of the public may speak]*

9.1.9 a) (vii) – Number of objectors who can speak will be dependent on the time of the meeting. The Chairman shall ensure equity of opportunity between various parties

9.1.9 a) (ix) – Questions to individual speakers should not exceed 10 minutes in total

The Chairman stated that this was the first time that the Committee would see the outline application and that it provided an opportunity for Councillors and members of the public to raise their suggestions and concerns to help shape the draft conditions and detail of the application. The outline application, together with the conditions and Section 106 Agreement would be considered at a future meeting of the Committee. As the meeting did not form a part of the determination of the application, the Chairman stated that the next time it was presented to the Committee, members of the public would once again have the opportunity to speak and members of the Committee would not be prohibited from sitting on the application if they had not been present at this meeting.

(a) **Application Ref:** S14/2169

**Description:** Application for outline planning permission to develop the site as a mixed use urban extension comprising: up to 3700 dwellings including sheltered housing for the elderly and extra care accommodation in Class C2. Upto 110,000 sq m of employment space within use classes B1, B2 and B8. B1 30%, B2 35%, B8 35%. Educational facilities including a primary school and a secondary school. A local centre up to 8,000sq m including use classes A1 shops, A2 financial and professional offices, A3 restaurant, A4 public house, A5 takeaway, B1 police room, D1 health centre and creche, D2 community hall and gym. Associated open space, playing fields and changing rooms, childrens play areas, allotments, woodlands, wildlife habitat areas and sustainable urban drainage system. Roads, footpaths, cycleways, car and cycle parking. Utility services including electricity substations and pumping stations. (ALL MATTERS RESERVED)

**Location:** Land south of Grantham

**Decision:**

**That the principle of the application for the development of the site is accepted subject to details of planning conditions and the Section 106 Agreement, together with the parameter plans and design and**

**access statement, being reported back to the committee for approval**

Noting comments made during the public speaking session by:

<b>District Councillor Lonthorpe &amp; Harrowby Without PC Against</b>	Cllr Charmaine Morgan Peter Armstrong Jim Smith John Morgan Jane Lee (statement read by Cllr Morgan) Martyn Wand Dale Wright
<b>Applicant's Agent Applicant</b>	Andrew Russell-Wilks Stephen Vickers

Together with:

- Comments from the SKDC Environmental Statement Assessment Consultant
- Comments from the SKDC Landscape Consultant
- No objection and comments from the Woodland Trust
- No objection and comments from Historic England
- No objection from Heritage Lincolnshire subject to appropriate mitigation
- No objection from the SKDC Conservation Officer
- No objection and comments from the National Trust
- Comments and no objection from the Environment Agency subject to appropriate conditions
- No objection from Anglian Water subject to conditions
- No objection from the Upper Witham Internal Drainage Board
- Comments and no objection from Lincolnshire County Council Highways subject to conditions and requirements to be incorporated within the Section 106 Agreement
- Comments from Highways England
- Comments from the traffic consultant commissioned by SKDC
- Comments from the SKDC Air Quality Consultant
- Comments from the SKDC Noise Consultant
- Comments from Natural England
- Comments from Lincolnshire Wildlife Trust
- No objection from the SKDC Ecology Consultant subject to appropriate mitigation measures
- No objection from NHS England subject to a contribution to mitigate the impact of the development on primary care facilities
- No objection from Lincolnshire County Council Education subject to provision within the Section 106 Agreement for a serviced site for an all-through school
- Comments from Sport England
- Comments of the SKDC Urban Design Consultant
- No objection from Lincolnshire County Council libraries and heritage subject to a financial contribution for libraries and heritage facilities
- Support and comments from Lincolnshire County Council Planning

### Services

- No comments from Lincolnshire County Council Minerals Planning
- No objection from SKDC Neighbourhoods subject to a financial contribution for CCTV provision, maintenance and monitoring
- Comments from the SKDC Affordable Housing Officer regarding preferences for affordable housing provision to be delivered in conjunction with the development
- Comments regarding required mitigation measures from the Defence Infrastructure Organisation
- No objections in principle from Network Rail subject to a Section 106 contribution to improve facilities at Grantham station
- No objection and comments from Lincolnshire Police
- An objection and comments from Lincolnshire Fire and Rescue
- Comments from the Lincolnshire County Council Footpaths Officer
- Concerns raised by Londonthorpe and Harrowby Without Parish Council
- Comments from Old Somerby Parish Council
- Support and comments of Grantham Civic Society
- No objection from Peterborough City Council
- No objection from Newark and Sherwood District Council
- No objection from North Kesteven District Council
- No objection from Rutland County Council
- No objection from Melton Borough Council
- Community involvement events run by the applicant prior to the submission of the application
- 57 representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Site visit observations
- The additional information report issued to Members on 14 July 2017
- Comments made by members at the meeting

A proposal was made and later seconded that the principle of the application for the development of the site is accepted subject to details of planning conditions and the Section 106 Agreement, together with the parameter plans and design and access statement, being reported back to the committee for approval.

During the public speaking session and debate, the following concerns were highlighted and suggestions made for the applicant to consider:

- The proportion of affordable housing to be provided as part of the development and the availability of affordable housing provision on site
- Consideration of opportunities to preserve and relocate trees planted at Prince William of Gloucester Barracks when their deed of protection ends in 2022
- Whether the required serviced sites could include ground source heat pumps

- Consideration of opportunities to incorporate renewables into the development
- Consideration of opportunities to provide charging points for electronic vehicles
- Ensuring roads within the development are built to an adoptable standard
- Whether it was possible for the proposed width of bund separating Saltersford Grove and Spitalgate Heath to be further extended or the location of the recreation area to be moved to provide greater separation between the two
- In determining the application the Council should ensure that Londonthorpe and Harrowby Without Parish Council is involved
- The impact of an increased number of cars travelling from the garden village into the town centre on existing routes (particularly Gainsborough Corner junction and Harrowby Road) including increased congestion and safety
- 'Lifetime Homes' principles in the development
- The mix of housing types was under discussion as part of the Section 106 Agreement package
- Whether the community facility would be made available for everyone (including whether it offered an indoor sports facility)
- Whether provision had been made for places of worship
- Ensuring that garden village principles are incorporated within the application, including specifically gardens attached to properties, public gardens and houses lining the street
- Some concern over the proposed build rate of 125 units a year and the suggestion of having the site built out by multiple builders working in parallel to improve the build rate
- Whether there should be an increased commitment regarding the employment site in addition to the suggested communications strategy (e.g. erecting the first buildings)
- Any matters related to the development should be presented for committee approval rather than delegated to the Chairman and Vice-Chairman to sign-off
- Illustrations indicating house design, street design and community design as presented in the design and access statement received positive comments
- One of the major identified benefits of the project was the delivery of the southern relief road which would relieve the town centre of heavy goods vehicles
- Given the anticipated period over which the development would be built out (25-30 years) members asked whether it would be possible for each of the project's phases to be presented to the committee prior to commencement

Members were grateful for the opportunity to discuss the proposed development prior to consideration and determination of the outline application for planning permission, approval of conditions and the Section 106 Agreement at a future meeting. They recognised that the size of the development was significant and the impact on the parish of Londonthorpe and Harrowby Without and the wider Grantham area needed careful consideration and sensitive handling.

The proposition was put to the vote and supported by a majority of the members present.

**26. CLOSE OF MEETING**

The meeting was closed at 20:29.