



MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 10 JANUARY 2006

2.00 PM

COMMITTEE MEMBERS PRESENT

Councillor Chivers
Councillor Helyar
Councillor Howard
Councillor Mrs Jalili
Councillor Kerr
Councillor Parkin (Chairman)
Councillor Pease
Councillor Mrs Percival

Councillor Sandall
Councillor Stokes
Councillor Turner
Councillor Waterhouse
Councillor Mrs M E Wheat
Councillor Mrs Williams
Councillor M G Williams

OFFICERS

Head of Planning Policy and Economic
Regeneration
Principal Planning Officer
Senior Planning Officer
Area Planning Officer (2)
Committee Support Officer
Legal Executive

OTHER MEMBERS

Councillor J Smith
Councillor Wilks
Councillor Mrs Woods

In accordance with Council procedure rule 24.5 Councillor Mrs Woods spoke in connection with application SU2.

634. VICE CHAIRMAN

In view of the absence of the Vice Chairman of the Committee due to a recent operation, it was agreed that Councillor Kerr would act as Vice Chairman of the Committee until Councillor Fines returned to meetings.

635. MEMBERSHIP

The Committee was notified by the Chief Executive that he had received a notice under regulation 13 of the Local Government (Committees and Political Groups) regulations 1990 and had appointed Councillor Mrs M E Wheat in place of Councillor Fines for this meeting only.

636. DECLARATIONS OF INTEREST

The following interests were noted:-

Councillor Howard – personal interest in application in application SU.2, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias toward the application in view of his position as Vice Chairman of the Deepings Branch of Age Concern.

Councillor Kerr – personal and prejudicial interest in application SU.2, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his position as Treasurer of Age Concern Kesteven (the applicants).

637. MINUTES OF MEETING HELD ON 6th DECEMBER 2005

The minutes of the meeting held on 6th December 2005 were confirmed as a correct record of decisions taken.

638. PLANNING MATTERS – STRAIGHTFORWARD LIST

Decision:-

To determine applications, or make observations, as listed below:-

SF.1

Application ref: S05/1442/12

Description: Erection of two bungalows and two car ports

Location: Land Off, Blackthorn Way, Bourne

Decision: Approved

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
3. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and

no building shall be occupied until the drainage works have been provided.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
5. The arrangements shown on the approved plan HGE0407/01 received 27 October 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

639. PLANNING MATTERS – LIST FOR DEBATE

Decision:-

To determine applications, or make observations, as listed below:-

NR.1

Application ref: S05/1453/21
Description: Residential development (20)
Location: 24, Doddington Lane, Claypole
Decision Deferred

For investigation and report into various conflicts between the application and the outline approval.

NR.2

Application ref: S05/1495/22
Description: Construction of new dwelling
Location: R/o Of 2, School Lane, Colsterworth
Decision Deferred

(2.11 pm – Councillor M G Williams entered the meeting)

Noting comments made during the public speaking session from:-

Mr Haylock, 2 School Lane, Colsterworth – objecting

Mr Daniels, 4 School Lane, Colsterworth – objecting

Mrs Daniels, 4 School Lane, Colsterworth – objecting

Mr Sims on behalf of Mr D J Greenfield, 3 Manor Court, Colsterworth – objecting

Mr J Holland – applicant

together with comments from the Parish Council and Highway Authority, no objection from the Community Archaeologist, and representations from nearby residents, for a site inspection to examine the site's layout and access and any privacy/overlooking issues.

SU.1

Application ref: S05/1367/69

Description: Erection of two townhouses

Location: Builders Yard, Newboults Lane, Stamford

Decision: Approved

Noting comments from the Highway Authority and Stamford Town Council and objections from nearby residents together with a statement in support from the applicant's planning consultant, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
3. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
4. Before the dwellings hereby approved are occupied the rear gardens shall be enclosed in accordance with details to be submitted to and approved in writing by the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no openings shall be created in the south facing wall of the dwelling adjoining No. 3 Newboults Cottage.

6. The arrangements shown on the approved plan 4383 D/07/A dated 29 November 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Note(s) to Applicant

1. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) for appropriate specification and construction information.
2. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

SU.2

Application ref: S05/1447/69

Description: Demolition of existing building and erection of two storey recreation centre

Location: Darby & Joan Hall, North Street, Stamford

Decision: Deferred

(2.47 pm – Councillor Kerr left the meeting, having declared an interest).

Noting comments made during the public speaking session from:-

Mr Bland – agent for the applicant

together with report of site inspection, no objection from Stamford Town Council, comments from the Highway Authority, Community Archaeologist, Leisure and Cultural Services and Stamford Civic Society together with an objection from a nearby resident and a statement in support from the applicants, Acting Development Control Services Manager authorised to determine the application, after consultation with the Chairman, subject to clarification of the access issues, the security aspects of the covered yard to the western end of the site and to an appropriate traffic regulation order in relation to the restricted parking area on the site's frontage with Recreation Ground Road, and subject to also appropriate conditions.

(3.10 pm – Councillor Kerr returned to the meeting)

SU.3

Application ref: S05/1488/69

Description: Installation of three pole mounted antennae & equipment cabinet.

Location: Telephone Exchange, Foundry Road, Stamford

Decision: Approved

Noting comments made during the public speaking session from:-

Mr I Hewitt, agent for the applicants

together with comments from the Community Archaeologist, no objection from the Town Council, representations from a nearby business premises, detailed submissions in support from the applicants and further comments from a neighbouring resident and a nearby school, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. This consent relates to the application as amended by plans received on 9th January 2006.
3. The equipment hereby approved shall be removed from the building on which it is situated as soon as reasonably practicable after it is no longer required for electronic communication purposes, and the building shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.
4. Notwithstanding the provisions of the Town Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), details of any generators to be installed on site, other than those installed in an emergency and for a temporary period not exceeding four weeks, shall be submitted to an agreed in writing by the Local Planning Authority. The details submitted shall include the manufacturers specification and noise output levels.

(3.16 pm – Councillor Mrs Percival left the meeting).

(3.17 pm – Councillor Mrs Percival returned to the meeting).

SU.4

Application ref: S05/1517/25

Description: Change of use from horticultural to leisure vehicle storage

Location: Border Nurseries, Back Lane, Deeping St. James

Decision: Approved

(3.23 pm – Councillor Turner left the meeting).

(3.25 pm – Councillor Turner returned to the meeting).

Noting comments made during the public speaking session from:-

Mr K Rogers – applicant

together with an objection from the Highway Authority, comments from the Community Archaeologist and detailed submissions in support from the applicant, subject to the following conditions:-

1. The use hereby permitted shall be for a limited period, being the period of 3 years from the date of this consent.
2. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. The maximum number of leisure vehicles stored at the site shall be 170 at any one time, and no vehicle shall be stored on any part of the land other than in the storage area indicated on the approved plans.
4. None of the leisure vehicles stored in the storage area indicated on the approved plans shall be occupied and used for habitable purposes.

SR.1

Application ref: S05/1466/75

Description: Dwelling and garage

Location: Land West Of Tennyson Cottage, Main Road, Tallington

Decision Deferred

Noting comments made during the public speaking session from:-

Mr C Wicks – agent for the applicant

together with comments from the Highway Authority and Community Archaeologist, representations from the Parish Council and objections from nearby residents, for a site inspection to view the site in relation to neighbouring residential properties and to examine any flooding issues.

SR.2

Application ref: S05/1491/75

Description: Variation of house types (Plots 3, 4 & 5)

Location: Red House Paddock, Main Road, Tallington

Decision: Deferred

Noting comments from the Highway Authority and Parish Council, Acting Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice Chairman, following the receipt of satisfactory revised drawings of the dwelling on Plot 5 and the comments from the Community Archaeologist, and subject also to appropriate conditions.

640. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY.

The Acting Development Control Services Manager submitted his report PLA548 listing details of application not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers and a list of newly submitted appeals and decisions received during the last month.

641. CLOSE OF MEETING

The meeting closed at 3.58 pm.