

Minutes

Planning Committee
Wednesday, 12 May 2021



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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

Committee members present

Councillor Bob Adams (Chairman)

Councillor David Bellamy

Councillor Harrish Bisnauthsing

Councillor John Cottier

Councillor Helen Crawford

Councillor Phil Dilks

Councillor Penny Milnes

Councillor Robert Reid

Councillor Ian Selby

Councillor Jacky Smith

Councillor Judy Stevens

Other Members

Councillor Barry Dobson (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Dobson spoke in connection with application S21/0111)

Councillor Paul Wood (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Wood spoke in connection with application S21/0127)

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 (Naomi Page)

119. Register of attendance, membership and apologies for absence

Apologies for absence had been received from Councillors Exton, Kaberry-Brown, Morgan and Mrs Judy Smith. Councillor Judy Stevens would be substituting for Councillor Exton and Councillor John Cottier would be substituting for Councillor Mrs Judy Smith, for this meeting only.

120. Disclosure of interests

The Chairman disclosed an interest in application S20/2108 because the application site was within his County and District Ward areas. Councillor Reid disclosed an interest in application S21/0308 because the application site was within his District Ward area. Both Members confirmed that they would be approaching the respective applications with an open mind.

121. Minutes of the meeting held on 14 April 2020

The minutes of the meeting held on 14 April 2021 were agreed as a correct record.

122. Application S18/0904

Proposal: Erection of 121 dwellings and associated infrastructure

Location: Land at Manning Road, Bourne

Decision: To approve the application conditionally and subject to a S106 agreement

Noting comments made during the public speaking session by:

Parish Council:	Councillor Anna Kelly
Applicant/Applicant's Agent:	Hannah Guy

Together with:

- An objection received from Bourne Town Council (initial response)
- Comments and requested conditions from Lincolnshire County Council Highways and SuDS Support
- No comments from Natural England
- Comments and recommended conditions from Anglian Water Services
- A request for a s106 contribution from NHS England
- A request for a s106 contribution from Lincolnshire County Council Education and Cultural Services
- A request for an off-site equipped play space contribution that the officer advised could be used towards the provision of a skatepark
- Comments and a request for a Scheme of Archaeological Work to be commissioned from Heritage Lincolnshire
- Comments from the SKDC Affordable Housing Officer
- A request for a noise assessment to be undertaken and a recommended condition from SKDC Environmental Protection Services
- No objection from the Environment Agency
- A recommendation for the installation of a fire hydrant from Lincolnshire Fire and Rescue
- Twenty four letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- The additional information report published on 10 May 2021 and officer comment thereon, including an additional condition (condition 10 below) and an updated response from Bourne Town Council supporting the principle of development on the site
- Comments made by members at the meeting

As Councillor Cottier had not been present for the full discussion of this item, he did not participate in the vote.

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 the conditions set out on pages 30 to 36 of the case officer's report, the additional condition contained in the additional information report (condition 10 below) and subject to completion of a Section 106 agreement to secure the requirements specified in section 7.10 of the report and as updated in the additional information report. Where the Section 106 obligation has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of that obligation.

In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Interim Head of Planning, there are not extenuating circumstances that would justify a further extension of time, the related planning application shall be refused planning permission for the appropriate reason(s) on the basis that the necessary requirements essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon the successful conclusion of the Section 106 agreement, the application is to be 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. Location Plan received 26 June 2018
 - ii. Layout Plan, drawing no. SK-04 REV H
 - iii. House type plans, 2112, 2228, 2310, 2318, 2324, 2328 v2, 2329, C2325, 2434, 2440, 3311, C3312, 3402

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 No development shall take place until details demonstrating how the proposed dwellings 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 dwellings hereby permitted.

- 4 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.

The drainage details must:

- 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 5 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.
- 5 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 and a report submitted to the Local Planning Authority for approval before development commences.
 - 6 No development shall take place 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.

- 7 Before the development hereby permitted is commenced, an updated noise assessment must be submitted to and approved by the Local Planning Authority. The development must be carried out in accordance with any mitigation recommended by that assessment.
- 8 Before any development is commenced, a scheme for biodiversity mitigation and enhancement must have been submitted to and agreed in writing by the local planning authority. The scheme shall be based upon any recommendations (including further survey work) from the Lockhart Garratt extended phase ecology report.

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, prior to the first occupation of any dwelling for that phase.

- 9 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
 - iv. Shall include the nomination of a competent person to oversee the implementation of the works.
- 10 Before the development hereby permitted is commenced, details demonstrating that at least 10% of the dwellings would be constructed as "Accessible and Adaptable" in line with the standard set-out in Part M4(2) of the Building

Regulations must be submitted to and approved in writing by the Local Planning Authority.

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

During Building Works

- 11 Before the development hereby permitted is commenced, details of a hard and soft landscaping scheme 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. car parking layouts;
 - iv. other vehicle and pedestrian access and circulation areas;
 - v. hard surfacing materials;
 - vi. planting plans;
 - vii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - viii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

- 12 Before any of the works on the external elevations of the dwellings hereby permitted are begun, details of the materials to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. Details must include:
 - Facing brickwork and/or any render to be used;
 - Roof tiles;
 - Chimneys;
 - Porches;
 - Finish of verges and eaves.

Before the Development is Occupied

- 13 Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved external materials details.

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

- 15 Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

- 16 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.

- 17 Before any part of the development hereby permitted is occupied, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i. long term design objectives,
 - ii. management responsibilities and
 - iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.
- 18 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.
- 19 Before any part of the development hereby permitted is occupied, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, as required by condition above. The report shall include:
- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
 - ii. As built drawings of the implemented scheme;
 - iii. Photographs of the remediation works in progress; and
 - iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved scheme.

Ongoing Conditions

- 20 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.
- 21 For a period of not less than 5 years following the first occupation of the final dwelling hereby permitted, the approved Landscape Management Plan shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

11:40 – 11:50 – *The meeting adjourned*

123. Application S21/0127

Proposal: Erection of 15 no. dwellings (including 4 no. affordable units)

Location: Land East of The Royal Oak, 74 Main Road, Long Bennington

Decision: That planning permission is refused

Noting comments made during the public speaking session by:

District Councillor: Councillor Paul Wood
Applicant/Applicant's Agent: Jack Wilkinson

The Chairman used his discretion to allow a script submitted by Mr Wilkinson to be read to Committee Members by the Democratic Officer, in lieu of Mr Wilkinson's attendance at the meeting. It was confirmed that this provision was an isolated occurrence and would not be available moving forward.

Together with:

- An objection from Long Bennington Parish Council
- No objection from the Environment Agency
- Comments from Anglian Water
- Comments and a requirement for the submission of a comprehensive Flood Risk Assessment and Drainage Strategy from Lincolnshire County Council Highways and SuDS Support
- A request for a S106 contribution from Lincolnshire County Council Education
- Concerns raised by SKDC Environmental Protection
- A request for a Scheme of Archaeological Work to be commissioned from Heritage Lincolnshire
- No comments from Natural England
- Comments from the SKDC Affordable Housing Officer
- Comments from the Upper Witham Internal Drainage Board
- No comments from Historic England
- No objections from Lincolnshire Police
- Sixteen letters of representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Comments made by members at the meeting

Members considered the application and noted the reasons for refusal recommended in the case officer's report. The following concerns were raised during the debate:

- The flood risk assessment was considered to be unacceptable

- An proportionate pre application exercise, as required in criteria 'a' of policy SP4 had not been undertaken.

It was proposed, seconded and agreed that the application was refused for the summary of reasons set out in the case officer's report, as below:

- 1) The proposed development is on greenfield land and would extend the pattern of development beyond the existing built form and into open countryside, resulting in harm to the character and appearance of the area. No information has been submitted with the application detailing how the development would meet a proven local need for housing or seek to address a specific targeted need for local market housing. Further, no evidence of substantial community support has been demonstrated. The proposal is therefore contrary to Local Policies SP3, SP4 and DE1 and Long Bennington Neighbourhood Plan Policy LB1 and the NPPF (section 12).
- 2) The site is shown to be at risk from surface water flooding and has recently experienced flooding. There is insufficient information to determine if a satisfactory drainage solution can be achieved for the site, without exacerbating existing flood risk, contrary to Local plan Policy EN5, Long Bennington Neighbourhood Plan Policies LB1 and LB9 or the NPPF (section 14).
- 3) The application site is greenfield and adjacent to the river and has potential to provide habitats for protected species. Insufficient information is available to assess if the proposal adversely impacts on ecological networks and/or protected species contrary to Policy EN2 and the NPPF (section 15).

124. Application S20/2108

Proposal: Details of the reserved matters for i. Layout; ii. Scale; iii. Appearance following outline consent (ref:S18/1335) for 2 x buildings for B1, B2 and B8 uses and associated hardstanding and landscaping (Phase 2).

Location: Jubilee Park Honey Pot Lane Colsterworth NG33 5LZ

Decision: To approve the application conditionally

Noting:

- Comments and no objection from Lincolnshire County Council Highways
- No comments from Highways England
- No comments from SKDC Environmental Protection Services
- No comments from Natural England
- No letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan 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 condition:

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. HONEY-BED-ST-ZZ-DR-A-0100;
 - ii. HONEY-BED-ST-ZZ-DR-A-0101;
 - iii. HONEY-BED-ST-ZZ-DR-A-0102;
 - iv. HONEY-BED-Z1-ZZ-DR-A-0110;
 - v. HONEY-BED-Z1-SE-DR-A-0120;
 - vi. HONEY-BED-Z1-EL-DR-A-0130;
 - vii. HONEY-BED-XX-XX-RP-A-DAS-01.

Unless otherwise required by another condition of this permission.

125. Application S20/2154

Proposal: Construction of a cattle building for the accommodation of dairy cows, formation of a farm track and the construction of an extension to an existing silage clamp

Location: White House Farm, Fen Road, Dunsby, Lincolnshire, PE10 0UE

Decision: To approve the application conditionally

Noting:

- No comments received from Dunsby Parish Meeting
- No objection from LCC Highways and SuDS Support
- No comments received from Lincolnshire Fieldpaths Association
- Comments from The Ramblers Association
- Comments from the Lincolnshire County Council Footpaths Officer
- No objections and an advised informative comments from the Environment Agency
- Comments and no objections from the Conservation Officer
- Comments and a request for the production of an odour management plan for submission and approval of the local planning authority from SKDC Environmental Protection Services
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan 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:
 1. H0261-03-A3-PL-01 - Location Plan (Received on 16 December 2020)
 2. H0261-02-A3-PL-02 - Proposed Dairy Cubicle Building and Silage Clamp Extension Site Plan (Received on 16 December 2020)
 3. H0261-02-A1-PL-03 - Proposed Site Plan and Dairy Building Plan (Received on 16 December 2020)
 4. H0261-02-A1-PL-04 - Proposed Dairy Building General Arrangement Plan (Received on 16 December 2020)
 5. H0261-02-A1-PL-05 - Proposed Elevations 1 (Received on 16 December 2020)
 6. H0261-02-A1-PL-06 - Proposed Elevations 2 (Received on 16 December 2020)
 7. H0261-02-A1-PL-07 - Proposed Silage Clamp Extension General Arrangement Plan and Elevations (Received on 16 December 2020)
 8. BG20.176 - Preliminary Ecological Appraisal (Received on 16 December 2020)
 9. H0261-02-LS - Landscaping Specification (Received on 16 December 2020)

Unless otherwise required by another condition of this permission.

During Building Works

- 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 approved plans.

Before the Development is Occupied

- 4 Before any part of the development hereby permitted is brought into use, all landscaping works shall have been carried out in accordance with the submitted Landscaping Specification (H0261-02-LS).

- 5 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 landscaping within the landscaping specification, 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.
- 6 Before any part of the development hereby permitted is brought into use, the works shall have been carried out in accordance with the Ecological Recommendations as outlined within the submitted Ecological Appraisal (Report Reference: BG20.176).
- 7 Before any part of the development hereby permitted is brought into use, an odour management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
 1. Animal Housing and Management;
 2. Cleaning out and slurry removal operations;
 3. Feed storage and handling; and
 4. Housekeeping

The applicant should have regard for Environment Agency Technical guidance IPPC SRG 6.02 (Farming) Odour Management at Intensive Livestock Installations.

The development shall be carried out and operated in accordance with this approved odour management plan.

The Chairman used his discretion to amend the order of proceedings; agenda item 9 (S21/0524) would be next for consideration and agenda item 8 (S21/0308) would then be considered after an adjournment.

126. Application S21/0524

Proposal: Proposed first floor side extension

Location: 3 Welwyn Close, Grantham, NG31 7JU

Decision: To approve the application conditionally

Noting:

- A wish not to restrict the grant of permission from Lincolnshire County Council Highways
- No letters of representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan 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 works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
 1. Existing and Proposed Floor and Elevation Plans - received on 8 March 2021
 2. Proposed Block Plan - received on 8 March 2021
 3. Site Location Plan - received on 8 March 2021

During Building Works

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

12:55 – 13:30 – The meeting adjourned

127. Application S21/0308

Proposal: Proposed renovation and extension of club house. Installation of 2 x spectator stands and flood lights.

Location: Bourne Rugby Club, Milking Nook Drove, Bourne, PE10 0AX

Decision: To approve the application conditionally, subject to final approval from Sport England

Noting:

- Comments and no objections from SKDC Environmental Protection Services
- Comments and no objections from Lincolnshire County Council Highways and SuDS Support
- Comments and a holding objection from Sport England and a revised plan submitted in relation to the comments made (final approval to be confirmed)
- No objections from Bourne Town Council

- Three letters of representation received as a result of public consultation (with a further two received following publication of the agenda)
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- The additional information report published on 10 May 2021 and officer comment thereon
- 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. Location Plan 196815 (received by the Council on 15 February 2021)
 - ii. Block Plan 196816 (received by the Council on 30th March 2021)
 - iii. Aerial Plan 196817 (received by the Council on 30th March 2021)
 - iv. Existing and Proposed elevations 196812 (received by the Council on 15th February 2021);
 - iv. Existing and Proposed elevations 196813 (received by the Council on 15th February 2021);
 - v. Existing and Proposed floorplans 196814 (received by the Council on 15th February 2021); and
 - vii. Stands and Floodlights 196818 (received by the Council on 23rd February 2021)

Unless otherwise required by another condition of this permission.

During Building Works

Materials

- 3 Before any of the works on the external elevations for the building and stands 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.

Before the development is occupied

Boundary treatments implementation

- 4 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.

Ongoing conditions

Floodlights

- 5 The floodlighting hereby permitted shall be maintained and operated in accordance with the approved floodlighting details in perpetuity and only operated at the following times:

- From 5:30pm until 9:45pm on Wednesdays and Thursdays only;
- From 2:30pm until 5:30pm on Saturdays only

Unless otherwise agreed in writing with the Local Planning Authority.

128. Application S21/0281

Proposal: Demolition of existing rear wing and erection of single storey rear extension

Location: Chestnuts Barn, 62 High Street, Carlby, Lincolnshire, PE9 4LX

Decision: To approve the application conditionally

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent: Ian Poole

Together with:

- A wish not to restrict the grant of permission from Lincolnshire County Council Highways
- Comments and objections raised by Carlby Parish Council
- One letter of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan 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 works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
 - i) Location Plan received 11 February 2021
 - ii) Proposed Site Plan re. S3121_04-F received 12 April 2021
 - iii) Proposed Plan re. S3121_05-E received 12 April 2021
 - iv) Proposed Elevations re. S3121_07-E received 12 April 2021
 - iv) Proposed Elevations re. S3121_08-E received 12 April 2021

Unless otherwise required by another condition of this permission.

During Building Works

- 3 Before any part of the development hereby permitted is occupied/brought into use, all external finishes shall have been completed to match in material, colour, style, bonding and texture those of the existing building.

129. Application S21/0111

Proposal: Reserved Matters for, Appearance, Landscaping, Layout, Scale under Planning outline: S20/1056 (Detailing, proposed dwelling with detached garage, parking provision arrangements to existing premises complete with drop kerb).

Location: Land Rear of 9-10 The Green Thurlby PE10 0HB

Decision: To defer the application

Councillor Robert Reid wished to note that the application under consideration fell within his ward as Lincolnshire County Councillor.

Noting comments made during the public speaking session by:

District Councillor: Councillor Barry Dobson

Against: Stephen Holland
Andy Baker

Together with:

- Objections from Thurlby Parish Neighbourhood Planning Group
- No objections from Lincolnshire County Council Highways and SuDS Support
- Four letters of representation received as a result of public consultation

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- The additional information report published on 10 May 2021 and officer comment thereon
- Comments made by members at the meeting

In considering the application, Members raised concerns regarding the impact of the proposed development on the residential amenity of the neighbouring properties and the character of the area. Particular concern was expressed in relation to the pitch height of the roof and Members highlighted the need for a high quality of design to prevent the property having a detrimental visual impact.

It was proposed, seconded and agreed to defer the application, due to the potential impact on the residential amenity of the neighbouring properties and the character of the area, as specified in policies DE1 a, SP3 d and c, the NPPF section 12, paragraph 127 and the Thurlby Neighbourhood Plan. Further discussions would be held with the applicant to establish whether an amended application would be submitted, in light of the concerns raised.

130. Close of the meeting

The meeting closed at 15:22.