

# MINUTES

## DEVELOPMENT CONTROL COMMITTEE TUESDAY, 29 MARCH 2011



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### COMMITTEE MEMBERS PRESENT

Councillor Adams (Vice-Chairman)  
Councillor Cook  
Councillor Exton  
Councillor Mrs Gaffigan  
Councillor Higgs  
Councillor Holmes  
Councillor Howard

Councillor Jalili  
Councillor Mrs Jalili  
Councillor Mrs Kaberry-Brown  
Councillor Vic Kerr  
Councillor Parkin (Chairman)  
Councillor Scott  
Councillor Mrs Smith  
Councillor A Williams

### OFFICERS

Acting Lead Professional (2)  
Area Planning Officer (6)  
Planning Technician  
Principal Lawyer  
Committee Support Officer

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### 96. APOLOGIES

An apology for absence was received from Councillor Turner.

### 97. DECLARATIONS OF INTEREST

Councillor Exton declared a personal interest in application RV1 because he knew the applicant (the parish clerk).

Councillor Cooke declared a personal interest in application FF2 because he was the Ward Councillor that covered that area.

Councillor Higgs declared a personal and prejudicial interest in applications RV2 and RV3 because he was the applicant.

Councillor Holmes declared a personal interest in applications RV2 and RV3 by virtue of his serving on Bourne Town Council and South Kesteven

District Council with the applicant.

Councillor Mrs Smith declared a personal and prejudicial interest in applications RV2 and RV3 because the applicant was a fellow councillor and family friend.

## **98. MINUTES OF MEETING HELD ON 1ST MARCH 2011**

The minutes of the meeting held on 1 March 2011 were approved as a correct record of decisions taken subject to the following amendments:

- Minute number 93, decision PWM1 should be amended to read "**an objection** from Foston Parish Council".

## **99. PLANNING MATTERS**

### **NB1**

Application ref: S10/2312/FULL

Description: Change of use from residential (C3) to restaurant (A3) and hotel (C1) and erection of single storey and part two storey rear extension.

Location: 4 St. Mary's Place, Stamford, PE9 2DN.

Decision: Deferred

This item was deferred pending the receipt of an acoustic report.

### **NB2**

Application ref: S10/2313/LB

Description: Change of use from residential (C3) to restaurant (A3) and hotel (C1) and erection of single storey and part two storey rear extension.

Location: 4 St. Mary's Place, Stamford, PE9 2DN.

Decision: Deferred

This item was deferred pending the receipt of an acoustic report.

### **NB3**

Application ref: S10/2401/HSB

Description: Erection of single storey side extension to dwelling

Location: The Bridge House, Casterton Road, Stamford,  
Lincolnshire, PE9 2YL

Decision: Approved

Noting no objection from Stamford Town Council and the South Kesteven Planning Archaeologist, one letter of representation from a member of the public received as a result of consultation, the report from the site visit and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

Note(s) to Applicant

1. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
3. Please note that this grant of planning permission does not authorise access onto land not within the applicant's control, an issue on which the applicant should seek independent legal advice.

**NB4**

Application ref: S11/0287/HSB

Description: Two-storey side extension to existing house

Location: The Bridge House, Casterton Road, Stamford,  
Lincolnshire, PE9 2YL

Decision: Approved

Noting no objection from the South Kesteven Planning Archaeologist, two letters received as a result of consultation, the site visit report and

comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. Please note that this grant of planning permission does not authorise access onto land not within the applicants control, an issue on which the applicant should seek independent legal advice.

**NB5**

Application ref: S11/0133/HSB

Description: Two-storey side and front extension

Location: 4 Caesar Close, Baston, Peterborough, Lincolnshire. PE6 9PN

Decision: Refused

Noting comments made during the public speak session by:

- Mike Sibthorp (for the objectors)

Together with no representation from Baston Parish Council, no objection from the South Kesteven Planning Archaeologist, four representations received a result of public consultation, a letter received from the applicant, and comments made by Members during the meeting.

It was proposed, seconded and agreed that the application be refused for the following reason:

1. The first floor front aspect of the extension would, by virtue of its layout and scale, not respect the character of the host property or

wider area forming an incongruously large and prominent extension as well as resulting in an overbearing impact that would be detrimental to the amenity of neighbouring properties. The proposal is therefore deemed contrary to core strategy policy EN1 along with guidance contained in PPS1 and PPS3; with no other material planning considerations to indicate that the application should be determined otherwise.

### **RV1**

Application ref: S11/0083/FULL  
Description: Extension to existing car parking area  
Location: Village Green, Main Street, Witham on the Hill, Bourne  
Decision: Deferred

Noting no comments from Lincolnshire Heritage, Sport England, the County Council's Rights of Way Officer, the Ramblers' Association; comments from Lincolnshire County Council Highways, Witham on the Hill Parish Council, South Kesteven District Council's Grounds Maintenance Co-ordinator, the district council's arboriculturalist; an objection from the Acting Principal Conservation Officer; the site inspection report and comments made by Members during the meeting.

It was proposed, seconded and agreed that a decision on the application be deferred to the Acting Lead Professional of Development Control for approval after consultation with the Chairman and Vice-Chairman in accordance with the summary of reasons in the case officer's report, subject to the agreement of appropriate materials and landscaping, and subject to appropriate conditions.

*13:33 Councillors Higgs and Mrs Smith left the meeting having declared a personal and prejudicial interest in applications RV2 and RV3.*

*The Chairman stated that the Committee would consider and vote on applications RV2 and RV3 together.*

### **RV2**

Application ref: S11/0377/FULL  
Description: Change of use from shop to residential  
Location: Stone House, South Street, Bourne, Lincolnshire, PE10 9LT  
Decision: Approved

Noting no objection from Lincolnshire Heritage, the Acting Principal Conservation Officer and Lincolnshire County Council Highways; no comments received as a result of public consultation; and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following condition:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**RV3**

Application ref: S11/027/LB

Description: Alteration of listed building

Location: 12 South Street, Bourne, Lincolnshire, PE10 9LT

Decision: Approved

Noting no objection from Lincolnshire Heritage, the Acting Principal Conservation Officer and Lincolnshire County Council Highways; and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following condition:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.

*13:37 Councillors Higgs and Mrs Smith returned to the meeting*

**PWM1**

Application ref: S10/2297/OUT

Description: Erection of three dwellings

Location: 2 Bourne Road, Colsterworth, Grantham, NG33 5JE

Decision: Deferred

Noting comments made during the public speaking session by:

- John Hill (objecting)

- Mike Sibthorp (on behalf of the applicant)

Together with no objection from the Community Archaeologist; comments from the Highways Authority and Colsterworth Parish Council; three representations received as a result of publicity; the site inspection report and comments made by Members at the meeting.

The Committee agreed in principle to supporting development on this site, however, they requested the submission of material examining different options for accessing the development. It was proposed, seconded and agreed that the application be deferred pending further work on options for accessing the parking area at the rear of the development.

## **PWM2**

Application ref: S10/2547/FULL

Description: Demolition of existing garage and erection of one and a half storey dwelling

Location: 3 High Road, Barrowby, Grantham, NG32 1BH

Decision: Approved

Noting comments made during the public speaking session at the last meeting of the Committee by:

- Mike Sibthorp (for the applicant)

Together with no objection from the Community Archaeologist; comments from the Highways Authority and further clarification submitted in the late papers; no objection from Barrowby Parish Council; four representations received as a result of publicity; amended plans submitted by the applicant; the site inspection report and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
3. 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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

4. 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 outbuilding shall be constructed without Planning Permission obtained from 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 window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.
6. Before the dwelling is occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number MSP.609/002 dated 16 November 2010 and retained for that use thereafter.
7. The trees within the site shall be protected, maintained and managed in accordance with BS. 5837:2005 (Trees in Relation to Construction).
8. This permission relates solely to the application as amended by the drawings "Block Plan – MSP.609/002 REVA", "Proposed Elevations – CG-02 and "Proposed Floor Plans – CG-01" received 25 March 2011.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

**PWM3**

Application ref: S11/0301/HSB

Description: Garage/garden store

Location: Paddock Cottage, Village Street, Oasby, Grantham, NG32 3NA

Decision: Deferred

Noting comments made during the public speaking session by:

- Caroline Radford (objecting)
- K Ballaam (supporting the application)
- Lee Ballaam (applicant)

Together with no objection from the Community Archaeologist; no objection from the Highways Authority; comments from English Heritage and SKDC's Conservation Officer; an objection from Heydour Parish Council; six letters of objection and seventeen letters of support received as a result of publicity; comments submitted by the Ward Councillor, amended plans submitted by the applicant showing a change of height in line the comments from English Heritage and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions. Following discussions, Members raised concerns about the height of the roof and questions about the context of the development within the conservation area. Subsequently, it was proposed and seconded that the application be deferred for a site visit. The proposer of the original motion agreed to its withdrawal and a vote was taken on the new motion, which was passed.

### **PJM1**

Application ref: S10/2667/FULL

Description: Erection of four dwellings

Location: Seneca House, Vicarage Lane, Long Bennington, Newark, ND23 5DN

Decision: Approved

Noting comments received from SKDC's Planning Policy team; no objection from the Community Archaeologist; comments from the Highways Authority, Natural England, Lincolnshire Wildlife Trust and the Arboriculturalist; objections received as a result of publicity; the site inspection report and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in

the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

3. No development shall commence until a foul water strategy has been submitted to, and approved in writing by, the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access; hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.
5. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 0022 dated November 2010, and retained for that use thereafter.
6. No development shall take place before a scheme has been agreed in writing by the Local Planning Authority for the construction of a 1.8 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied or in accordance with a phasing arrangement to be first agreed in writing with the Local Planning Authority.
7. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number 0022 dated November 2010. (Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)
8. 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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

9. Before development is commenced on site all existing trees shown on the approved plan shall be fenced off with fencing in line with the guidelines in BS 5837 (2005) Trees in relation to Construction to the limit of their branch spread. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas.
10. Before development commences a working design, methods statement and timetable of works to mitigate any undue adverse effects to great crested newts shall be submitted to and agreed with your Authority and shall be carried out as part of the development.
11. Any trenches dug during on site operations that are left open overnight should include a sloping end or escape ramp to allow badger (or any other animal to escape). Pipes over 200m in diameter should be capped off at night to prevent animals entering.
12. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the Local Planning Authority, to ensure that breeding birds are not adversely affected
13. The development hereby approved shall be carried out in accordance with the recommendations contained within the submitted protected species survey conducted by EMEC Ecology dated December 2010.
14. Building operations shall not be commenced on site until details of the existing and proposed ground levels within the site, and finished floor levels of the proposed buildings, together with the existing floor and ground levels of adjoining properties have been submitted to and approved in writing by the local planning authority.
15. No development shall commence until a surface water strategy / flood risk assessment has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Note(s) to Applicant

1. Where private drives are proposed as part of any development, you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.
2. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information

3. This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.

14:45-15:00      *The meeting adjourned. Councillor Williams did not return after the recess*

### **FF1**

Application ref:      S11/0212/HSH  
Description:          Detached double garage  
Location:              17 Church Lane, Caythorpe, Grantham, NG32 3DU  
Decision:              Deferred

Noting comments made during the public speaking session by:

- Jane Clack (objecting)
- Patrick Armstrong (applicant)

Together with an objection from Caythorpe Parish Council; no objections from the Highways Authority, the district council's conservation team, Lincolnshire County Council's Public Rights of Way Officer; comments from South Kesteven District Council's Heritage Team; four letter of objection received as a result of consultation; the site inspection report and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to appropriate conditions. Photographs had been submitted by the objector, but had not been included in the presentation to the Committee. During discussion, it was proposed that a further site visit take place, giving all Committee members the opportunity to understand the geography of the development and the impact its impact on neighbouring properties, and to allow the Committee to view the photographs submitted by the objector. This was seconded. The original motion to approve the application was withdrawn and a vote taken on the amended motion, which was carried.

### **FF2**

Application ref:      S11/0192/FULL  
Description:          Conversion of dwelling to two self-contained flats.  
Location:              72 Dudley Road, Grantham, Lincolnshire, NG31 9AA  
Decision:              Approved

Noting comments made during the public speaking session by:

- William McIntosh (applicant)

Together with objections from the Ward Member, Highways; no responses as a result of consultation; the site inspection report and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following condition:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Note(s) to Applicant

1. Please note that this grant of planning permission does not override any civil legal matters relating to the Party Wall etc Act or legal covenants, issues on which you should seek independent legal advice.

**KJC1**

Application ref: S10/1283/MJRO

Description: Application Order Section 73 of the Town and Country Planning Act for residential development (to not comply with Condition 8 of application SO5/0220/35 relating to affordable housing)

Location: Former Impress Factory site, Springfield Road, Grantham

Decision: Deferred

Noting no objection from the Community Archaeologist; comments from the Partnerships Project Officer; no objections received as a result of publicity; a submission from the applicant and comments made by Members during the meeting.

Members expressed concerns that removing the condition that the developer should provide 35% affordable housing would have a negative impact on the communities of South Kesteven. It was proposed that the request be refused. Members stated that the developer, if they were unable to meet the affordable housing requirement, should provide recompense within the Section 106. It was suggested that this could come from the profits from the additional units for commercial sale. Following advice from the Acting Lead Professional for Development Control, it was proposed, seconded and agreed that the application be deferred for further

negotiations with the developer.

*16:11 The meeting was approaching three hours in length. In accordance with Council Procedure Rule 9, a vote was taken on whether the meeting should continue. The majority of Members presented voted that the meeting should continue beyond three hours.*

### **JJ1**

Application ref: S11/0069/FULL

Description: Change of Use of the premises from an A3 restaurant with ancillary bar to mixed A3/A4 (restaurant, bar) use of the entire premises with use of the basement area as a venue for the playing of live and recorded music and as a comedy club

Location: 9A North Street, Stamford, PE9 1EL

Decision: Approval

Noting comments made during the public speaking session from:

- Dave Ball – Acoustic Engineer (for the applicant)
- Liz Bullimore (applicant)

Together with no objections from Heritage Lincolnshire; comments from Stamford Town Council and SKDC's Environmental Protection Officer; four letters of objection received as a result of consultation and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Prior to the basement area of the building being used for the purposes of holding live or recorded music events or comedy club events or any other amplified entertainment a full specification of the proposed noise attenuation measures shall be submitted to and agreed in writing by South Kesteven District Council. The specification shall include the remedial works contained in Section 6 of the Live Music Venue Noise Survey and Impact Assessment undertaken by Dave Ball Acoustic Services dated 22 June 2010. This shall include creating a 'room within a room' and include an independent dropped ceiling. The agreed works shall be installed and maintained thereafter. The developer shall arrange for the

effectiveness of the installed sound insulation measures to be tested on site by a suitably qualified independent acoustic engineer. The details of the testing shall be agreed in writing prior to being undertaken and the results shall be submitted to the local planning authority. The basement area of the building shall not be used for the purposes of holding live or recorded music events or other amplified events until the sound insulation measures have been confirmed acceptable in writing by the local planning authority.

3. The premises shall be used for the purposes of a restaurant / bar (Use Classes A3/A4) and as a night club, comedy club, live band entertainment venue uses (Sui Generis) and for no other purpose.
4. A noise limiting device shall be fixed and used in connection with all amplified events held in the basement area of the premises. The device shall be set to a cut out level of 92dB(A) in accordance with the agents email received on 14 March 2011. The cut out level shall then be maintained at 92dB(A) thereafter.
5. Live or recorded music or other amplified events shall only be undertaken in the basement room of the premises between the hours of 09:00hrs and 02:30hrs, with a seasonal exception to allow an extension to 03:00hrs on New Year's Eve.
6. The night club, comedy club, live band entertainment venue uses shall not take place on the ground and 1<sup>st</sup> floor areas of the building. These uses shall only operate within the basement room to be acoustically insulated in accordance with condition 2 above.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

16:43            *Councillor Sam Jalili left the meeting and did not return*

**PG1**

Application ref:     S11/0189/FULL

Description:            Two-storey dwelling on land at rear of existing dwelling

Location:                12 Greatford Road, Baston, Peterborough,  
Lincolnshire, PE6 8NJ

Decision:                Approval

Noting comments made during the public speaking session from:

- Mrs Peart (objecting)
- Mike Sibthorp (agent)

Together with an objection from the Environment Agency, comments from Baston Parish Council and Lincolnshire County Council Highways; no objection from the Community Archaeologist; four letters of objection received as a result of consultation; the site inspection report and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons in the case officer's report and subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. Before the dwelling is occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number SA/BC/50/10 Sheet 3 dated 28/01/2011, and retained for that use thereafter.
4. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
5. The existing leylandii hedge along the eastern boundary of the site shall be maintained at a minimum height of 2 metres in perpetuity. In the event of the hedge becoming dead or dying a replacement screening shall be submitted to and agreed with the local planning authority to include details of implementation.

**CM1**

Application ref: S10/2811/HSB

Description: Extensions and alterations to dwelling

Location: The Poplars, 19 Village Street, Gelston, Grantham, NG32 2AE

Decision: Refused

Noting no objection from the Community Archaeologist; comments from Hough on the Hill Parish Council; representations received as a result of publicity (two letters of support, one objection); a submission from the applicant included with the Committee papers; two letters of support listed in the late papers and comments made by Members at the meeting.

It was proposed and seconded that the application be approved subject to the conditions in the case officer's report. On being put to the vote, the motion was defeated. It was then proposed and seconded that the application be refused because Members felt that due to the roof height the dwelling would be over-dominant in the street scene and would have a significant, oppressive impact on the residential amenities of neighbouring properties. These reasons were accepted by the Acting Lead Professional Development Control as sufficient to form the basis for refusal. On being put to the vote, the motion to refuse permission was carried with authority delegated to the Acting Lead Professional Development Control to prepare the notice for refusal in consultation with the Chairman of the Development Control Committee and to issue the appropriate Decision Notice.

The reason for refusal was:

In the opinion of the Local Planning Authority by virtue of the height of the dwelling at the eaves and ridge of the roof, the scale and massing of the building would be over-dominant and intrusive in the street scene and would have a significant, oppressive overbearing impact on the residential amenities of neighbouring properties to the west and north.

Application ref: S99/0930 and S00/0815

Description: Residential development and residential development – amendment of condition

Location: Off Londonthorpe Lane, Grantham

Decision: Deferred

Noting comments made during the public speaking session by:

- Peter Armstrong (Londonthorpe and Harrowby Without Parish Council)

Together with comments received from the developer; Londonthorpe and Harrowby Without Parish Council; representations received from members of the public as a result of consultations and comments made by Members at the meeting.

It was proposed, seconded and agreed that authority be given to the Acting Lead Professional to prepare and enter into a deed of variation, as the existing agreement required the play equipment provision on site.

**100. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY**

The Acting Lead Professional submitted his report PLA880 listing details of applications not determined within the eight-week time period and a list of applications dealt with under delegated powers. Also submitted was a list of outstanding planning appeals and appeal decisions. Members of the Committee noted the report.

**101. CLOSE OF MEETING**

The meeting was closed at 17:35