

**MINUTES
DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 26 APRIL 2011**



COMMITTEE MEMBERS PRESENT

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

Councillor Sam Jalili
Councillor Mrs Kaberry-Brown
Councillor Vic Kerr
Councillor Parkin (Chairman)
Councillor Scott
Councillor Mrs Smith
Councillor Turner

OFFICERS

Head of Development and Growth
Acting Lead Professional
Principal Planning Officer
Area Planning Officers (5)
Committee Support Officer
Assistant Solicitor

OTHER MEMBERS

Councillor Channel
*(In accordance with Council Procedure
Rule 24.5, Councillor Miss Channel
spoke in connection with application
NB4).*

102. MEMBERSHIP

The committee was notified that a notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990 had been received, appointing Councillor Bob Sandall in place of Councillor Avril Williams for this meeting only.

103. DECLARATIONS OF INTEREST

Councillor Bob Sandall declared a personal interest in Application FF2 as the applicant and agent were both known to him personally.

Councillor Exton declared a personal interest in Application FF2 as he knew the agent personally.

Councillor Holmes declared a personal and prejudicial interest in Application KJC1 as he was related by marriage to the applicant.

Councillor Mrs Kaberry-Brown declared a personal and prejudicial interest in

Application IVW1 as she had given advice on the application to local residents during the course of a previous application.

Councillor Bob Sandall declared an interest (during the course of the meeting) in applications JST1 and JST2, as he knew the neighbouring property owner, who had objected.

104. MINUTES OF MEETING HELD ON 20TH MARCH 2011

The minutes of the meeting held on 29 March 2011 were approved as a correct record of decisions taken.

105. PLANNING MATTERS

Decision:-

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

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 Marys Place, Stamford, Lincolnshire, PE9 2DN
Decision: Deferred

Pending an assessment of the recommendations of the noise consultant.

NB2

Application ref: S10/2313/LB
Description: Alterations and extensions to listed building
Location: 4, St Marys Place, Stamford, Lincolnshire, PE9 2DN
Decision: Deferred

Pending an assessment of the recommendations of the noise consultant.

NB3

Application ref: S11/0431/MJNF
Description: Solar farm including 2.2m high boundary fence and associated equipment

Location: Land Adjacent Lodge Farm, Spalding Road,
Bourne

Decision: Approved

Noting comments made during the public speaking session from:-

Mr Bish – objecting
Mrs J Wall – applicants

together with no objection from Bourne Town Council or Natural England, comments from the Black Sluice Internal Drainage Board and Lincolnshire Archaeology, no objection from the Highway Authority, objections from nearby residents; late information report circulated to members at the meeting including confirmation from the Environment Agency that they do not object subject to an imposition of a condition, together with the suggested condition referred to, report of site inspection 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 set out by the case officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.
2. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
3. Before development commences a working design, methods statement and timetable of works to mitigate any adverse impacts to badgers shall be submitted to and agreed in writing with the Local Planning Authority.
4. Site clearance operations that involve the destruction and removal of vegetations 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.

5. 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 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 along with an implementation programme.
6. The fencing surrounding the site shall be painted a green colour, the detail of which shall be submitted to and agreed in writing with the Local Planning Authority. The colour as approved shall be utilised on the fencing
7. No permanent lighting shall be erected on the site without the prior written approval of the Local Planning Authority.
8. No development shall take place, including site clearing or preparation, until a detailed Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout and the detailed report shall provide for:
 - i. Delivery details including proposed numbers and types of vehicles to the site.
 - ii. Access arrangements, including temporary or proposed and details of how any vehicle will turn within the site.
 - iii. Details of any junction improvements or widening required at the A151.
 - iv. Details of edge protection or strengthening works to accommodate such proposals.
 - v. Reason: To ensure that the proposal would not be detrimental to highway safety and to comply with guidance contained in PPG13.
9. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment undertaken by HSP Consulting (Rev. B) and dated January 2011. In particular, the finished floor levels of the inverter houses shall be set no lower than 0.822 metres above Ordnance Datum. The applicant shall confirm in writing to the Local Planning Authority that this has taken place within one month of completion.
10. In the event that the solar panels are no longer used for the generation of electricity all structures associated with the solar farm

shall be removed and the land restored to its original condition within six months.

11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the generation of electricity on site and any plants or shrubs that die within the first five years shall be replaced, unless otherwise agreed in writing with the Local Planning Authority.

Note to Applicant

1. Please note that this grant of planning permission does not override the need, or otherwise, for consent which may be required from the Black Sluice Internal Drainage Board.

Acting Lead Professional to write to the Highway Authority regarding the placing of suitable signs warning of the location of the solar farm.

NB4

Application ref: S11/0190/FULL

Description: Retention of stable

Location: Sunnyside Cottage, Edenham Road, Lound, Bourne, Lincolnshire, PE10 0LJ

Decision: Deferred

Noting comments made during the public speaking session from:

Huw Milsom – objecting

together with no objection from Lincolnshire Heritage, comments from Planning Policy and objections from nearby residents together with comments made by members at the meeting.

It was proposed and seconded that the application be refused. Following discussion the proposition to refuse was withdrawn and it was proposed, seconded and agreed that further consideration be deferred pending a site inspection.

Both location and more detailed plans to be included within the agenda when the application is next considered.

FF1

Application ref: S11/0212/HSB

Description: Detached double garage

Location: 17, Church Lane, Caythorpe, Grantham, NG32
3DU

Decision: Approved

Noting an objection from a Parish Council and objections from nearby residents, and no objection from the Highway Authority, conservation team, LCC footpaths or the SKDC Heritage team, report of site inspection 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 set out by the case officer in the circulated report, and subject also 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.

(1.58pm – Councillor Mrs Gaffigan left the meeting)

(2.02pm – Councillor Mrs Gaffigan returned to the meeting)

FF2

Application ref: S10/2181/FULL

Description: Provision of hard standing for outside seating area

Location: The Fighting Cocks, 13, Market Place, Corby Glen, Grantham, Lincolnshire, NG33 4NH

Decision: Deferred

Noting comments made during the public speaking session from: -

Mike Sibthorp – applicant's agent

together with no objection from the Parish Council, an objection from SKDC Environmental Protection, objections from nearby residents and comments made by members at the meeting.

It was proposed, seconded and agreed that further consideration be deferred pending a site inspection to more properly assess the likely impact of the proposal on neighbouring residential properties.

PL1

Application ref: S11/0475/FULL
Description: Installation of public artwork on highways land
Location: Bottom Of Butchers Row, Market Place, Grantham
Decision: Approved

Noting comments from English Heritage and representations from local residents; late information report circulated to members at the meeting including comments from the Highway Authority 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 set out by the case officer in the circulated report and subject also to the following condition:-

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

PL2

Application ref: S11/0270/FULL
Description: Use of land for the siting of 5 mobile homes to be occupied in connection with fishery
Location: Wagtail Country Park, Cliff Lane, Marston, Grantham, Lincolnshire, NG32 2HU
Decision: Approved

Noting comments made during the public speaking session from:-

Mike Sibthorp – agent

together with no objection from the Highway Authority or Environmental Protection and comments from Planning Policy, together with comments made by members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the case officer in the circulated report, and subject also 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 lodges hereby approved shall not be occupied between 31 January and 1 March in any year unless otherwise agreed in writing with the local planning authority.
3. The lodges hereby approved shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.
4. The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of the individual lodges hereby approved, and of their main home addresses, and the dates and duration of their stays. This information shall be made available at all reasonable times to the District Planning Authority.
5. No works shall commence on site until a Section 278 Agreement Highways Act 1980 has been entered into with the local highway authority, Lincolnshire County Council to provide passing bays to a full approved specification together with all ancillary works.

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.

PWM1

Application ref:	S11/0301/HSB
Description:	Garage/garden store
Location:	Paddock Cottage, Village Street, Oasby, Grantham, NG32 3NA
Decision:	Approved

Noting comments from the Community Archaeologist, an objection from the Parish Council, comments from English Heritage and the SKDC Conservation Officer, an objection from the local member, objections from neighbouring residents together with a number of letters of support from local residents, report of site inspection 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 set out by the case officer in the circulated report, and subject also 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 submitted samples of materials and details specified in the submitted application forms, drawings and Design and Access Statement unless otherwise agreed in writing by the local planning authority.
3. The rooflights in the approved development shall be of conservation style fitted flush with the adjoining roof surface and shall not project above the plane of the roof.
4. The timber fence screening around the oil tank, as shown on the plans shall be erected before the development hereby permitted is brought into use and retained permanently thereafter, unless otherwise agreed in writing with the Local Planning Authority.
5. The building shall be used for a purpose incidental to the enjoyment of the dwellinghouse as such and shall not be used for commercial purposes or living accommodation.
6. The garage doors shall be a matching timber pair as shown on the plan and retained as such thereafter unless otherwise agreed in writing with the local planning authority
7. The external stonework shall be laid in courses to match the stonework of the main dwelling.
8. This permission relates solely to the application as amended by the drawing '04 Rev A' received 24 March 2011

PWM2

Application ref: S11/0597/HSB

Description: Single storey extensions to rear and side of dwelling including open porch

Location: The Old Stables, Fen Lane, Long Bennington, Newark, NG23 5ED

Decision: Approved

Noting late information report circulated to members present at the meeting in relation to a request from the Upper Witham Internal Drainage Board for further details (and confirmation from the case officer that there is no objection from the Drainage Board) 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 set out by the case officer in the circulated report, and subject also 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 and drawing unless otherwise agreed in writing by the local planning authority.
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 window other than those expressly authorised by this permission shall be inserted in the south elevation of the extensions without planning permission having first been obtained from the Local Planning Authority.

Note(s) to Applicant

1. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
2. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

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.

(2.48pm – Councillor Mrs Kaberry-Brown left the meeting).

(2.49pm – Councillor Turner left the meeting).

(2.50pm – Councillor Mrs Kaberry-Brown returned to the meeting).

(2.52pm – Councillor Turner returned to the meeting).

PWM3

Application ref: S11/0150/MJNF

Description: Replacement of part of Effluent Treatment Plant (ETP) including construction of a Covered Anearobic Lagoon (CAL) with associated sludge mixing and collection facilities together with a biogas recovery facility

Location: PAS (Grantham) Ltd., Easton, NG33 5AY

Decision: Approved

Noting comments from the Community Archaeologist and Highway Authority, no objection from the Highways Agency, Natural England, Lincolnshire Wildlife Trust or the Parish Council, an objection from the Environment Agency and an objection from a nearby resident; late information report circulated to members at the meeting including further comments from the Highway Authority, the withdrawal of the objection from the Environment Agency and comments from Environmental Protection together with a recommendation for an additional condition/note, report of site inspection 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 set out by the case officer in the circulated report, and subject also 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. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding 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 arrangements and details shown on the approved plans and described in the consultant's letter dated 08 April 2011 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when construction works are in progress.
4. The facility shall be used for the treatment and processing of effluent and waste material produced on site only, and shall not be used for processing of waste material brought in from elsewhere.

Note to applicant

1. It is important to ensure that the submitted Evacuation Plan is in place at all times, to be enacted in the event of a dam failure and that all other relevant legislation is complied with.

JJ1

Application ref: S10/2586/FULL

Description: Erection of 4 dwellings and associated access

Location: 16, Towngate East, Market Deeping,
Peterborough, PE6 8DR

Decision: Deferred

Noting no objection from the Highway Authority, comments from Heritage Lincolnshire, an objection from the Town Council and objections/comments from nearby residents, report of site inspection and comments made by members at the meeting.

It was proposed, seconded and agreed that further consideration of the application be deferred pending discussions with the developer with regard to a redesign of the site to remove the overdevelopment in the south west corner.

*(The meeting adjourned from 3.06pm to 3.25pm).
(Councillor Holmes did not return to the meeting on its resumption, as he had declared an interest in the next item).*

KJC1

Application ref: S10/2176/MJRF

Description: Residential Development (21 dwellings)

Location: Elm Farm, Lilley Street, Long Bennington,
Newark, NG23 5EJ

Decision: Deferred

Noting comments from the Police Architectural Liaison Officer, Partnerships Project Officer, Upper Witham Internal Drainage Board, Anglian Water, Lincolnshire Primary Care Trust, Lincolnshire Fire and Rescue, Lincolnshire County Council Education, Open Space Officer, Highway Authority, Senior Historic Environment Officer (Archaeology) and the Parish Council, report of site inspection and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Acting Lead Professional, after consultation with the Chairman or Vice Chairman, subject to the summary of reasons referred to in the case officer's report and subject to the completion of a Section 106 Agreement, in relation to appropriate developer contributions, and to appropriate conditions, but in this case as the agreement has not been concluded prior to the committee, a period not exceeding 6 weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded, and where in the opinion of the Acting Lead Professional in consultation

with the Chairman, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be unacceptable developments acceptable have not been forthcoming.

(3.40pm – Councillor Holmes returned to the meeting).

IVW1

Application ref: S10/0256/FULL

Description: Use of Marston Hall for civil weddings, entertainment receptions, guided tours, conferences and use of adjacent land for event car parking

Location: Marston Hall, School Lane, Marston, Grantham, NG322HQ

Decision: Minded to refuse

Noting comments made during the public speaking session from:-

Mr A M Watson – Marston Parish Council – objecting
Nick Dunn – objecting

together with comments from the Highway Authority, English Heritage and Environmental Health, a lengthy objection from the Parish Council and objections from nearby residents, including a petition; late information report circulated to members at the meeting including further representations from a local resident and an amended suggested reason for refusal, together with comments made by members at the meeting.

It was noted that an appeal had been submitted against non determination, and the application was brought before the committee to secure a resolution as to what decision members would have made had the appeal not been submitted and they had been able to make a decision.

It was proposed, seconded and agreed that the committee are minded to refuse, for the following reason:-

The Local Highway Authority so requests because the use of School Lane in connection with the type of use proposed would be unacceptable on highway safety and convenience grounds, particularly with regard to the location of the village school and the poor alignment and visibility at the junction of Main Street/School Lane.

In the absence of an acceptable alternative means of access, the sole use of the access of School Lane in connection with the proposed use of the

property for weddings etc would be detrimental to the interests of highway safety and convenience, contrary to PPG13.

JST1

Application ref: S10/2872/HSB

Description: Demolition of existing rear extension and boundary wall and erection of two storey rear extension, detached garage with room above and new 1.8m boundary wall to dwelling

Location: 7, St Leonards Street, Stamford, Lincolnshire, PE9 2HU

Decision: Approved

Noting comments from the Community Archaeologist and Consultant Architect for the Historic Environment, no objection from Stamford Town Council Stamford Civic Society and comments from the Highway Authority, together with objections from nearby residents, report of site inspection 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 set out by the case officer in the circulated report, and subject also 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 works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
4. Before development is commenced on site the sycamore tree shown on the approved plan shall be fenced off 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 unless submitted to and agreed in writing by the local planning authority.

5. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors.
 - ii. loading and unloading of plants and materials.
 - iii. storage of plant and materials used in constructing the development.
 - iv. measures to control the emission of dust and dirt during construction.
 - vi. traffic management proposals during each process including demolition and construction.

JST2

Application ref:	S10/2873/LB
Description:	Alteration to listed building to include demolition of existing extension and boundary wall, new two storey rear extension, new boundary wall and garage
Location:	7, St Leonards Street, Stamford, Lincolnshire, PE9 2HU
Decision:	Approved

Noting comments from the Community Archaeologist and Consultant Architect for the Historic Environment, no objection from Stamford Town Council or Stamford Civic Society and comments from the Highway Authority, together with objections from nearby residents, report of site

inspection and comments made members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the case officer in the circulated report, and subject also to the following conditions:-

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
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 works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
4. Before development is commenced on site the sycamore tree shown on the approved plan shall be fenced off 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 unless submitted to and agreed in writing by the local planning authority.
5. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
6. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors.

- ii. loading and unloading of plants and materials.
- iii. storage of plant and materials used in constructing the development.
- iv. measures to control the emission of dust and dirt during construction.
- vi. traffic management proposals during each process including demolition and construction.

JST3

Application ref: S10/1876/HSB

Description: Erection of classic car storage unit for domestic use

Location: The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR

Decision: Refused

Noting comments from Heritage Lincolnshire and the Highway Authority, an objection from Greatford Parish Council, no objection from the Environment Agency or Ramblers Association, objections from nearby residents and late information report circulated to members at the meeting including supplementary observations from Greatford Parish Council included in full in an appendix to the late report, together with comments made by members at the meeting.

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

1. In the opinion of the local planning authority the size and scale of the proposed building, which is to house 36 vehicles for the occupiers of the dwelling known as 'The Rectory', is considered to be of excessive size and scale more akin to a commercial structure rather than being of domestic proportions and its use is likely to be beyond that which could be considered to be ancillary to the enjoyment of the occupiers of the main dwellinghouse.
2. The allowance of a building of this size and scale is likely to have a detrimental visual impact on both the setting of the listed building and this part of the Greatford Conservation Area.

It is therefore considered to be contrary to Planning Policy Statements 1 and 5 (PPS1 and PPS5), policy 27 of the East Midlands Regional Plan and policy EN1 of the South Kesteven Core Strategy (2010).

(As the meeting had lasted for 3 hours, in accordance with council procedure rule 9, the committee voted for the meeting to continue).

JST4

Application ref:	S11/0350/FULL
Description:	Material change of use of industrial unit (part) to gymnasium (D2)
Location:	Fen Manufacturing Engines, Blenheim Way, Market Deeping, Peterborough, Lincolnshire, PE6 8LD
Decision:	Deferred

Noting no objection from Market Deeping Town Council and comments from Planning Policy; late information report circulated to members at the meeting including a representation from a neighbouring business, report of site inspection and comments made by members at the meeting.

It was proposed and seconded that the application be refused.

After the applicant, who was present at the meeting, had made representations that he should be allowed to speak as he had asked last week and this request appeared not to have been recorded, despite it having been properly made, the Chairman ruled that, without precedent, he would allow the applicant to speak on this occasion.

The applicant, Mr A Joyce, then spoke for the 3 minutes allowed by the public speaking rules.

The proposition to refuse was then put and lost. It was then proposed, seconded and agreed that the application be deferred for determination by the Acting Lead Professional, after consultation with the Chairman or Vice-Chairman, subject to the submission of a plan showing car parking arrangements as required by the Highway Authority, and subject also to other appropriate conditions.

(4.55pm – Councillor Mrs Kaberry-Brown left the meeting).

(4.58pm – Councillor Mrs Kaberry-Brown returned to the meeting).

106. LEVEL 2 STRATEGIC FLOOD RISK ASSESSMENT (SFRA) FOR SOUTH KESTEVEN - PUBLICATION OF FINAL REPORT

The committee received report PLA882 from the Planning Policy Manager in relation to the preparation of the Level 2 Strategic Flood Risk Assessment (SFRA) for South Kesteven. Planning Policy Statement 25 (Development and Flood Risk) required the council to produce a SFRA for the district. This assessed the risk of flooding across the district and particularly considered the flood risk associated with areas which were being considered for future

development as part of the emerging Local Development Framework. In 2009 a Level 1 SFRA was prepared for the district in order to comply with the requirements of PPS25. That report recommended that a Level 2 assessment should be prepared to consider the flood risk to and posed by sites considered for allocation in the sites allocations and policies DPD.

The main conclusions of the report were summarised in Appendix 1 and should be used in evidence to guide and support the site allocations and policies DPD and Grantham Area Action Plan, and also to guide the evidence provided by applicants in support of planning applications. The SFRA review had been prepared for the council by Entek UK Limited. The Environment Agency had taken an active role in the assessment process and the preparation of the final report, which met the requirements of PPS25 and of the Council's project brief. It also met the requirements of the Environment Agency and was recommended for immediate use by the council.

Margaret Parr, from Planning Policy and Partnerships, gave further information in relation to the report and in particular flood risks and flood management in the towns and in local service centres.

(5.05pm – Councillors Bob Sandall, Mrs Gaffigan and Mrs Jalili left the meeting).

In concluding, the committee were reminded that the conclusions of the report should be used as background evidence to support and inform policies and proposals in the emerging LDF documents and that they be also used by the council in determining planning applications, particularly those located in areas defined in the SFRA as at risk of flooding.

The Chairman thanked Mrs Parr for her report.

107. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA884 listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers and a planning appeals update.

108. CLOSE OF MEETING

The meeting closed at 5.15pm.