

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 2 FEBRUARY 2010
2.00PM



COMMITTEE MEMBERS PRESENT

Councillor Adams
Councillor Exton
Councillor Mrs Gaffigan
Councillor Harvey
Councillor Helyar
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
Councillor Avril Williams

OFFICERS

Acting Lead Professional
Principal Planning Officer
Area Planning Officer (4)
Planning Technician
Committee Support Officer
Legal Executive
Solicitor (part meeting only)

112. DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor Turner – personal and prejudicial interest in application KJC1, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application, in view of his being a local resident and having a previously expressed opposition to the proposal.

Councillor Holmes - personal and prejudicial interest in applications KJC2 and



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KJC3, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the applications, in view of his relationship by marriage to one of the applicants.

Councillor Mrs Smith - personal and prejudicial interest in application JJ1, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application, in view of her membership of Bourne Town Council Planning Committee and having voted on the application at that committee.

Councillor Higgs - personal interest in application JJ1, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application, in view of his knowledge of the manager of the home as a member of Bourne Town Council.

Councillor Holmes - personal interest in application JJ1, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application, in view of his knowledge of the manager of the home as a member of Bourne Town Council.

113. MINUTES OF MEETING HELD ON 12TH JANUARY 2010

The minutes of the meeting held on 12th January 2010 were approved as a correct record of decisions taken.

114. PLANNING MATTERS

Decision:-

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

JJ1

Application ref:	S09/1725/MJNR
Description:	Demolition of existing garage and erection of residential care home
Location:	Woolfs Garage, Harrington Street, Bourne
Decision:	Approved

Noting comments made during the public speaking session from:-

Mike Sibthorp – objecting on behalf of local residents

together with comments from Environmental Protection and the Environment Agency, no objection from the Highway Authority, Community Archaeologist or Bourne Town Council and objections (including a petition) from local residents, together with a letter of support, report of site inspection and comments made by Members at the meeting.

(Councillor Mrs Smith, who had declared an interest, spoke in accordance with the provisions of the Constitution and at 2.14pm left 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 refuse and recycling storage facilities shall be provided in accordance with the details shown on the approved plan drawing number 08/34/07 received on 2 July 2009. The rubbish shall be stored in the agreed locations in commercial sealed bins. The areas shown on the approved plans shall thereafter be retained for use at all times.
3. 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.
4. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.
5. The arrangements shown on the approved plan 08/34/07 dated 02/07/09 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
6. 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.
7. 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 occupation of any part of the development or in accordance with the

programme agreed with the local planning authority.

8. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risk associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:
 - 1) A site investigation scheme, based on the submitted Desk Study Report, undertaken by Nicholls Colton Geotechnical, dated September 2009, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 2) The site investigation results and the detailed risk assessment (1) and, based on these, an option appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

9. The boundary treatments hereby approved as per Dwg Nos 08/34/07 and 08/34/10 shall be constructed prior to the occupation of the care home unless otherwise agreed in writing by the local planning authority.
10. Prior to commencement of work on site a method statement regarding the proposed demolition and constructions works shall be submitted to and approved in writing by the local planning authority. The statement shall cover the following points:
 - a) Hours of operation
 - b) Types of machinery and equipment to be used on the site; and
 - c) Details of how noise, vibration and dust are to be controlled using best practicable means.

The works carried out shall be in accordance with the approved method statement.

11. Prior to installation, details of any flue/extractor systems shall be submitted to and approved in writing by the local planning authority. Details shall include noise levels, method of mounting to minimise sound

transmission. The development shall be undertaken in accordance with any such details that are approved unless otherwise agreed in writing by the local planning authority.

12. Before any plant and machinery is used on the premises precise details of mounting, sound insulation and operating noise levels shall be submitted to and approved in writing by the local planning authority. the development shall operate in accordance with any such details that are approved unless otherwise agreed in writing by the local planning authority.
13. Details of any floodlighting/external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building(s) is occupied. The development shall be carried out in accordance with the approved details.
14. This permission relates solely to the application as amended by drawing No. 08/34/07 and 08/34/10 received on 2 July 2009 and drawing No. 08/34/06A, 08/34/05A and 08/34/12A received on 4 January 2010.

Note(s) to Applicant

1. Your attention is drawn to the comments of the attached letter from the Environment Agency.
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 permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
4. 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.

(2.23pm – Councillor Mrs Smith returned to the meeting).

JST1

Application ref: S09/2550/HSH

Description: Creation of access

Location: 1, Hillary Close, Stamford, Lincolnshire

Decision: Approved

Noting no objection from Stamford Town Council and representations from nearby residents, together with comments made by Members made 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. Prior to the commencement of any development detailed construction specifications for the kerb shall be submitted in writing to the local planning authority. Development shall proceed fully in accordance with the approved details.
3. The surface materials used for the hardstanding shall match that of the existing block paving adjacent to the south of the site.

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.

JST2

Application ref: S09/2651/FULL

Description: Proposed dwelling and conversion of cattle shed

Location: Land Between 48-50, East End, Langtoft

Decision: Refused

Noting comments made during the public speaking session from:-

Mr A. W. Norman – objecting

together with no objection from the Highway Authority, comments from the Community Archaeologist, an objection from the Parish Council and representations, in support and objecting, 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 refused for the

following reasons:-

1. The proposal involves the erection of a two-storey dwelling, which is set back some 11m from the highway, and the conversion of the single storey barn into habitable accommodation. A single storey link is also part of the proposal that will connect the dwelling to the barn. In the opinion of the local planning authority it is considered that the design, size and scale of the proposal is uncomplimentary to the existing barn and will be detrimental to the identity and character of this building.
2. It is further considered that the siting of the two-storey dwelling, which is located behind the barn but is clearly visible within its setting, will result in an unacceptable level of visual intrusion having a detrimental impact on both the streetscene and this part of the Langtoft Conservation Area.
3. Furthermore, the two-storey dwelling, which is located only 1.9m away from the eastern boundary, will give rise to a dominant and oppressive environment for the occupants of no. 50 East End and overshadow their private patio/garden area for large parts of the day.
4. It is also considered that the first floor bedroom window (bedroom 1) to the northern elevation of the two-storey property will have a poor relationship to the first floor bedroom window to the southern elevation of no. 50. Notwithstanding the fact that these windows are offset by some 50-60 degrees it is envisaged that these facing windows, which are only 6m apart, will compromise the privacy of both the occupants of no. 50 and the future occupants of the site.

It is therefore considered that the proposal is contrary to Planning Policy Statements 1 and 3 (PPS1 and 3), Planning Policy Guidance note 15 (PPG15), Policies 2 and 27 of the Regional Plan and Policies H7 (b, c, l) and EN1 (iii) of the Saved Policies of the South Kesteven Local Plan.

KJC1

Application ref: S09/1916/FULL

Description: Change of use from dwelling to 6 bed hostel accommodation

Location: 63, Barrowby Road, Grantham

Decision: Approved

Noting comments made during the public speaking session from:-

Councillor R. Davies – Objecting on behalf of local residents

Jon Mose – Objecting
Mrs Parker – Objecting
Lisa Darrow – Objecting
Lynette Richardson – Objecting
Kevin Martin – Supporting
Charmaine Simei – Axiom Housing

together with comments from the Highway Authority, Service Manager - Housing Solutions, Environmental Protection and the Community Archaeologist, a number of letters of objection from nearby residents, and submissions in support from the applicants; late information report circulated to Members at the meeting including comments from Lincolnshire Police Crime Prevention Design Advisor, further letters of objections from nearby residents, and officers' comments thereon and suggested alterations to conditions, report of site inspection, and comments made by Members at the meeting.

(3.17pm – Councillor Mrs Gaffigan left the meeting).

(3.20pm – Councillor Mrs Gaffigan returned to the meeting).

(Councillor Turner, who had declared an interest, spoke in accordance with the provisions of the Constitution and at 3.37pm left the meeting).

It was proposed and seconded that the application be refused.

As an amendment, it was then proposed and seconded that further consideration be deferred pending receipt of further information on the application and how best to fit it into this area.

After further discussion, the amendment was withdrawn and a further amendment, that permission be granted subject, in addition to the conditions in the agenda and in the late report, to a condition giving temporary permission for 18 months was proposed and seconded.

On being put to a vote, the amendment was agreed, and being put as the substantive motion, was also agreed. The application was therefore 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. There shall be no more than six bedsits within the property.
3. Before the use hereby permitted is commenced a scheme for the provision of sound insulation to the first and second floor party walls and ceiling/floors within the property shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be

implemented prior to any bedsits being occupied and shall be retained whilst any part of the premises are occupied as per this permission.

4. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to the first occupation of any part of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
5. The use hereby permitted shall operate in accordance with the details received by the local planning authority by email on 11 January and 13 January 2010.
6. No residents shall enter or leave the property between the hours of 11pm and 7am.
7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position, design and material and type of existing and proposed boundary treatments to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.
8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position of any external lighting to be erected on the site. The lighting shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position of any CCTV to be erected on the site. The CCTV shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
10. No development shall take place until there has been submitted to and approved in writing by the local planning authority details of the proposed security arrangements to be installed on the external and internal doors of the development hereby permitted. The approved security details shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
11. The use hereby permitted shall be discontinued and the building and site restored to its former condition on or before 2nd August 2011; in accordance with a schedule of work to be first submitted to and approved 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.

(The meeting adjourned from 4.08pm – 4.20pm).

(Councillor Holmes did not return to the meeting on its resumption, having declared an interest in the next two applications – KJC2 and KJC3).

(Councillor Turner returned to the meeting upon its resumption).

KJC2

Application ref: S09/2493/FULL

Description: Residential development of 4no dwellings and garage and replacement garage to Farbrooke

Location: Land Adjacent Farbrooke, 17, Main Road, Long Bennington, Grantham

Decision: Approved

Noting no objection from the Highway Authority, comments from the Upper Witham Drainage Board, Community Archaeologist and Planning Policy and submissions in support from the applicants, 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 development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority.

The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan showing the exact location, species and spread of all trees and hedges on the site and those proposed to be removed during building operations together with measures to protect retained trees in the course of the development. The development shall be carried out in accordance with the approved details.
5. Prior to any of the dwellings being occupied the private drive shall be completed in accordance with the details shown on the site layout drawing number 2/2006 dated 28 October 2009.
6. The arrangements shown on the approved plan 2/2026 dated 28 October 2009 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
7. The minimum width of the access shall be 4.1 metres.
8. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the local planning authority. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is occupied. Development shall be carried out in accordance with the approved details.

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. 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.
3. Prior to the submission of details for any access works within the public highway you are advised to contact the Divisional Highways Manager on 01522 782070 for application specification and construction.
4. The applicant is advised to investigate the suitability of soakaways on the site in accordance with BRE Digest 365.

KJC3

Application ref:	S09/2495/FULL
Description:	Residential development of 5 no. dwellings and garages
Location:	Land Rear Of 5-13, Vicarage Lane, Long Bennington
Decision:	Approved

Noting no objection from the Highway Authority and comments from the Upper Witham Drainage Board, Community Archaeologist and Planning Policy, representations from nearby residents, submissions in support from the applicants, 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 development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan showing the exact location, species and spread of all trees and hedges on the site and those proposed to be removed during building operations together with measures to protect retained trees in the course of the development. The development shall be carried out in accordance with the approved details.
5. Prior to any of the dwellings being occupied the private drive shall be

completed in accordance with the details shown on the site layout drawing number 40/1/2005 dated 28 October 2009.

6. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 40/1/2005 dated 28 October 2009, and retained for that use thereafter.
7. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the local planning authority. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
8. No development shall take place until there has been submitted to and approved in writing by the local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is occupied. Development shall be carried out in accordance with the approved details.

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. 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.
3. Prior to the submission of details for any access works within the public highway you are advised to contact the Divisional Highways Manager on 01522 782070 for application specification and construction.
4. The applicant is advised to investigate the suitability of soakaways on the site in accordance with BRE Digest 365.

(4.38pm – Councillor Holmes returned to the meeting).

NB1

Application ref: S09/2662/FULL

Description: Redevelopment of site to create 9 dwellings and 2 shop units

Location: 40/40A, St. Pauls Street, Stamford, Lincs

Decision: Deferred

Noting comments made during the public speaking session from:-

Robert Gall – objecting

together with no objection from the Highway Authority, comments from the Arboriculturalist Officer and Community Archaeologist, an objection from Stamford Town Council and comments from Stamford Civic Society together with representations from nearby residents and submissions in support from the applicants; late information report circulated to Members at the meeting, including comments from Environmental Protection and further comments from the Landscape Officer, together with suggested additional conditions, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be deferred, for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the Section 106 Agreement and subject also to appropriate conditions, to included the suggested additional conditions included within the late information report.

NB2

Application ref: S09/2663/CAC

Description: Demolition of existing shop unit, stores and workshop

Location: 40/40A, St. Pauls Street, Stamford, Lincs

Decision: Deferred

Noting comments from Stamford Town 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 Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the Section 106 Agreement and subject also to appropriate conditions, to included the suggested additional conditions included within the late information report.

PJM1

Application ref:	S09/2564/MJRF
Description:	Residential development for the erection of 12 dwellings (substitution of house types of planning approval S06/0643/54)
Location:	Plots 1-5, 7, 9-12 & 15 & 16 Land Between Portmarnock Way And Tom Childs Close, Grantham
Decision:	Deferred

Noting no objection from the Highway Authority, Planning Policy, Environment Agency or Housing Projects Officer, comments from the County Council (Footpaths), submissions in support from the applicants and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the existing Section 106 Agreement, and subject also to appropriate conditions.

PJM2

Application ref:	S09/2432/FULL
Description:	Conversion of former school to 3 no. residential units together with demolition
Location:	School Lane, Claypole
Decision:	Approved

Noting comments from the Highway Authority and Partnerships and Projects Officer, no objection from Natural England and comments from the Parish Council, together with representations 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. The materials to be used in the construction of the roof shall match those of the existing building.
3. Before any development commences, final details of boundary treatments, including design, materials and species where planting is proposed, shall be submitted to the local planning authority for final approval.
4. The replacement windows to be used in the development shall be white painted timber casements and shall remain as such unless otherwise agreed in writing with the local planning authority.
5. 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 occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
6. 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.
7. 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.
8. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 09/004/J/04 revision C dated November 2009, and retained for that use thereafter.
9. Before the access is brought into use, the land between the highway boundary and the vision splays indicated on drawing number 09/004/J/04 revision C dated November 2009 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway School Lane, and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.
10. Operations that involve the destruction and removal of buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the local planning

authority, once they are satisfied that breeding birds will not be adversely affected.

11. The window serving the first floor landing to the north rear elevation shall be fixed and obscure glazed and shall remain as such thereafter unless otherwise agreed in writing with the local 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.

PL1

Application ref: S09/2660/HSH
Description: Two storey extension to dwellinghouse
Location: Windygates, Casthorpe Road, Barrowby, Grantham,
Decision: Deferred

Noting comments made during the public speaking session from:-

Mr L. Cragg - on behalf of the Parish Council
Mike Sibthorp – representing the applicant

together with no objection from the Parish Council or Highway Authority, comments from the Community Archaeologist and Conservation Officer; late information report circulated to Members at the meeting including a letter of support from a neighbouring resident, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred to enable the submission of clearer elevation drawings and in addition, for the preparation of additional photographs showing existing extensions and other photographs from within the site.

(As the meeting had lasted for three hours, in accordance with Council Procedure Rule 9, the Committee voted for the meeting to continue).

(5.34pm – Councillor Exton left the meeting).

PL2

Application ref:	S09/2840/FULL
Description:	Erection of dwelling and double garage with room above (amendment to S07/0984)
Location:	R/o 165 Manthorpe Road, Grantham
Decision:	Approved

Noting comments made during the public speaking session from:-

Andre Finney - supporting

together with comments from the Community Archaeologist, no objection from the Highway Authority and representations 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. 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.
3. Before development is commenced on site all trees and hedging shown to be retained 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.
4. The driveway shall be constructed prior to development commencing on the dwelling hereby approved.
5. No development approved by this permissions shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the local planning authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the local planning authority.
6. Before the dwelling is occupied, the access and turning space shall be

completed in accordance with the approved plan and retained for that use thereafter.

7. All trees and hedging shown to be retained on the approved plan shall not be removed unless agreed in writing by the local planning authority.
8. Before development is commenced full details of waste collection facilities in accordance with the Department of Transport's 'Manual for Streets' shall be submitted to and approved in writing by the local planning authority. The agreed facilities shall be provided prior to the first occupation of the dwelling hereby approved and shall be retained at all times.

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.

115. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA806 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.

116. PLANNING AND DESIGN WORKSHOP

The Chairman asked Members to note that the Planning Policy Manager had reminded Members of the Planning and Design workshop to be held at the Corn Exchange, Bourne, from 9.30am to 12 noon on the 22nd February. Members were requested to notify the Planning Policy section if they would attend by next Tuesday.

117. CLOSE OF MEETING

The meeting closed at 5.38pm.