

Minutes

Planning Committee
Wednesday, 22 July 2020



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee members present

Councillor Bob Adams (Chairman)
Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Louise Clack
Councillor John Cottier
Councillor Phil Dilks
Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown
Councillor Penny Milnes
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith
Councillor Mrs Judy Smith (Vice-Chairman)

Other Members

Councillor Sue Woolley (*In accordance with Article 9.1.9 of the Council's Constitution, Councillor Woolley spoke in connection with application S19/0740*)

Officers

Interim Head of Development Management (William Richards)
Head of Governance (Jo Toomey)
Legal Executive (Mandy Braithwaite)
Principal Planning Officer (Phil Jordan)
Principal Development Management Planner (Reddy Nallamilli)
Development Management Planner (Miranda Beavers)
Principal Planning Officer (Chris Brown)
Development Management Planner (Peter Lifford)
Paralegal Officer (Debbie Mewes)
Democratic Officer (Naomi Page)

88. Register of attendance, membership and apologies for absence

Following a register of attendance, it was confirmed that all Committee Members were present.

89. Disclosure of interests

Councillor Jacky Smith disclosed pecuniary interests in applications S20/0036 and S20/0384 and confirmed that she should be removed from the meeting for the duration of those two items.

Councillor Bob Adams also wished to declare an interest in application S20/0036 because a family member had recently started working for the applicant company, but as the interest was not a pecuniary one, he would remain in the meeting and partake in the vote for the application.

90. Minutes of the meeting held on 8 July 2020

The minutes of the meeting held on 8 July 2020 were agreed as a correct record.

91. Planning matters

(a) Application S19/0740

Proposal: Construction of 22 dwellings and associated infrastructure (all 22 dwellings to be classed as 'Entry Level' Affordable Housing Units)

Location: Land at Bourne Road, Morton

Decision: Minded to refuse the application

Noting comments made during the public speaking session by:

District Councillor	Councillor Sue Woolley
Morton Parish Council	Nicholas Walker
Applicant/Applicant's Agent	Hannah Guy

Together with:

- Representation received from Lincolnshire County Council Education and Cultural Services requiring a contribution to Bourne Academy
- Comments from Heritage Lincolnshire, including the requirement for a Scheme of Archaeological Work to be commissioned
- Comments from the SKDC Affordable Housing Officer
- Comments from NHS England and no requirement for a Section 106 contributions
- Comments from Anglian Water Services
- No objection from Lincolnshire County Council Highways and SUDS Support
- An objection from Morton Parish Council
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 20 July 2020 and officer comment thereon
- Further information relating to affordable housing needs and traffic data for Morton, circulated on 22 July 2020 prior to the meeting

- Comments made by Members at the meeting

In considering the application, Members expressed concern about several factors relating to the proposed site.

Referring to the data circulated in relation to traffic on the A15, the Committee felt that there would be a risk to pedestrian safety if the application were to be approved. Reference was made in particular to the location of local amenities, including the school, which was on the opposite side of the road from the proposed development site. Members asked if there was potential for the speed limit (currently 40mph) to be lowered, or if any measures would be put in place to mitigate any risk to the potential residents of the development.

Referring to Local Plan Policy ID2, Members queried whether the application would support the requirement to minimise the use of travel by car and maximise sustainable transport modes. It was noted that there were limited bus services available in the village and that the provision of two parking spaces per property in the proposed development could encourage residents to travel by car rather than use sustainable transport modes.

Members expressed their support for the principle of affordable housing but questioned whether there was a demonstrable need for the application under consideration. Reference was made to the provision for the development of affordable homes already contained within the Local Plan for Morton. The Committee did not consider there to be a need for the additional affordable homes in the proposed application.

A proposition was put forward to mind to refuse the application. As the proposition to refuse the application was contrary to officer recommendations, the cooling off period set out in Article 9.1.9 (c) of the Council's Constitution was invoked, in line with the meeting procedure for virtual Planning Committee meetings. In accordance with the Constitution, a recorded vote was taken:

For: Councillors Bellamy, Dilks, Milnes, Reid, Jacky Smith and Adams

Against: Councillors Clack, Cottier, Exton and Judy Smith

Abstain: Councillors Bisnauthsing, Kaberry-Brown and Selby

The vote was carried and those Committee Members who voted in favour of the proposition that they were minded to refuse of the application had five working days to provide the Interim Head of Development Management with the planning reasons for their view, together with supporting evidence. The application would be placed on the agenda for consideration at a future meeting of the Planning Committee when the Interim Head of Development Management would provide his opinion on whether the reasons advanced were substantial enough for the authority to defend the decision at an inquiry. In light of any additional information, the Committee would then be empowered to determine the application without being fettered by their vote at the previous meeting.

(b) Application S19/0951

Proposal: The construction of 78 dwellings, access, allotments and associated infrastructure.

Location: Land North of Doddington Lane, Doddington Lane, Claypole

Decision: The application was withdrawn

As Councillor Jacky Smith had declared a pecuniary interest in the following two applications, she was removed from the meeting at 11:44am. It was confirmed that she would be invited back into the meeting after consideration of these applications.

(c) Application S20/0036

Proposal: Construction of Aldi food store (Class A1), together with car parking, landscaping and associated works

Location: Land at the corner of Harlaxton Road and Trent Road, Grantham, NG31 7SL

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent Rebecca Rutter

Together with:

- No objection subject to conditions from Lincolnshire County Council (Local Highway and Lead Local Flood Authority)
- No objection from Anglian Water
- No comments from the Upper Witham Internal Drainage Board
- No objection from Lincolnshire Police (Force Crime Prevention Design Advisor), subject to the development taking into account safety and security
- Concerns raised and further information requested from SKDC Environmental Services
- An objection from Lincolnshire Fire and Rescue and the requirement for the installation of one fire hydrant
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:

2458-051	Site Location Plan A4
2458-100C	Proposed Site Plan A1
2458-101	Proposed GA A1
2458-102A	Proposed Elevations A1
2458-103A	Proposed Sections A1
2458-104	Proposed Roof Plan A1
2458-06T/ 07A	CGI image A3
2458-VL_L01F	Landscape Plan_A1
V2458_D01	Tree Pit Detail-Soft_A3

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

3. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority, this shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development. The development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:

- a) A site waste management plan;
- b) A Traffic Management Plan incorporating the routing construction traffic and details of heavy vehicle patterns (including earliest and latest times and suspension of rips during peak traffic times;
- c) Measures to minimise and control noise, vibration, dust and fumes during site preparation works;
- d) Details of the site parking of all vehicles of site operatives and visitors;
- e) The location, extent and duration of any temporary stockpiling areas;
- f) Measures to prevent mud being deposited on the surrounding highway;
- g) Phasing of the development to include access construction;

- h) Loading/unloading of plant and materials used in constructing the development;
- i) Construction activities not to take place outside the hours of 08:00 to 18:00 Mondays to Fridays or 0900 to 1400 on Saturdays and not at any time on Sundays or Bank/Public Holidays;
- j) A strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

A programme of implementation for items (a) to (j) above.

The approved Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

- 4. Prior to the commencement of the development hereby permitted above ground level, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the Local Planning Authority in writing for approval. Sample panels of the proposed surfacing materials (Brickwork, panels, and render) at a least a metre squared (showing where appropriate the proposed coursing, method of pointing of mortar) shall be erected on site for consideration and subsequent approval. The panels shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.
- 5. Prior to the commencement of any approved works above ground level, details of the following measures being provided for approval in writing:
 - a) Details of the siting, appearance and design of bird/bat brick/boxes/tubes to be incorporated into the development

The approved measures shall be carried out in accordance with the approved details.

Before the Use is Commenced

- 6. Prior to the operation of the approved use hereby permitted, the agreed works to improve the public highway (by means of widening the existing footway on Harlaxton Road to 2 metres, for the length of the site) shall have been certified completed in writing by Lincolnshire County as the Highway Authority.

7. Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
8. Before the end of the first planting/seeding season following the first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.
9. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) December 2019/ Version 1/ RM Associates, in particular, finished floor levels shall be set no lower than 300mm above adjacent existing topographic levels.
10. Prior to the commencement of the use hereby permitted, details of the siting, design and appearance of all signage attached to the building and within the site shall be submitted to the Local Planning Authority in writing for approval. The development shall be implemented in accordance with the approved details.

Ongoing Conditions

11. Within a period of ten years from the first occupation of the development hereby permitted, any trees, hedging or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.
12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified is found to be present at the site, it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme a verification report shall be submitted should Local Planning Authority.
13. This permission shall only be used as a food store with ancillary goods/services as set out within A1 and for no other purpose as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1997 (as amended), or in provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification.

14. The operational hours for the proposed food store hereby permitted shall only operate between the following hours and days:

08:00 - 22:30 hours Monday to Saturdays (including bank/public holidays)

10:00 - 20:00 hours on Sundays

15. The operational servicing/delivery hours in connection with the proposed use hereby permitted shall only operate between the following hours and days:

06:00 - 23:00 hours Monday to Sundays (including bank/public holidays)

(d) Application S20/0384

Proposal: Erection of industrial unit (Class B1a, B2 and B8), with associated ancillary offices, service yard and car parking.

Location: Springfield Road, Grantham, NG31 7SA

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent George Mander

Together with:

- Comments and the request for a second noise impact assessment from SKDC Environmental Protection Services
- No objection and comments from Lincolnshire County Council Highways and SUDS Support, including an additional condition
- Comments and a proposed condition from Anglian Water
- No response received from InvestSK
- No response received from Grantham Civic Society
- No letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments made by members at the meeting

During the debate, one Member referred to the Geo-Environmental report undertaken in February 2016 and noted that basic protection measures had been requested in the building design to mitigate any potential contamination from radon. He sought assurance that sufficient consideration had been given to this in the application. The Case Officer confirmed that a ground

contamination assessment had been undertaken and no specific conditions had been required as a result of this assessment. However, the Committee requested that an additional condition be included in the planning permission to address this concern. The Case Officer agreed to include a condition relating to contaminated land (condition 6 below).

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

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan 17191 P0001 Rev B (received by the Council on 5th March 2020);
 - ii. Site Plan 17191 P0004 Rev H (received by the Council on 26th June 2020);
 - iii. Proposed surfacing plan 17191 P0005 Rev F (received by the Council on 5th March 2020);
 - iv. Proposed elevations 17191 P0012 Rev D (received by the Council on 5th March 2020); and
 - v. Proposed warehouse plan 17191 P0008 Rev E (received by the Council on 5th March 2020)
 - vi. Proposed ground floor and first floor office plan 17191 P0009 Rev D (received by the Council on the 5th March 2020)
 - vii. Proposed roof plan 171914 P0010 Rev C (received by the Council on the 5th March 2020)
 - viii. Proposed fencing layout 17191 P0006 Rev F (received by the Council on the 5th March 2020)
 - ix. Proposed cycle and smoking shelter details 17191 P0007 Rev F (received by the Council on the 5th March 2020)

Unless otherwise required by another condition of this permission.

Pre-commencement Conditions

CEMP

- 3 No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by

the Local Planning Authority which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include:

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- hours of construction works;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

During Building Works

Landscaping details

- 4 Before any construction work above ground is commenced, details of hard and soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in general accordance with those set out on Proposed Site Plan 17191 P0004 Rev H and in the Design and Access Statement.
 - Details shall include:
 - i. planting plans;
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment);
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

Materials

- 5 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application

forms and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Contaminated land

- 6 Before any part of the development hereby permitted is occupied/brought into use, the building shall have been built in accordance with recommendations of the submitted Geo-Environmental Report (Delta Simons, February 2016) including with regards to basic radon protection measures to be incorporated into the building design.

Before the development is occupied

Landscaping implementation

- 7 Before the end of the first planting/seeding season following the occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

Drainage

- 8 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details – Flood Risk Assessment and Drainage Strategy, Pure Structures February 2020.

Access barrier

- 9 Prior to occupation of the development, details of the barrier and intercom on Hanbury Lane shall be submitted to and approved in writing by the Local Planning Authority. The proposed barrier siting shall ensure that no part of the longest vehicle that would routinely visit the site would be standing on, and thereby obstructing, the Public Highway - Hanbury Avenue.

Ongoing Conditions

Landscaping protection

- 10 Within a period of five years from the first occupation of the final dwelling/unit of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, that die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as

was approved in condition above unless otherwise agreed by the Local Planning Authority.

Lighting

- 11 Before works to erect the floodlights hereby permitted are commenced, details of the floodlighting including levels of illumination and hours of operation shall have been submitted to and approved in writing by the Local Planning Authority.

12:44 to 13:18 - The meeting was adjourned. Councillor Jacky Smith returned to the meeting following the adjournment.

A register of attendance was taken and it was confirmed that all Members of the Committee were present.

As applications S20/0661 and S20/0662 related to the same site, the Chairman stated that the applications would be considered together but voted on separately

(e) Application S20/0661

Proposal: Construction of a new public art gallery and associated improvements to existing visitor facilities including alterations to the Grade II listed Old Coach House to create a new entrance to the Coach House Yard, a new shop, meeting space, storage & support space, alterations to the Old Stables including conversion to new cafe, alterations to Underloft Building and Old Water Tower Shed. Alterations to existing car park and creation of new visitor car park and associated landscaping

Location: Estate Office, Main Road, Grimsthorpe, PE10 0LY

Decision: To approve the application subject to conditions

13:30pm - As the meeting had been in progress for 3 hours, the Chairman asked for Members' consent to continue. Members agreed

Noting the following:

- Comments and support for the proposal from The Association of Gardens Trust
- Comments from Historic England
- No comments received from the Lincolnshire Wildlife Trust
- No comments from the Welland and Deeping Internal Drainage Board
- Comments and no objections, together with a suggested condition from the SKDC Historic Buildings Advisor
- Comments from Anglian Water Services
- No representations from the Parish Council

- No objections from Lincolnshire County Council Highways and SUDS Support
- Comments and a requirement for the developer to commission a Scheme of Archaeological Works from Heritage Lincolnshire
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 20 July 2020 and officer comment thereon, including amended conditions
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - GG_01_0001 Proposed Location Plan, received 24 April 2020
 - GG_01_0002 Site Plan, received 24 April 2020
 - GG_01_1001 P2, Proposed Gallery Ground Floor Plan, received 29 May 2020
 - GG_01_1002 P2, Proposed Gallery First Floor Plan, received 29 May 2020
 - GG_01_1003 Proposed Gallery Second Floor Plan, received 24 April 2020
 - GG_01_1004 Proposed Gallery Basement Floor Plan, received 24 April 2020
 - GG_01_2001 Proposed Coach House Yard Ground Floor Plan, received 24 April 2020
 - GG_01_2002 Proposed Coach House Yard First Floor Plan, received 24 April 2020
 - GG_01_2003 Proposed Coach House Yard Roof Plan, received 24 April 2020
 - GG_02_1000 Proposed Gallery North and West Elevation, received 24 April 2020
 - GG_02_1001 Gallery South Elevation and Section B, received 24 April 2020
 - GG_02_1002 P2 Gallery North and East Elevation and Section CC, received 29 May 2020
 - GG_02_1003 Gallery Section M and O, received 24 April 2020
 - GG_02_1004 P2 Gallery Section Q and BB received 29 May 2020

GG_02_1005 Gallery South East Elevation and Section received 24 April 2020

GG_02-1006 P2 Gallery Section K and KK, received 29 May 2020

GG_02_2001 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations received 24 April 2020

GG_02_2002 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations (2) received 24 April 2020

GG_02_2003 P1 Proposed Coach House Yard, Old Coach House Section and Elevations received 24 April 2020

GG_02_2004 P1 Proposed Coach House Yard, Old Coach House Sections and Elevations received 24 April 2020

GG_02_2005, Proposed Stables Sections and Elevations, received 24 April 2020

GG_02_2006 P1 Proposed Coach House Yard, Underloft, Old Coach House & Old Stables and Sections (2) received 24 April 2020

GG_02_2007 P1 Coach House Yard, Old Stables Elevations and Sections received 24 April 2020

GG_02_2008 Proposed Coach House Yard, Old Stables Section and Elevations (2) received 24 April 2020

GG_R01_2001 P1 Proposed Coach House Yard, Ground Floor Plan Removals 24 April 2020

GG_R01_2002 P1 Proposed Coach House Yard, First Floor Plans Removals 24 April 2020

GG_R01_2003 Proposed Coach House Yard Roof Removals 24 April 2020

GG_R02_2001 Proposed Underloft Building & Old Water Tower Shed Removals 24 April 2020

GG_R02_2002 P1 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Removals, received 24 April 2020

GG_R02_2003 P1 Proposed Coach House Yard, Old Coach House Removals received 24 April 2020

GG_R02_2004 P1 Proposed Coach House Yard, Old Coach House Removals (2), received 24 April 2020

GG_R02_2005 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals, received 24 April 2020

GG_R02_2006 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals (2) received 24 April 2020

GG_R02_2007 P1 Proposed Coach House Yard, Old Stables, Elevations and Sections received 24 April 2020

GG_R02_2008 P1 Proposed Coach House Yard, Old Stables Removals received 24 April 2020

1537_01 Rev E Proposed Car Park Technical Plan received 24 April 2020

Asbestos Management Survey Report by Tessa Withall dated 4 October 2019

Grimsthorpe Car Park Ecology & Protected Species Survey by Sebastian Miller dated November 2019

Grimsthorpe Car Park Tree Report by Tilhill Forestry dated 13 March 2020

Grimsthorpe Castle, New Gallery & Visitor Facilities, Ecology and Protected Species Survey dated October 2019
Grimsthorpe Castle, New Gallery Tree Report by Tilhill Forestry dated 28 November 2019
Grimsthorpe Castle, Park and Garden, Transport Statement by Mott MacDonald dated 20 April 2020
Grimsthorpe Castle, Park and Garden, Framework Travel Plan by Mott MacDonald dated 20 April 2020
New Gallery Visitor Facilities and Car Park, Landscape Masterplan dated April 2020
Phasing Information contained in email from Stuart McKnight dated 9th June 2020
New Car Park, Drainage Water Strategy dated May 2020

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Before the development hereby permitted is commenced, details of an archaeological watching brief shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.
- 5 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

During Building Works

- 6 Before any part of the car park hereby permitted is occupied/brought into use, the works to provide the surface drainage shall have been completed in accordance with the Surface Water Drainage Strategy, dated May 2020.
- 7 Before the development hereby permitted is commenced, all existing trees shown in the Grimsthorpe Castle Car Park Tree Report by D Stubbs (dated 13.3.20) to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:
 - i. removal of earth,
 - ii. storage of materials,
 - iii. vehicular movements or
 - iv. siting of temporary buildings

shall be permitted within these protected areas.

- 8 Before the development hereby permitted is commenced, all existing trees shown in the Grimsthorpe Castle New Gallery and Visitor Facilities Tree Report by D Stubbs (dated 28.11.19) to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:
- i. removal of earth,
 - ii. storage of materials,
 - iii. vehicular movements or
 - iv. siting of temporary buildings
- shall be permitted within these protected areas.
- 9 Development shall be carried out in strict accordance with the archaeological watching brief approved, as required by condition above. 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 more thorough rescue excavation, then all construction work on the phase in which the discovery is made, as submitted in the email from Stuart McKnight dated 9th June 2020, shall cease and details of a further programme of archaeological work shall be submitted to the Local Planning Authority for approval. Further development of that phase shall not recommence until the investigation works are complete and written confirmation that work may commence is received from the Local Planning Authority.
- 10 The works hereby permitted shall be undertaken strictly in accordance with mitigation measures contained in the Grimsthorpe Castle, Car Park ecology and protected species survey dated November 2019 by Inspired Ecology Ltd.
- 11 The works hereby permitted shall be undertaken strictly in accordance with mitigation measures contained in the Grimsthorpe Castle, New Gallery and Visitor Facilities ecology and protected species survey dated October 2019 by Inspired Ecology Ltd.

Before the Development is Occupied

- 12 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.
- 13 Before the end of the first planting/seeding season following the occupation/first use of the gallery hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

- 14 Before any part of the gallery hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
- 15 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and accompanying documents unless otherwise agreed in writing by the Local Planning Authority.

(f) Application S20/0662

Proposal: Construction of a new public art gallery and associated improvements to existing visitor facilities including alterations to the Grade II listed Old Coach House to create a new entrance to the Coach House Yard, a new shop, meeting space, storage & support space, alterations to the Old Stables including conversion to new cafe, alterations to Underloft Building and Old Water Tower Shed. Alterations to existing car park and creation of new visitor car park and associated landscaping

Location: Estate Office, Main Road, Grimsthorpe, PE10 0LY

Decision: To approve the application subject to conditions

Noting the following:

- Comments and support for the proposal from The Association of Gardens Trust
- Comments from Historic England
- No objections and a suggested condition from the SKDC Historic Buildings Advisor
- No representations from the Parish Council
- One letter of representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 20 July 2020 and officer comment thereon, including amended conditions
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:

GG_01_0001 Proposed Location Plan, received 24 April 2020
GG_01_0002 Site Plan, received 24 April 2020
GG_01_1001 P2, Proposed Gallery Ground Floor Plan, received 29 May 2020
GG_01_1002 P2, Proposed Gallery First Floor Plan, received 29 May 2020
GG_01_1003 Proposed Gallery Second Floor Plan, received 24 April 2020
GG_01_1004 Proposed Gallery Basement Floor Plan, received 24 April 2020
GG_01_2001 Proposed Coach House Yard Ground Floor Plan, received 24 April 2020
GG_01_2002 Proposed Coach House Yard First Floor Plan, received 24 April 2020
GG_01_2003 Proposed Coach House Yard Roof Plan, received 24 April 2020
GG_02_1000 Proposed Gallery North and West Elevation, received 24 April 2020
GG_02_1001 Gallery South Elevation and Section B, received 24 April 2020
GG_02_1002 P2 Gallery North and East Elevation and Section CC, received 29 May 2020
GG_02_1003 Gallery Section M and O, received 24 April 2020
GG_02_1004 P2 Gallery Section Q and BB received 29 May 2020
GG_02_1005 Gallery South East Elevation and Section received 24 April 2020
GG_02-1006 P2 Gallery Section K and KK, received 29 May 2020
GG_02_2001 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations received 24 April 2020
GG_02_2002 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Sections and Elevations (2) received 24 April 2020
GG_02_2003 P1 Proposed Coach House Yard, Old Coach House Section and Elevations received 24 April 2020
GG_02_2004 P1 Proposed Coach House Yard, Old Coach House Sections and Elevations received 24 April 2020
GG_02_2005, Proposed Stables Sections and Elevations, received 24 April 2020
GG_02_2006 P1 Proposed Coach House Yard, Underloft, Old Coach House & Old Stables and Sections (2) received 24 April 2020
GG_02_2007 P1 Coach House Yard, Old Stables Elevations and Sections received 24 April 2020
GG_02_2008 Proposed Coach House Yard, Old Stables Section and Elevations (2) received 24 April 2020

GG_R01_2001 P1 Proposed Coach House Yard, Ground Floor Plan Removals 24 April 2020
GG_R01_2002 P1 Proposed Coach House Yard, First Floor Plans Removals 24 April 2020
GG_R01_2003 Proposed Coach House Yard Roof Removals 24 April 2020
GG_R02_2001 Proposed Underloft Building & Old Water Tower Shed Removals 24 April 2020
GG_R02_2002 P1 Proposed Coach House, Underloft Bldg & Old Water Tower Shed Removals, received 24 April 2020
GG_R02_2003 P1 Proposed Coach House Yard, Old Coach House Removals received 24 April 2020
GG_R02_2004 P1 Proposed Coach House Yard, Old Coach House Removals (2), received 24 April 2020
GG_R02_2005 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals, received 24 April 2020
GG_R02_2006 P1 Proposed Coach House, Underloft Bldg, Old Coach House and Old Stables Removals (2) received 24 April 2020
GG_R02_2007 P1 Proposed Coach House Yard, Old Stables, Elevations and Sections received 24 April 2020
GG_R02_2008 P1 Proposed Coach House Yard, Old Stables Removals received 24 April 2020
1537_01 Rev E Proposed Car Park Technical Plan received 24 April 2020

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 Prior to the commencement of the stonework for the proposed art gallery hereby permitted, details of the ashlar stonework to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to the Local Planning Authority in writing for approval. Sample panels of the proposed stonework at a least a metre squared (showing where appropriate the proposed coursing, method of pointing and colour of mortar) shall be erected on site for consideration and subsequent approval. The panel shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.

During Building Works

- 4 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.

(g) Application S20/0246

Proposal: Change of Use from dwellinghouse (C3) to Children's Residential Care Home (C2)

Location: Heath Farm. Newgate Lane, Londonthorpe, NG31 9HD

Decision: To defer the application

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent Greg Steyn

Together with:

- Comments from Londonthorpe and Harrowby Without Parish Council
- No objection from Lincolnshire County Council Highways and SUDS Support
- No comments from SKDC Environmental Protection Services
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 20 July 2020 and officer comment thereon
- Comments made by Members at the meeting

Throughout the Committee's deliberations, Members raised several areas of concern in relation to the application, as outlined below:

- Members expressed concern as to whether the proposed application site would cause social isolation. Reference was made to the distance from the property to local amenities, including Grantham town centre and the nearest bus stop.
- Members noted that Lincolnshire County Council had not come forward as a consultee for the application because the project was a private venture. Several Members of the Committee felt unable to establish if there was a proven need for the application without the relevant feedback from Lincolnshire County Council.
- The Chairman indicated that he required greater clarity on where the responsibility would fall if problems arose and interventions were required for the children housed in the property.

Some Members expressed support for the application and thought that the location would have a positive effect on the mental health of the occupants of the property. One Member referred to other comments that had been made in relation to the potential for problems arising and interventions being required for the children placed at the property. She felt that the debate had focussed

on extreme possibilities and stressed the importance for local authorities to provide dedicated services to support vulnerable children.

A Member proposed that the application be deferred, to allow time for a discussion with Lincolnshire County Council Social Services to investigate the evidence of need for the application and to seek their comments on the appropriateness of the location. The proposal was seconded.

The Interim Head of Development Management emphasised the need for the Committee to focus on material planning considerations in its deliberations. He reminded the Committee that Lincolnshire County Council had been consulted on the application but had chosen not to comment due its nature as a private project. He also referred to the concerns raised in respect of the demand for the business, stating that this wasn't a planning consideration as the applicants had identified a need before the application had been put forward.

Members continued the debate and reiterated the concerns raised, particularly in relation to the location of the application site and felt that there was a need to substantiate the location as an appropriate site for a children's residential care home.

It was proposed, seconded and agreed to defer the application to allow for further opportunity to investigate the evidence of need for the application and the appropriateness of the proposed location of the site for a children's residential care home.

92. Close of the meeting

The meeting closed at 15:13pm.

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