

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



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Wednesday, 16 December 2020 at 10.00 am  
Virtual meeting - This meeting is being held remotely using

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**Committee** Councillor Bob Adams (Chairman)  
**Members:** Councillor Mrs Judy Smith (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Helen Crawford, Councillor Phil Dilks, Councillor Mike Exton, Councillor Mrs Rosemary Kaberry-Brown, Councillor Penny Milnes, Councillor Charmaine Morgan, Councillor Robert Reid, Councillor Ian Selby and Councillor Jacky Smith

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## Agenda

### Virtual Meeting - Joining Arrangements

Councillors should access the meeting using the link in their calendar.

Members of the press and public can gain access to the meeting by using the following link:

[Planning Committee – 16 December](#)

If you are using a smartphone or tablet it may be necessary to download the Skype for Business app before you can enter the meeting; please allow yourself time to do this. If you are using a laptop or desktop computer, you should be able to access the meeting via your web browser.

When you follow the link to the meeting you will enter a virtual lobby; you will be invited into the meeting from the lobby just before the meeting begins. Members of the public should not use the Chat function in Skype for Business. This is for use by Councillors, who will use it to indicate that they would like to speak.

If you have any questions about how to join the meeting, please e-mail [democracy@southkesteven.gov.uk](mailto:democracy@southkesteven.gov.uk).

### 3. Minutes of the meeting held on 9 December 2020

(Pages 5 - 32)

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## Meeting of the Planning Committee

Wednesday, 9 December 2020,  
10.00 am



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

Meeting held virtually, via Skype

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### Committee Members present

Councillor Bob Adams (Chairman)  
Councillor Mrs Judy Smith (Vice Chairman)

Councillor David Bellamy  
Councillor Harrish Bisnauthsing  
Councillor Helen Crawford  
Councillor Phil Dilks  
Councillor Mike Exton  
Councillor Mrs Rosemary Kaberry-Brown

Councillor Penny Milnes  
Councillor Charmaine Morgan  
Councillor Robert Reid  
Councillor Ian Selby  
Councillor Jacky Smith

### Officers

Interim Head of Development Management (Jeff Upton)	Acting Principal Democratic Officer (Shelley Thirkell)
Legal Adviser (Martha Rees)	Assistant Planning Officer (Hannah Nouch)
Principal Planning Officer (Phil Jordan)	Civic and Member Services Officer (Anita Eckersley)
Principal Planning Officer (Chris Brown)	
Development Management Planner (Daniel Allen)	

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### 39. Register of attendance, membership and apologies for absence

Councillor Ian Selby sent apologies for the start of the meeting but hoped he would be able to join the meeting at a later point. Following a register of attendance, it was confirmed that all other Members of the Committee were present.

### 40. Disclosure of interests

Councillor Robert Reid noted that he was not declaring a pecuniary interest but he would not take part in Agenda Item 11 (S20/1541) due to involvement with the application.

No other interests were disclosed.

#### **41. Minutes of the meeting held on 25 November 2020**

The minutes of the meeting held on 25 November 2020 were agreed as a correct record.

#### **42. Application S20/1556**

**Proposal:** Section 73 application to vary condition 2 (approved plans) of permission S18/1859

**Location:** 81 Harrowby Lane, Grantham

**Decision:** Approved subject to conditions

Members noted the following:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- No comments from Heritage Lincolnshire
- No Objection but with an informative note from Lincolnshire County Council Highways and SUDS Support
- No Comments from Historic England
- No comments to make from the Environmental Protection Services (SKDC)
- Representations received as a result of public consultation
- Comments from the SKDC Affordable Housing Officer
- Comments submitted from Highways England
- The additional information report published on 7 December 2020 and officer comment thereon
- Comments made by Members at the meeting

Members were informed that soft landscaping proposals had been submitted by the applicant, which were outlined by the Planning Officer.

A Member commented that it was refreshing to have bungalows built.

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

#### **Approved Plans including the additional landscaping plans:**

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

- Location Plan P100A (received 19 September 2020)
- Proposed Site Plan 2524/C 102A (received 19 September 2020)

House Type Plans:

- Drawing no. 2524/P103A received 22.03.2019
- Drawing no. 2524/P104A received 22.03.2019
- Drawing no. 2524/P105A received 22.03.2019
- Drawing no. 2524/P106A received 22.03.2019

- Drawing no. 2524/P107 received 22.03.2019
- Drawing no. 2524/P108B received 22.03.2019
- Drawing no. 2524/P109A received 22.03.2019
- Soft Landscaping Plan 2524/ C104 A

Unless otherwise required by another condition of this permission.

### **During Building Works**

- 2 Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details (S20/0570).
- 3 The development shall be carried out in strict accordance with the approved tree protection measures in the Michael Sumner tree report received 8 October 2018.

### **Before the Development is Occupied**

- 4 Prior to occupation of the first dwelling, details of the scheme for the provision of affordable housing as part of the development must have been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the NPPF or any future guidance that replaces it.

The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision;
  - ii. the arrangements for the transfer of the affordable housing to an affordable housing provider;
  - iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
  - iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- 5 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.
  - 6 Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.
  - 7 Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details (S20/0570).
  - 8 Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the

approved hard landscaping details outlined on Site Layout Plan 2524/C 102 A.

- 9 Before any part of the development hereby permitted is occupied, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall be submitted by the nominated competent person approved. The report shall include:
- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
  - ii. As built drawings of the implemented scheme;
  - iii. Photographs of the remediation works in progress; and
  - iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

- 10 The finished floor levels shall be constructed in accordance with the approved levels details (S20/0570).
- 11 Materials to be used in the construction of the external surfaces of the dwellings shall be in accordance with the approved materials details (S20/0570).

### **Ongoing Conditions**

- 12 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, 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.

### **43. Application S20/1586**

**Proposal:** Section 73 application to vary condition 2 (approved plans) of permission S16/0112. Amendment to the access, associated layout changes, house type updates and changes to affordable plot numbers of Phase A only.

**Location:** Land north of Towngate East and south of Northfield Road, Market Deeping.

**Decision:** Approved subject to conditions and a deed of variation to the Section 106 agreement.

Noting comments made during the public speaking session by:

**Against** Brian and Helen Driscoll

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- No objections from Market Deeping Town Council
- No Comments from Heritage Lincolnshire in respect of the proposed amendment to layout in Phase A only
- Comments from Lincolnshire County Council Highways and SUDS Support
- Comments from the Welland and Deepings Internal Drainage Board
- No comments from the Environment Agency
- Comments from the Lincolnshire Fire and Rescue
- No comments from Anglian Water Services
- Comments from the SKDC Affordable Housing Officer
- Representations received as a result of public consultation
- Comments from the Highways Agency
- Comments made by Members at the meeting

Members were concerned about visibility issues for pedestrians and were informed that the Lincolnshire County Council Highways had considered that but had determined there would be no adverse effect resulting from the proposed amendment. Members were also informed that there was street lighting on the main road and on the roads on site. Discussion also took place about the retention and maintenance of the hedgerow.

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

Please note that should discharge of conditions application reference S20/1737 be approved prior to this decision being issued, the discharged conditions will be removed.

### **Approved Plans**

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans for Phase A:
  - Location Plan L189-Location-2 (received 21 September 2020)
  - Layout Plan L-Site-A Rev C (received 21 September 2020)
  - House Type Plan L189 2318 DS (received 21 September 2020)
  - House Type Plan L189 2328 DS (received 21 September 2020)
  - House Type Plan L189 2404 DS (received 21 September 2020)
  - House Type Plan L189 2421 DS (received 21 September 2020)
  - House Type Plan L189 2422 DS (received 21 September 2020)

- House Type Plan L189 2431 DS (received 21 September 2020)
- House Type Plan L189 2513 DS (received 21 September 2020)
- House Type Plan L189 2224 DS (received 21 September 2020)
- House Type Plan L189 2324 DS (received 21 September 2020)
- House Type Plan L189 2404 DS (received 21 September 2020)
- House Type Plan L189 2409 DS (received 21 September 2020)
- House Type Plan L189 2433 DS (received 21 September 2020)
- House Type Plan L189 2434 DS (received 21 September 2020)
- House Type Plan L189 2309 DS (received 21 September 2020)
- House Type Plan L189 2310 DS (received 21 September 2020)
- House Type Plan L189 2307 DS (received 21 September 2020)

Unless otherwise required by another condition of this permission.

### **Before the development is commenced**

- 2 No development shall take place until a Construction Management Plan, has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:
- 3 The management of traffic and routing during construction: to address site access, routes within the site kept free from obstruction, wheel washing, travel plan for construction workers, loading and unloading, vehicle parking and turning areas;
  - a. Location of access points for site traffic;
  - b. Construction plant directional signage
  - c. Details of any temporary lighting
  - d. Location type and size of compounds and temporary buildings
  - e. Measures for the control of noise from the site during construction
  - f. Measures for the control of dust during construction

The approved scheme shall be adhered to throughout the construction period.

- 4 No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing



- local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which shall be restricted to 1.4 litres per second per hectare;
  - c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.
- 5 No dwellings shall be commenced until a foul water strategy has been submitted to and approved in writing by the local planning authority.
- 6 The archaeological investigations shall have been completed in accordance with the approved details (S19/1364) before development commences.
- 7 Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No construction 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.

### **During Building Works**

- 8 No construction works relating to the proposed streets shall be commenced until full engineering, drainage, street lighting and constructional details of all the streets and paths proposed for adoption as well as the areas that are to remain as private carriageways have been submitted to and approved in writing by the Local Planning Authority.
- 9 Prior to commencement of works relating to the play areas, an implementation scheme for the play areas shall be submitted to and approved by the local planning authority. This scheme shall provide full details of each of the play areas, and their phasing.
- 10 The adoptable and non-adoptable highways shall be constructed in accordance with the approved details, and the carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling, unless otherwise agreed in writing with the Local Planning Authority.

- 11 Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.
- 12 The development shall be carried out in accordance with the recommendations and mitigation measures given in the submitted Ecological Appraisal dated September 2015.
- 13 Notwithstanding the submitted plans, before any of the landscaping works are commenced, full details of hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
  - i. proposed finished levels and contours;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials;
  - vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
  - vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
  - viii. retained historic landscape features and proposals for restoration, where relevant.
  - ix. phasing of implementation
- 14 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

#### **Before the Development is Occupied**

- 15 Development shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority.
- 16 Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.
- 17 The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

- 18 Before each part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments on that part of the development shall have been completed in accordance with the approved boundary treatment scheme.
- 19 The soft landscape works shall be carried out in accordance with the approved soft landscaping details and phasing plan.
- 20 The play areas shall be implemented in accordance with the agreed details and phasing plan unless otherwise agreed in writing with the local planning authority.
- 21 The foul water strategy shall be implemented in accordance with the approved details.
- 22 The development shall be carried out in accordance with the approved surface water drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.
- 23 Before any part of the development hereby permitted is occupied/brought into use, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
  - i. long term design objectives,
  - ii. management responsibilities and
  - iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.
- 24 Before each dwelling is occupied, the photovoltaic solar panels shall have been installed on that dwelling in accordance with the approved details (S19/1890).

### **Ongoing Conditions**

- 25 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, 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.
- 26 The public open space and associated LAPS and LEAP shall be retained for their intended purpose, and maintained in accordance with the agreed maintenance plan, throughout the lifetime of the development, unless otherwise agreed in writing with the local planning authority.

- 27 Following the implementation of any part of the landscape scheme hereby permitted, the approved Landscape Management Plan shall be adhered to in full throughout the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
- 28 Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

#### **44. Application S19/2094**

**Proposal:** Section 73 application to vary condition 11 (relating to SSSI Working Method Statement) of planning permission S17/1134 (for 87 dwellings).

**Location:** The Old Quarry, Station Road, Castle Bytham

**Decision:** Approved subject to conditions and a deed of variation to the Section 106 Agreement

Members noted the following:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- No further comments from Castle Bytham Parish Council
- No objection from Natural England
- Representations received as a result of public consultation
- The additional information report published on 7 December 2020 and officer comment thereon
- Site visit observations
- Comments made by Members at the meeting

Members briefly discussed the issues relating to the site over previous years.

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

#### **Approved Plans**

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - Drawing No. DALL140521 SKL-02 Rev F, in relation to the location of the accesses, and extent of land parcel C only (received on 11 August 2017)
  - Drawing No. DALL140521 SLP-01 (received on 7 January 2015)
  - Drawing No. 605-SK01 (received on 7 January 2015)
  - Drawing No. 605-SK02 Rev A (received on 7 January 2015)
  - Drawing No. 605-SK05 (received on 7 January 2015)

- Parcel A - Plans Approved under reserved matters consents S19/0180 or S19/2142
- Parcels B and C – Plans approved under reserved matters consents S20/0286 or S19/2208

Unless otherwise required by another condition of this permission.

- 2 The maximum number of dwellings on the application site shall not exceed 87.

### **Before the Development is Commenced**

- 3 The development shall be carried out in accordance with the written scheme for the archaeological recording of the (former) kilns on the approved under approval of details required by condition application S17/0724
- 4 Before any part of the development hereby permitted is commenced on parcel B a surface water drainage scheme for that part of the site, based on sustainable urban drainage principles and an assessment of the hydrological and hydrogeological context of the development, shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
  - b) Provide attenuation details and discharge rates which shall be restricted to 3.8 l/s/ha;
  - c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - d) Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.
- 5 Before any part of the relevant phase of the development permitted is commenced, (except parcel A) plans showing the existing and proposed land levels of the relevant site area including site sections, spot heights, contours and the finished floor levels of all buildings with reference to a fixed off site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

- 6 Before parcel B of the development hereby permitted is first commenced, a landscape and biodiversity management plan (including a programme of implementation), shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall provide for the following:
- (a) Details of the trees and the areas of flora and fauna to be retained as part of the landscaping scheme for the site.
  - (b) Details of a scheme to provide for the protection of the trees and the areas of flora and fauna to be retained (as part of the landscaping scheme for the site) during the construction phase.
  - (c) For an ecological/protected species survey to be carried out, at the appropriate time(s) of year, no more than 12 months before the commencement of any phase of the development on the site to determine whether any protected or important species or habitats are present and to provide for mitigation measure(s) where necessary.
  - (d) Details of biodiversity enhancement measures including tree and other planting to be implemented as part of the landscaping scheme.
  - (e) Details of a scheme for the provision of any play area(s)/play trail.
  - (f) Details of a scheme showing how the areas of the site which are subject to the Site of Special Scientific Interest (SSSI) designation are to be protected from damage during the occupation phase of the development.
  - (g) Details of the long term design objectives, management responsibilities and maintenance schedules for all landscape/open space/play areas, other than privately owned, domestic gardens.

#### **During Building Works**

- 7 The development hereby permitted shall be carried out in accordance with the mains foul sewage infrastructure scheme approved under approval of details required by condition application S17/0918
- 8 The development hereby permitted shall be carried out in accordance with the working method statement submitted as part of this application dated November 2019.
- 9 The phasing of the development of the site shall be undertaken in accordance with the details approved under approval of details required by condition application S18/1524.
- 10 If, during any part of the construction phase of the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer(s) has submitted a remediation strategy to the local

planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority.

- 11 Any remediation strategy in relation to (unforeseen) contamination encountered at the site during any part of the construction phase of the development shall be strictly implemented as approved.
12. Before any approved access road from the development site onto Station Road is first brought into use visibility splays of 2.4 metres by 43 metres shall have been provided at the junction of the access road and Station Road. The land within the visibility splays shall be kept clear of any item/vegetation over a height of 0.6 metres thereafter at all times.
13. Before the works to provide the boundary treatments on the relevant phase of the development permitted are commenced, a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority
- 14 Before any of the works on the external elevations of the building(s) on the relevant phase of the development are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.
- 15 The approved Landscape and Biodiversity Management Plan (including the programme of implementation), including those details approved under approval of details required by condition application S19/1140, shall be strictly adhered to at all times during the construction phase(s) of the development and thereafter during the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority

#### **Before the Development is Occupied**

- 16 No dwelling within each phase (other than parcel C) shall be occupied until sufficient fire hydrants have been provided on site to serve that phase, in accordance with details to be submitted to and approved in writing by the Local Planning Authority
- 17 Before any part of the development hereby permitted is occupied/brought into use, a verification report confirming that remedial works approved under discharge of condition application S17/0725, have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved, under S17/0725. The report shall include:-
  - i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

- ii. As built drawings of the implemented scheme;
- iii. Photographs of the remediation works in progress; and
- iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

- 18 Before any part of the relevant phase of the development permitted is first occupied/brought into use, the works to provide the foul water drainage shall have been completed in accordance with the approved details.
- 19 Before any part of the relevant phase of the development permitted is first Occupied/brought into use, the works to provide the surface water drainage scheme(s), shall have been completed in accordance with the approved details. including those details approved under approval of details required by condition application S19/0471.
- 20 The approved works to provide the boundary treatments on the relevant phase of the development permitted shall be provided before the relevant dwelling is first occupied/the relevant building is first brought into use and shall be kept permanently free for such use at all times thereafter.
- 21 Before any part of the development hereby permitted is first occupied/first brought into use, the external surfaces to buildings shall have been completed in accordance with the approved details.
- 22 Before any building/dwelling hereby permitted is first occupied/first brought into use, the finished floor levels for that building/dwelling and the finished land levels of the surrounding lands (including any curtilage/garden area) shall have been constructed in accordance with the approved details, including those approved under approval of details required by condition application S19/0813.

### **Ongoing Conditions**

- 23 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, 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.
- 24 The approved surface water drainage system(s) shall be retained and maintained in full in accordance with the approved details.
- 25 The approved arrangements for the parking/turning/manoeuvring /loading /unloading of vehicles within any phase of the development permitted



shall be provided before the relevant dwelling is first occupied/the relevant building is first brought into use and shall be kept permanently free for such use at all times thereafter.

#### **45. Application S20/0464**

**Proposal:** Section 73 application to vary conditions 2 (approved plans), 4 (soft-landscaping), 6 (hard landscaping) and 11 (footway connection) of planning approval S18/1207 to alter properties, landscaping and pedestrian connection.

**Location:** Land off Kettering Road, Stamford

**Decision:** Approve subject to conditions and a deed of variation to the Section S106 Agreement

Members considered the following:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments from Lincolnshire County Council Highways and SUDS Support
- No comments from Highways England
- Comments from Lincolnshire County Council (Countryside Service)
- No comments from Environment Agency
- No objection from Historic England
- Comments from Stamford Town Council
- No objection from Stamford Civic Society
- No objection from SKDC Conservation Officer
- No comments from SKDC Environmental Protection
- Objection from Peterborough City Council
- Objection to the public right of way regarding the proposals in the initial plan but no objection following the amended plans from Wothorpe Parish Council
- Representations received as a result of public consultation
- Comments made by Members at the meeting

Members discussed the type of walling/railings to be erected, the type of surface that would be most appropriate for accessibility for people using wheel- chairs, mobility scooters and prams and lighting. The Committee was reminded that there were legal obligations regarding accessibility.

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

#### **Approved Plans**

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

- Block Plan drawing no. 1945-03b
- Plot 1 drawing nos. 06a,07a, 08a, 09b
- Plot 2 drawing nos. 10a, 11a, 12a, 13b, 14b
- Plots 2 and 3 garages drawing nos. 15a, 16a, 17a
- Plot 3 drawings nos. 18a, 19a, 20a
- Plot 4 drawing nos. 21a, 22a, 23a, 24a
- Plot 5 drawing nos. 25a, 26a, 27a, 29a
- Landscaping plan drawing no. 1945-0.4b
- Proposed footpath plan drawing no. 1945-0.6a

Unless otherwise required by another condition of this permission.

### **During Building Works**

- 2 The trees on site shall be protected in accordance with the protection measures specified in the arboricultural report submitted under S18/1207.

### **Before the Development is Occupied**

- 3 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 drawing no. 1945-0.4b.
- 4 Prior to completion of any of the dwellings, the details of the bat and bird boxes approved under S20/0433, as listed below, shall be installed prior to occupation and retained thereafter.
  - Bird and bat boxes drawing no. 1945 0.5 received 13 March 2020
- 5 Before any part of the development hereby permitted is occupied/ brought into use, the external surfaces shall have been completed in accordance with the details approved under S20/0433.
- 6 The development hereby permitted shall not be occupied before the footway shown on Block Plan drawing no. 1945-03b has been completed.
- 7 Before the end of the first planting/seeding season following the occupation/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 drawing no. 1945-0.4b.

### **Ongoing Conditions**

- 8 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure

shall be constructed along the boundary of the public right of way (Stamford Public Footpath no. 14) without Planning Permission first having been granted by the Local Planning Authority.

- 9 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, 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.

*At 11:20 the Chairman called a brief recess. The Meeting reconvened at 11:30.*

#### **46. Application S20/0339**

**Proposal:** Proposed amendments to balancing pond and plots 33-36, 40, 46-51, 59-63; and inclusion of pump station. Revised application to S18/1840 (Application for 63 residential units together with associated access roads, parking, garaging, carports and open space as well as 3G football pitch, club house, parking and NEAP play area within Zone 9 Elsea Park, Bourne).

**Location:** Zone 9.1, Land to The North of Musselburgh Way, Bourne, PE10 0XY

**Decision:** The application is approved subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- No Comments from Anglian Water Services
- No objection from Cadent Gas Limited
- No comments from the Environment Agency
- Comments from Lincolnshire County Council Highways and SUDS Support
- Representations received as a result of public consultation
- Comments made by Members at the meeting

Members queried whether works had already been undertaken and whether this was a retrospective application and what safety precautions would be put in place in respect of the proposed attenuation scheme. Officers noted that the application was part retrospective. The attenuation scheme was slightly different from the old claypit as it would not be as deep and would be dry for most of the time. Safety precautions would be in place.

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report together with the following conditions.

## Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - Site location plan - Drawing No. 520-249\_PL\_LP01\_A
  - Proposed site plan - Drawing No. 520-249\_PL\_SP01\_D
  - Materials Plan - Drawing No. 520-249\_PL\_SP02\_B
  - Street Scenes - Drawing No. 520-249\_PL\_VS01\_A
  - Twin & single car port - Drawing No. 520-249\_PL\_GA01
  - Triple car port - Drawing No. 520-249\_PL\_GA02
  - Car port option 1 - Drawing No. 520-249\_PL\_GA03
  - Car port option 2 - Drawing No. 520-249\_PL\_GA04
  - Twin & single garage - Drawing No. 520-249\_PL\_GA05
  - Single garage with car port - Drawing No. 520-249\_PL\_GA06
  - Plots 35 & 36 - Drawing No. 520-249\_PL\_GA07
  - Plots 61-63 - Drawing No. 520-249\_PL\_GA08
  - Plot 33 - Drawing No. 520-249\_PL\_GA09
  - Plot 46 - Drawing No. 520-249\_PL\_GA10
  - Plots 49-51 - Drawing No. 520-249\_PL\_GA11
  - Plots 59 & 60 - Drawing No. 520-249\_PL\_GA12
  - Plots 47 & 48 - Drawing No. 520-249\_PL\_GA13
  - Plots 34 and 40 - Drawing No. 520-249\_PL\_GA14
  - Pond cross section - Drawing No. 520-249-PL-SE01

Unless otherwise required by another condition of this permission.

## During Building Works

- 2 Notwithstanding the submitted plans, before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. 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;
- 3 Notwithstanding the submitted plans, before any construction work above ground is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
  - i. proposed finished levels and contours;
  - ii. means of enclosure;

- iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials;
  - vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
  - vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
  - viii. retained historic landscape features and proposals for restoration, where relevant.
- 4 The development shall be carried out in accordance with the details in the ecology statement approved under S19/1553.
- 5 The development must be carried out in accordance with the details and recommendations approved under S19/0948 in the below listed documents:
- Site investigation BRD3355-OR2-B
  - Gas risk assessment BRD3355-OR3-A
  - Remediation strategy BRD3355-OR4-A

**Before the Development is Occupied**

- 6 Before each dwelling hereby approved is occupied, the external elevations of that dwelling shall have been completed using only the materials stated on Drawing No. 520-249\_PL\_SP02\_B.
- 7 Prior to the occupation of each dwelling the works to provide the boundary treatments for that dwelling shall have been completed in accordance with the approved boundary treatment scheme as indicated on Proposed site plan - Drawing No. 520-249\_PL\_SP01\_D
- 8 Before each dwelling hereby permitted is occupied, the hard landscape works associated with that dwelling shall have been carried out in accordance with the approved hard landscaping details.
- 9 Before each dwelling (or other development as specified) is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed in accordance with the approved details, less the carriageway and footway surface courses.
- The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.
- 10 Before the end of the first planting/seeding season following the occupation of the last dwelling hereby permitted, all soft landscape works

shall have been carried out in accordance with the approved soft landscaping details.

- 11 Before any part of the development hereby permitted is occupied/ brought into use, a verification report confirming that remedial works have been completed shall have been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the nominated competent person approved. The report shall include:
- i. A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;
  - ii. As built drawings of the implemented scheme;
  - iii. Photographs of the remediation works in progress; and
  - iv. Certificates demonstrating that imported and/or material left in situ is free from contamination.

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

### **Ongoing Conditions**

- 12 All of the highways proposed for adoption, as well as any shared private roads/drives and foot/ cycle paths must be carried out in accordance with the details approved under S19/0948.
- 13 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, 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.

### **47. Application S20/1152**

**Proposal:** Section 73 application for the removal of Condition 8 (pedestrian footway) and to vary conditions 2 (approved plans) and condition 6 (schedule of materials), of planning permission S19/1138.

**Location:** Land off Easthorpe Road, Great Gonerby, Grantham, NG31 8LZ

**Decision:** Approved subject to conditions and a deed of variation to the Section 106 Agreement

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments from Lincolnshire County Council Highways and SUDS Support
- Representations as a result of public consultation
- Comments made by Members at the meeting

*Councillor Judy Smith left the meeting at 12:10*

Members discussed issues around lighting and whether the developer could be asked to provide extra lighting at the end of the road. Discussion also took place on the hedgerow and how that would be retained. The Committee was informed that lighting was a Lincolnshire County Council matter.

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

### **Approved Plans**

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Site Location Plan, drawing No. 41026/003A received 24.06.2019
  - ii. Site Layout Plan, drawing no. 41026/008P received 13.07.2020
  - iii. House Type AA, drawing No. 41026/013A received 24.06.2019
  - iv. House Type AAA, drawing No. 41026/014 received 24.06.2019
  - v. House Type BB, drawing No. 41026/015 received 24.06.2019
  - vi. House Type CC, drawing No. 41026/016 received 24.06.2019
  - vii. House Type CC Plot 29-30 and 45-46, drawing No. 41026/017 received 24.06.2019
  - vii. House Type DD, drawing No. 41026/018 received 24.06.2019
  - ix. House Type FF1 - Plots 15-16, drawing no. 41026/043 received 02.09.2019
  - x. House Type FF1 Plot 11-12, drawing No. 41026/042 received 24.06.2019
  - xi. House Type LA Plot 1-2, drawing No. 41026/038 received 24.06.2019
  - xii. House Type LA Plot 27-28, drawing No. 41026/039 received 24.06.2019
  - xiii. House Type LA Plot 43-44, drawing No. 41026/041 received 24.06.2019
  - ix. Proposed pond sections plans, drawing No. 17-0383-SK170 received 24.06.2019

Unless otherwise required by another condition of this permission.

### **During building works**

- 2 The development must be carried out in accordance with the tree protection details approved under S20/0804 as follows:
  - Construction and layout details drawing no. ERGG-BSP-ZZ-XX-DR-C received 22 May 2020
  - Tree Protection Plan drawing no. Figure 3A Tree Protection Plan received 22 June 2020
  - Tree Protection Plan drawing no. Figure 3B Tree Protection Plan received 22 June 2020
- 3 All existing trees shown on the approved plan 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 buildingsshall be permitted within these protected areas.
- 4 The development must be carried out in accordance with the sections and levels details approved under S20/0804 as follows:
  - Proposed site sections drawing no. ERGG-BSP-ZZ-XX-DR-C-185-P03 received 22 May 2020
- 5 Before any part of the development hereby permitted is occupied, the external elevations shall have been completed using only the materials on the Materials Distribution Plan, drawing no. 41026/010F.
- 6 The development shall be carried out in accordance with the recommendations of the submitted Ecological Appraisal dated July 2017, Bat Survey dated June 18 and Reptile Survey dated June 2018 unless otherwise agreed in writing with the local planning authority.

### **Before the Development is Occupied**

- 7 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.
- 8 Before any part of the development hereby permitted is occupied, the works to provide the surface drainage shall have been completed in accordance with the approved details.



- 9 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all hard and soft landscape works shall have been carried out in accordance with the approved landscaping details on the Landscape Masterplan, drawing no. N0618/(08)001C.
- 10 Before any part of the development hereby permitted is occupied, the boundary treatments shall have been completed in accordance with the approved details as shown on the Boundary Treatment Plan, drawing no. 41026/011G.
- 11 Before any part of the development hereby permitted is occupied, a landscape management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
  - i. long term design objectives,
  - ii. management responsibilities and
  - iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.

#### **Ongoing Conditions**

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

#### **48. Application S20/1252**

**Proposal:** Section 73 application to vary condition 2 (approved plans) of S19/1255, for the Erection of industrial unit (B2/B8) and associated car parking.

**Location:** Holscot Industrial Linings Ltd, Alma Park Road, Grantham, NG31 9SE

**Decision:** Approved subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments from Lincolnshire County Council Highways and SUDS Support
- Representations received as a result of public consultation
- Comments made by Members at the meeting

Members queried what the storage facility would contain and what conditions would be in place regarding toxic or chemical substances. The Committee was

informed that there were strong controls regarding the storage of toxic substances or chemicals. The proposed specified contents were not known. It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report together with the following conditions:

### **Approved Plans**

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Block Plan drawing no. HOL/19/BL/014 Rev A - received 22 July 2020
  - ii. Floor Plan drawing no. HOL/19/PL/012 Rev A - received 22 July 2020
  - iii. Elevation Plan drawing no. HOL/19/EL/013 Rev A - received 22 July 2020

Unless otherwise required by another condition of this permission.

### **During building works**

- 2 The permitted development shall be undertaken in accordance with the surface water drainage scheme on drawing no. HOL/19/BL/014 Rev A - received 22 July 2020.
- 3 The permitted development shall be undertaken in accordance with the soft landscaping scheme approved under S20/0064.

### **Before the Development is Occupied**

- 4 Following the development hereby permitted first being brought into use, the vehicle parking and turning areas shall have been completed in accordance with approved drawing no. HOL/19/BL/014 Rev A received 22 July 2020; and shall not be used for any purpose other than for the parking and turning of vehicles and motorcycles in association with the business operation.
- 5 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 soft landscaping details approved under S20/0064.
- 6 Before any part of the development hereby permitted is brought into use, the external surfaces shall have been completed in accordance with the approved details on drawing no. HOL/19/EL/013 Rev A - received 22 July 2020.

## Ongoing Conditions

- 7 Notwithstanding the provisions of Schedule 2, Parts 3 and 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall only be used for the purposes specified below and for no other purpose unless Planning Permission for a new use of the premises has been granted by the Local Planning Authority:
  - Use permitted by Classes B2 only and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)
- 8 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.

### 49. Application S20/1541

**Proposal:** Site clearance of 5 dwellings and greenery of the frontage on to Stonebridge Road, including creating a new temporary vehicular access on to site. Works will involve the removal of trees along the frontage and access to the site.

**Location:** 28-36 Stonebridge Road, Grantham, NG31 9AR

**Decision:** Approved subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments from the SKDC's Arboriculturalist
- Comments from the Historic Building Advisors
- Comments from Environmental Protection
- Comments from Lincolnshire County Council Highways and SUDS Support
- Representations received as a result of public consultation
- The additional information report published on 7 December 2020 and officer comment thereon
- Comments from the SKDC Conservation Officer
- Comments made by Members at the meeting

Members discussed the green street scene; what trees had TPOs and whether removing all the vegetation at this time of year would inhibit the retention of vegetation and trees that should be preserved in a conservation area; Safety

arrangements were queried, it was important to ensure the safety of pupils and pedestrians as it would be near an extremely busy road especially at peak times.

The Chairman noted his appreciation for the work undertaken by Councillor Charmaine Morgan to establish the St Anne's Area of Grantham as a conservation area.

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report together with 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:
  - Grantham Stonebridge House location Plan (Received on 14 September 2020)

Unless otherwise required by another condition of this permission.

#### **Before the Development is Commenced**

- 3) The development hereby permitted shall be undertaken in accordance with a Demolition Management Plan and Method Statement which shall first be approved in writing by the Local Planning Authority.

The Demolition Management Plan and Method Statement shall indicate measures for the safe movement of vehicles and materials onto and off the site and shall include;

- a) phasing of the works, including the access position and its construction;
- b) the parking of vehicles of site operatives and visitors off the public highway;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials; and
- e) wheel washing facilities.

#### **During Building Works**

- 4) Depending upon the age of the building(s), building structures may contain asbestos containing building materials, which requires an assessment as to whether the building(s) has asbestos containing materials prior to demolition.

If asbestos is identified, a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials must be submitted to and approved in writing by the local planning authority. The scheme shall include details of;

- a) an asbestos identification survey by a qualified contractor;
- b) measures to be adopted to protect human health; and
- c) the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

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

#### **50. Application S20/0065**

The Committee was informed that this application had been withdrawn from the agenda.

#### **51. Application S20/1580**

**Proposal:** Installation of stained-glass windows in kitchen in 3 lancet windows on the south face of the building.

**Location:** St Vincent's, St Vincent's Road, Grantham, NG31 9EJ

**Decision:** Approved subject to conditions

The Committee considered the following:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments for the SKDC Historic Buildings Advisor
- Representations received as a result of public consultation
- Comments made by Members at the meeting

Discussion took place on the extensive history of the building.

It was proposed, seconded and agreed that the application be approved for the summary of reasons set out in the case officer's report together with the following conditions.

#### **Time Limit for Commencement**

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

#### **Approved Plans**

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
  - i. Location plan received 18 September 2020
  - ii. Proposed elevations re. PP-008, received 18 September 2020

Unless otherwise required by another condition of this permission.

**During Building Works**

- 3 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details on how windows are to be installed into existing lancet window openings shall have been submitted to and approved in writing by the Local Planning Authority.

**52. Any other business, which the Chairman, by reason of special circumstances, decides is urgent**

No business was raised.

**53. Close of meeting**

The meeting closed at 12:50pm.