

# Planning Committee



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL



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Wednesday, 23 December 2020 at 10.00 am  
Virtual meeting - This meeting is being held remotely using  
Skype for Business

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**Committee Members:** 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 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 – 23 December 2020](#)

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).

**The deadline to register to speak for this meeting is 5pm on Monday 21 December 2020.**  
Details on how you can register to speak are available on pages 3 and 4 of the agenda pack.

**3. Minutes of the meeting held on 16 December 2020**

(Pages 5 - 8)

## **Public access and participation**

### **How to join the meeting**

- Use the link on the front of the agenda to join the meeting
- If you are using a smartphone or tablet you may need to download the Skype for Business app before you can enter, so please allow sufficient 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 be using 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)

### **Who can speak and for how long?**

To help us manage our remote meetings efficiently, we have used the Chairman's discretion regarding public speaking arrangements. This means we are limiting the number of people who can speak for or against an application. We are also asking that people notify us a little earlier so that we can make sure you have the correct software and know how to access the meeting. These arrangements are set out below.

- Ward Councillor
- Representative from the town/parish council
- Up to 2 objectors\* to the application
- 1 supporter\* of the application
- The applicant or agent

\*This will be on a 'first come, first served' basis. If all the slots are full when you contact us, we will let you know and add you to the reserve list should any of the registered speakers drop out.

Speakers may speak for up to 3 minutes each and comments should be limited to relevant material matters. You will be advised when you have 30-seconds left and when your time is up

Questions may be put by any member of the Committee to the applicant or their agent.

### **How do I give notice of my intention to speak?**

#### **To register**

To speak at a Planning Committee meeting, you should notify Democratic Services ([democracy@southkesteven.gov.uk](mailto:democracy@southkesteven.gov.uk)) by 5 pm two working days before the meeting.

- So that we can ensure requests are dealt with on a 'first come, first served' basis, do not send your request to speak to the e-mail address of an individual in the Democratic Services Team
- Please supply a telephone number
- The team will contact you to confirm whether you have been allocated a slot or if you have been placed on the reserve list. The team will put arrangements in place to check you can access the software and provide you with more information about the meeting

#### **Provide written speech**

Speakers are required to provide their speech by email to [democracy@southkesteven.gov.uk](mailto:democracy@southkesteven.gov.uk) by 5 pm two working days before the meeting. If you do not supply your speech in writing by this deadline, you will not be permitted to speak.

Speeches will be circulated to Members before the meeting. If connection is lost with the speaker during the meeting, the remainder of their speech will be read by a Democratic Services Officer.

#### **Photographs or other information**

Any person wishing to include photographs or any other information as part of their 3- minute address to the Committee must ensure that this information is e-mailed to [democracy@southkesteven.gov.uk](mailto:democracy@southkesteven.gov.uk) by 5 pm two working days before the meeting. It will not be possible to accept material after this deadline.

## **Order of Proceedings**

1. Short introductory presentation by the case officer
2. Speakers
  - a. District Councillors who are not Committee members
  - b. Representative from town/parish council
  - c. Objectors to an application
  - d. Supporter of an application
  - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals  
Vote – the Committee will vote to agree its decision

# Minutes

Planning Committee  
Wednesday, 16 December 2020,  
10:00



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 Robert Reid  
Councillor Ian Selby  
Councillor Jacky Smith

## **Officers**

Interim Head of Development Management (Jeff Upton)  
Principal Planning Officer (Phil Jordan)  
Principal Planning Officer (Chris Brown)  
Legal Adviser (Mandy Braithwaite)  
Acting Principal Democratic Officer (Shelley Thirkell)  
Civic and Member Services Officer (Anita Eckersley)

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### **54. Register of attendance, membership and apologies for absence**

Councillor Charmaine Morgan was not in attendance. A register of attendance was taken, and it was confirmed that the rest of the Members of the Committee were present at the meeting.

### **55. Disclosure of interests**

No interests were disclosed.

### **56. Minutes of the meeting held on 9 December 2020**

The minutes of the meeting held on 9 December 2020 were agreed as a correct record.

## 57. Application S20/0129

**Proposal:** Change of use of land from storage (B8) to establishment and operation of a concrete block manufacturing facility (B2) including erection of buildings, storage, landscaping and bund

**Location:** Land to the south of the A151, Colsterworth

**Decision:** Deferred

## 58. Application S20/1434

**Proposal:** Proposed storage building for B1 and B8 use

**Location:** Green + Ltd, Tunnel Bank, Bourne, Lincolnshire, PE10 9LA

**Decision:** Approve subject to conditions

Members considered:

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

Members commented that it was good to see that rainwater would be collected. Queries raised were what other environmental measures such as solar panels would be provided and whether there should be any additional landscaping. The Committee was informed that existing landscaping around the site was considered sufficient and reference was made to section 7.8.1 of the main report regarding the sustainability 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 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; 1419-1\_PL\_LP01; Received 24 August 2020

- ii. Existing Site Plan; 1419-1\_PL\_SP01; Received 24th August 2020
- iii. Proposed Elevation Plan; 1419-1\_PL\_EL01 (REV A) Received 24 August 2020
- iv. Proposed Floor and Section Plan; 1419-1\_PL\_PL01 (REV A); Received 24 August 2020
- v. Revised Proposed Site Plan Highway Details; 1419-1\_PL\_SP02 (Rev C); Received 18 September

Unless otherwise required by another condition of this permission.

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

- 3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans.

### **Ongoing Conditions**

- 4 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 B1/E(g) only and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

## **59. Application S20/1591**

**Proposal:** To install air source heating unit at the rear of the house, extend the rear porch

**Location:** Rectory Cottage, 42 High Street, Ropsley, NG33 4BE

**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 Historic Buildings Advisor
- No objection or restrictions from Lincolnshire County Council Highways
- No comments from Ropsley Parish Council
- Representations received as a result of public consultation
- Comments made by Members at the meeting

The Committee welcomed the use of air source heating and it was noted that this form of heating would become more popular.

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:
  1. Existing Floor Plans - received 22 September 2020
  2. Amended Ground Floor Plans - received 6 November 2020
  3. Site Location Plan - received 28 September 2020

**During Building Works**

- 3 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 Samsung Specifications received 22 September 2020 unless otherwise agreed in writing by the Local Planning Authority.

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

No business was raised.

**61. Close of the Meeting**

The meeting closed at 10:43.