

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 26 August 2021 at 1.00 pm
Council Chamber - Council Offices, St. Peter's Hill,
Grantham. NG31 6PZ

Supplement to the Agenda

3. Minutes of the meeting held on 22 July 2022

(Pages 3 - 21)

Minutes of the previous meeting which were marked 'to follow' on the agenda originally published.

This page is intentionally left blank

Minutes

Planning Committee
Thursday, 22 July 2021



SOUTH
KESTEVEN
DISTRICT
COUNCIL

**Council Chamber – South Kesteven
House, St Peter’s Hill, Grantham.
NG31 6PZ – 1pm**

Councillor Helen Crawford (Chairman)
Councillor Mrs Judy Smith (Vice-Chairman)

Committee Members present:

Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor John Cottier
Councillor Phil Dilks
Councillor Mrs Rosemary Kaberry-Brown
Councillor Penny Milnes
Councillor Charmaine Morgan
Councillor Penny Robins
Councillor Ian Selby
Councillor Jacky Smith
Councillor Judy Stevens

Officers in attendance:

Nicola McCoy-Brown (Director for Growth and Culture)
Phil Jordan (Principal Planning Officer)
Phil Moore (Special Projects Manager)
Adam Murray (Senior Planning Officer)
Eleanor Sillah (Senior Planning Officer)
Martha Rees (Planning Legal Advisor)
Shelley Thirkell (Acting Principal Democratic Officer)
Alice Atkins (Democratic Officer)

23. Apologies for absence

Apologies for absence had been received from Councillor Robert Reid and Councillor Mike Exton.

Councillor John Cottier would be substituting for Councillor Robert Reid and Councillor Judy Stevens would be substituting for Councillor Mike Exton, for this meeting only.

24. Disclosure of interests

The Chairman declared that she had been approached by multiple members of the public with regards to Agenda Item 5 but expressed that she would be attending the meeting with an open mind.

25. Minutes of the meeting held on 24 June 2021

The minutes of the meeting held on 24 June 2021 were proposed and seconded and **AGREED** as a correct record, subject to the following amendment to the noting on questions and debate from Members regarding 19. Application S20/1124, with the added wording underlined:

- If a pedestrian crossing, with double yellow lines installed, would be provided to aid elderly residents and young children nearby

26. Application S21/0420

Councillor Jacky Smith left the meeting during consideration of this item as she felt she may have a disclosable pecuniary interest.

Proposal: Partial demolition of Social Club; proposed 2-storey rear extension and roof extension. Change of use from A4 Drinking Establishment and D2 Assembly Hall to C3 residential use to create 15 residential units.

Location: 95A Westgate, Grantham, NG31 6LE

Decision: To approve the application conditionally.

Noting comments made during the public speaking session by:

Against: Jade Meadows White
Richard Elvin

Applicant: Rahul Patel

Together with:

- Site was previously developed (brownfield) land located within the main built-up area of Grantham; existing buildings are in a poor state of disrepair.
- Opportunity to regenerate the site would be in accordance with the overall spatial strategy and would provide a good source of housing land.
- However, application proposed change of use of community facilities within the Grantham Town Centre boundary and had not provided detailed documentary evidence that the site could not be used for alternative community and / or business use. Application was contrary to Policy SP6 and GR4 of the Local Plan.
- Benefits of regenerating the site for residential uses were considered to outweigh the identified conflict.

- Design proposals would regenerate the site in a manner that provides overall enhancement to the street scene.
- Scheme would preserve and enhance the setting and significance of Grantham Conservation Area and the listed buildings on Westgate.
- No adverse impacts on neighbouring properties.
- No objections from Local Highways Authority – agreement of rights of way for access would be subject to a separate process.
- S106 Agreement for 20% affordable housing – applicant to effectively serve as a private affordable housing landlord.
- In accordance with the development plan as a whole, no material considerations to indicate that permission should not be granted.

During debate members made the following comments:

- Concern was raised about anti-social behaviour taking place around the site.
- Whether the narrow access to the building pose concerns for fire brigade vehicles. Officers responded that whilst they were consulted, no comments had been provided by the fire brigade.
- Concern was raised about the suitability of the pedestrian access for disabled and/or elderly residents and visitors.
- Queried what car parking facilities were provided.
- Officers confirmed that car parking would be available nearby, which would encourage walking and cycling.

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Site Location Plan (Ref: 19053-P-001A)
 - b. Proposed Elevation Plan (Ref: 19035-P-104 Rev A)
 - c. Proposed Site Layout, Landscaping & Boundary Treatment Plan (Ref: 19053-P-100 Rev A)
 - d. Proposed Refuse & Cycle Store Plan (Ref: 19053-P-101 Rev A)
 - e. Proposed Floor Plans (Ref: 19053-P-102 Rev F)
 - f. Drainage Statement received 09 June 2021
 - g. Preliminary Roost Assessment received 04 March 2021

- h. Noise Report received 04 March 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

Sustainability Measures

- 3) No development shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 has been submitted and approved by the Local Planning Authority.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwellings hereby permitted.

Reason: To ensure the dwellings are constructed to a standard that mitigates against climate change as required by Local Plan Policy SB1.

Accessible and Adaptable Dwellings

- 4) Before the development hereby permitted is commenced, details demonstrating that at least 10% of the dwellings would be constructed as “Accessible and Adaptable” in line with the standard set out in Part M4(2) of the Building Regulations must be submitted to and approved in writing by the Local Planning Authority.

The development must be carried out in accordance with the approved details.

Reason: To ensure the development meets the needs of all potential future occupiers in accordance with Local Plan Policy DE1.

Foul and Surface Water Drainage Details

- 5) Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage details must:

- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- 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 underdeveloped site

- Provide attenuation details and discharge rates which shall be restricted to the brownfield runoff rate
- Provide details for the timetable for and any phasing of implementation for the drainage scheme; and
- Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for the adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Local Plan Policy EN5.

Demolition and Construction Management

- 6) No development shall take place, including demolition of buildings hereby approved, until a Demolition Method Statement and 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 noise, dust and vibration, traffic generation and drainage of the site during the demolition and construction stages of the proposed development.

The Construction Management Plan and Method Statement shall include:

- Phasing of the development to include access construction
- 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
- The routes of construction traffic to and from the site including any off site routes for the disposal of excavated material; and
- 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.

The Demolition Method Statement shall be strictly adhered to through the demolition period.

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

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of the permitted development during construction and to ensure that suitable traffic routes are agreed, and to ensure that the demolition and construction period does not give rise to unacceptable adverse impacts on the amenities of neighbouring properties.

Updated Preliminary Roost Assessment

- 7) Before the development hereby permitted is commenced, an updated Preliminary Roost Assessment must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with any recommendations set out by that assessment.

Reason: To ensure that the proposed development adequately protects protected species in accordance with Local Plan Policy EN2 and the Wildlife and Countryside Act 1981.

Contaminated Land Survey

- 8) Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- A desk top study documenting all the previous and existing land uses of the site and adjacent land
 - A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring
 - Shall include the nomination of a competent person to oversee the implementation of the works

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in Paragraphs 178 and 179 of the Framework.

Asbestos Disposal

- 9) Before the development hereby permitted is commenced, a scheme to address the management and / or safe disposal of asbestos and asbestos containing materials shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the local planning authority dispenses with any such requirement specifically in writing.

Reason: To protect the health of site workers and future occupiers of the site, in accordance with Policy EN4 of the Local Plan.

During Building Works

Outdoor Courtyard Detailed Design

- 10) Before any development above a damp proof course, full details of the detailed design of the proposed outdoor courtyard / plaza amenity space shall have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include consideration of restricting access from the proposed courtyard to the underpass on the northern boundary of the site, as well as proposed finished levels of contours, hard and soft landscaping detail and minor artefacts and structures, where relevant. The development must be completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to allow further consideration of measures to ensure that the development does not increase crime, or the fear of crime, in accordance with Policy DE1 of the Local Plan and Section 12 of the Framework.

Lighting Assessment and detailed scheme

- 11) Before the installation of any external lighting, an appropriate Lighting Assessment shall have been completed to inform the detailed design of the proposed external lighting scheme. The Lighting Assessment and Lighting Scheme shall be submitted to and approved in writing by the Local Planning Authority, and the works shall be completed in accordance with the approved details.

Reason: To ensure the development does not increase crime, or the fear of crime, and does not give rise to unacceptable adverse impacts on residential amenities, in accordance with Policy DE1 of the Local Plan and Section 12 of the Framework.

Hard and Soft Landscaping details

- 12) Before any development other than demolition and clearance works, details of a hard and soft landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Proposed finished levels and contours
- Means of enclosure
- Vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason: Hard and soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted Local Plan.

Materials Schedule

- 13) Before any works on the external elevation of the development hereby permitted are begun, samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted will have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Materials Implementation

- 14) Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved external materials details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Hard Landscaping Implementation

- 15) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Surface and Foul Water Drainage Implementation

- 16) 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.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted Local Plan.

Soft Landscaping Implementation

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

Reason: Soft landscaping makes an important contribution to development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Landscape Management Plan details

18) 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:

- Long term design objectives
- Management responsibilities; and
- Maintenance schedules for all landscaped areas.

Reason: Landscaping makes an important contribution to development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Ground Investigation Verification Report

19) 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 have been submitted by the nominated competent person approved, as required by Condition 7 above. The report shall include:

- A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives
- As built drawings of the implemented scheme
- Photographs of the remediation works in progress; and
- 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 details.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in Paragraphs 178 and 179 of the NPPF.

Noise Mitigation

20) Before any part of the development hereby permitted is occupied, the developer shall implement the recommendations and mitigation measures for noise as proposed in Section 4 of the Noise Assessment Report, produced by

UK Building Compliance, received by the Local Planning Authority on 4 March 2021.

Reason: To ensure future occupants of the development benefit from an appropriate noise environment in accordance with Policies DE1 and EN4 of the adopted South Kesteven Local Plan.

Refuse and Cycle Storage provision

- 21) Before any part of the development hereby permitted is occupied, the works for the provision of the approved refused and cycle storage areas shall have been completed and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

Travel Pack provision

- 22) Before any part of the development hereby permitted is occupied, the developer shall supply the proposed occupants of the development with a copy of the Residential Travel Pack, prepared by J Consulting, received by the Local Planning Authority on 8 June 2021.

Reason: To encourage the use of sustainable methods of travel, in accordance with Policy ID2 of the Local Plan and Section 9 of the Framework.

Ongoing Conditions

Preliminary Roost Assessment measures

- 23) The development hereby permitted shall be carried out in accordance with the recommendations contained in the Preliminary Roost Assessment, completed by Rothen Ecology, dated June 2020, to be updated not more than one year before the development commences.

Reason: To ensure a satisfactory form of development which would have no significant impact on protected species.

Soft Landscaping Protection

- 24) 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 11 above, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Landscape Management Plan implementation

25) 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.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings; and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

27. Application S21/0510

Proposal: Section 73 Application for variation of Condition 2 (Approved Plans) of planning permission S18/0475 to amend balconies

Location: 85 Manthorpe Road, Grantham, NG31 8DE

Decision: To approve the application conditionally.

Noting comments made in the public speaking session by:

District Ward Councillor: Councillor Ray Wootten

Against: Mrs Veronica Wheler
Kate Midgley

Applicant: David Defusto

Together with:

- Section 73 application could not be used to revisit the principle of development, or any other issues which were not relevant to the conditions of the application.
- Proposed amendments had to be considered in the context of the fallback position provided by the current, extant planning permission.
- Proposed amendments were considered to be relatively minor and would not significantly alter the impact of the development on the character and appearance of the area – it would provide a limited improvement on the current permission.
- No impacts on the setting and significance of designated heritage assets.
- Proposed amendments would increase the degree of visual outlook to / from the top floor of the approved development but this would not have any significant material impact on the level of privacy afforded to the neighbouring properties.

During questions and debate Members made the following comments:

- Concern was expressed that the original plans for the development had been approved by the Planning Inspectorate who had limited knowledge of the local area and its residents.
- That the height and material of the railings on the balconies should be considered.
- Queried how many Tree Preservation Orders had been ordered.
- Whether the privacy of residents in the area could be prioritised and protected. The use of glass with an obscure glaze for the purpose of protecting privacy was discussed by Members and suggested that this be included as an amendment to the officer recommendation.

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 and the additional condition for further detail on the glazing of the balcony on the western elevation to ensure that the privacy of residents be protected, to be drafted by Officers taking into account the comments from the Committee.

Councillor Kaberry-Brown requested that her vote against the proposal be included within the minutes.

Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Proposed Site Layout (Drawing Ref: DSA-19067-BR-HL-01-B)
 - b. Proposed Ground Floor Plan (Drawing Ref: 4425 (30) 301 Rev E)
 - c. Proposed First Floor Plan (Drawing Ref: 4425 (30) 302 Rev E)
 - d. Proposed Second Floor Plan (Drawing Ref: 4425 (30) 303 Rev E)
 - e. Proposed Third Floor Plan (Drawing Ref: 4425 (30) 304 Rev)
 - f. Proposed Elevations Plan (Drawing Ref: 21-014/00) received 25 June 2021
 - g. Proposed Roof Plan (Drawing Ref: DSA-19067-BR-RP-01-C)
 - h. Access Materials, Specification of Works and Method Statement (Drawing Ref: 063891-CU-00-XX-DR-C-0701-P02)
 - i. Proposed Soft Landscaping Layout (Drawing Ref: 063891-CUR-00-00-DR-C-0501-P02)
 - j. Proposed Bin Store (Drawing Ref: 4425 (A) 9000 C01)
 - k. Foul and Surface Water Drainage Layout (Drawing Ref: 063891-CUR-00-00-DR-C-0501-P02)
 - l. Drainage Construction Details (Drawing Ref: 063891-CUR-00-XX-DR-C-0502-P01)
 - m. Drainage Construction Details (Drawing Ref: 063891-CUR-00-XX-DR-C-0503-P01)
 - n. General Notes Infrastructure (Drawing Ref: 063891-CUR-00-XX-DR-C-9000-P01)
 - o. Glazing details as per email from Applicant dated 16 July 2021 Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Construction Management Plan and Method Statement

- 2) The Premier Development Contractors Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of the permitted development during construction and to ensure that suitable traffic routes are agreed, and to ensure that the demolition and construction period does not give rise to unacceptable adverse impacts on the amenities of neighbouring properties.

Root Protection Plan

- 3) Throughout the construction period, the Root Protection Plan (as approved under S18/2260) shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with the approved plans, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Before the Development is Occupied

Materials Implementation

- 4) Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved external materials details. Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Hard Landscaping Implementation

- 5) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Surface and Foul Water Drainage Implementation

- 6) 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 contained within Drawing Ref:

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted Local Plan.

Soft 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 landscaping works shall have been carried out in accordance with the approved soft landscaping details. Reason: Soft landscaping makes an important contribution to development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Refuse and Cycle Storage provision

- 8) Before any part of the development hereby permitted is occupied, the works for the provision of the approved refused and cycle storage areas shall have been completed and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

Ongoing Conditions

Access Arrangements

- 9) The access arrangements shown on the approved Proposed Site Plan (Drawing Ref: DSA-19067-BR-HL-01-B) shall be available at all times when the premises are in use. Reason: To allow vehicles to enter and leave the highway in a forward gear and in the interests of highway safety.

Protected Species

- 10) The development hereby permitted shall be carried out in accordance with the recommendations contained within the Protected Species Update note produced by CBE Consulting (dated 4 September 2017).

Reason: To ensure a satisfactory form of development which would have no significant impact on protected species.

Landscape Maintenance Plan implementation

- 11) For a period of not less than 5 years following the first occupation of the final dwelling hereby permitted, the approved Landscape Maintenance Plan (Section 5 of the Discharge of Conditions Statement approved under S18/2260) shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: Landscaping makes an important contribution to the development and its assimilation with its surroundings; and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Windows & Doors

- 12) All windows and doors shall be set back in reveal by a minimum of 50mm in order to provide visual relief to the buildings.

Reason: In the interests of visual amenity and to ensure a satisfactory form of development.

28. Application S21/1201

Proposal: Submission of details reserved by conditions 2 (historic building record) and 5 viii (pocket park landscaping) of S21/0113 (Reserved matters application for details relating to external appearance, layout, scale, and landscaping, with associated open space and infrastructure for the erection of 373 new dwellings, pursuant to Outline Planning Permission under application ref: SK.94/0125/12.)

Location: Land South of Harvey Close and West of Wincanton Way, Bourne

Decision: To defer the application

Noting comments made during the public speaking session by:

Against: Steven Giullari

Applicant's agent: David Fletcher

Together with:

- Principle of development established through online consent SK.94/0125 and reserved matters approval S21/0113
- Application to consider was a discharge of conditions pursuant to conditions 2 (historic building record) and 5 viii (pocket park landscaping) of S21/0113
- Bridge 234 was not listed or in conservation area, or required to be retained by the outline planning permission and therefore did not require express planning permission to demolish
- Elsea Park Community Trust supported proposals
- Historical Building Record and Written Scheme of Investigation satisfied condition 2 requirements
- Pocket park and play area details show bridge removed with details of:
 - Details of proposed play equipment including Arch Play Bridge
 - Brick and limestone materials salvaged from bridge 234 to mark position of bridge with replacement piazza
 - Details of location of proposed signage and interpretation boards to illustrate the history of bridge 234
- Petition to save bridge – 1163 signatories and 29 representations
- Recommended to approve details reserved by conditions 2 and 5 viii
- No objection from Bourne Town Council

- No objection from SKDC Historic Buildings Advisor

During questions and debate Members commented:

- Queried what would be the ongoing costs of maintaining the bridge going forward.
- Queried whether the bridge was stable or whether it could be saved or not.
- Two Members stated that they were disappointed that there had been no visit to the site by the Planning Committee.
- One Member commented that they were not in a position to force the retention of the bridge by deferring the application.
- Some Members expressed the significance of the bridge in relation to the cultural heritage it symbolised.

It was proposed, seconded and **AGREED** that the application be deferred in order that retaining the bridge could be investigated further.

29. Application S20/1759

Proposal: Proposed detached dwelling at Land adjacent to 24 High Street Carlby PE9 4LX

Location: 24 High Street, Carlby, PE9 4LX

Decision: To approve the application conditionally

Councillors Judy Stevens, Penny Robins, and Charmaine Morgan did not participate in the debate or vote in relation to this item.

Noting:

- The principle of a dwelling on the site was acceptable as an infill site in accordance with Policy SP3
- The revised design, reduced scale, and proposed boundary treatment was considered acceptable and in keeping with neighbouring dwelling and surrounding area. It was considered to be a significant improvement on the previous design.
- Carlby Parish Council had confirmed previous concerns had been addressed and no objection to revised scheme.
- No adverse impact upon residential amenity of surrounding neighbouring properties – condition to obscure glaze first floor side windows (serving bathroom and en suite)
- It was considered that the proposal for the erection of a detached dwelling at this location would be in accordance with Policies DE1, SP2 and SP3 of the adopted South Kesteven District Local Plan, and the NPPF.

During questions and debate Members commented:

- Queried whether the number of car parking spaces was sufficient for the size of the dwelling.

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

4281 03A Amended Proposed Block Plan
AJE243E Amended Proposed Floorplans and Elevations

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Commenced

- 3) 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.

The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and Paragraph 199 of the NPPF.

- 4) Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

During Building Works

- 5) Should the developer during excavation and construction works of the proposed development site find any area of the site where it is suspected that the land is contaminated then all works must stop and the local planning authority notified immediately. An investigation and risk assessment must be

undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy DE1 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF.

- 6) Before any development above ground level is commenced, details of hard and soft 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; and
 - vi. proposed planting.

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 7) 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.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 8) Before any dwelling hereby permitted is occupied, the parking and turning area accompanying each dwelling shall have been constructed in accordance with the approved details shown on drawing 'Site Plan as Proposed' Drawing no. 4281.02 Received 13th October 2020 and shall be retained as such and for no other purpose thereafter.

Reason: To allow vehicle to park and turn within the site and leave in forward gear and to reduce any additional on street parking in the interests of highway safety in accordance with South Kesteven Local Plan Policy ID2.

- 9) Before each dwelling of the development hereby permitted is occupied, the external surfaces for that dwelling shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 10) Before any part of the development hereby permitted is occupied/brought into use, the 2no. first floor windows to the south side elevation (serving the bathroom and en suite) shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing shall be to obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.
Reason: To safeguard the privacy of the occupiers of the neighbouring properties.

Ongoing Conditions

- 10) Notwithstanding the provisions of Schedule 2, Part 1, Class B & C 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 window, dormer window, rooflight or other development consisting of an alteration to the roof of the dwelling hereby permitted than those expressly authorised by this permission shall be constructed without Planning Permission first having been granted by the Local Planning Authority.
Reason: To protect the character of the buildings in accordance with South Kesteven Local Plan Policy DE1.
- 11) Notwithstanding the provisions of Schedule 2, Part 1, 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 enlargement, improvement or other alteration to the dwelling hereby permitted other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To protect the character of the buildings in accordance with South Kesteven Local Plan Policy DE1.

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

There was none.

Close of meeting

The Chairman closed the meeting at 17:35.

This page is intentionally left blank