

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Thursday, 13 June 2024 at 1.00 pm
Council Chamber - South Kesteven House,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Charmaine Morgan (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Pam Byrd,
Councillor Helen Crawford, Councillor Patsy Ellis, Councillor Paul Fellows,
Councillor Tim Harrison, Councillor Gloria Johnson, Councillor Vanessa Smith,
Councillor Sarah Trotter and Councillor Paul Wood

Agenda Supplement

3. **Minutes of the meeting held on 16 May 2024** (Pages 3 - 36)
4. **Application S23/2175** (Pages 37 - 38)
Proposal: Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)
- Location:** Land at Low Road, Barrowby
- Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement
5. **Application S23/0299** (Pages 39 - 40)
Proposal: Erection of 67 dwellings with associated vehicular access from

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☎ 01476 406080

Karen Bradford, Chief Executive

www.southkesteven.gov.uk

Reedings Road and Owen Way, and associated public open space and infrastructure

Location:

Land at Reedings Road, Barrowby

Recommendation:

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Minutes

Planning Committee

Thursday, 16 May 2024, 1.00 pm

Council Chamber – South
Kesteven House, St.Peter's Hill,
NG31 6PZ



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Charmaine Morgan (Vice-Chairman)

Councillor Harrish Bisnauthsing

Councillor Pam Byrd

Councillor Paul Fellows

Councillor Tim Harrison

Councillor Penny Milnes

Councillor Vanessa Smith

Councillor Ian Stokes

Councillor Sarah Trotter

Councillor Paul Wood

Cabinet Members present

Councillor Phil Dilks (Cabinet Member for Planning and Housing)

Other Members present

Councillor Richard Dixon-Warren

Officers

Emma Whittaker (Assistant Director of Planning)

Phil Jordan (Development Management and Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Venezia Ross-Gilmore (Senior Planning Officer)

Martha Rees (Legal Advisor)

Amy Pryde (Democratic Services Officer)

124. Register of attendance and apologies for absence

Apologies for absence were received from Councillors David Bellamy, Phil Gadd and Helen Crawford.

125. Disclosure of interests

Councillor Tim Harrison declared an interest on Application S23/1240 due to living within close proximity to the site, he did not take part in debate or vote.

Councillor Charmaine Morgan highlighted that she had called-in Application S23/1240, however, she came to the meeting with an open mind.

126. Minutes of the meeting held on 14 March 2024

The minutes of the meeting held on 14 March 2024 were proposed, seconded and **AGREED** as a correct record.

127. Minutes of the meeting held on 18 April 2024

The minutes of the meeting held on 18 April 2024 were proposed, seconded and **AGREED** as a correct record.

Announcement

The Assistant Director of Planning informed the Committee that the deadline for decision on the Mallard Pass application was due on 16 May 2024. Notification had been received that the Secretary of State had decided to reset the statutory deadline, a decision was anticipated to be made on or before the 13 June 2024.

128. Application S23/1240

Proposal:	Erection of 250 dwellings with landscaping, open space and associated works
Location:	Land on the north side of Somerby Hill (A52) / Bridge End Road, Grantham
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

Londonthorpe & Harrowby Parish Council	Cllr Alan Bowling (Vice-Chairman)
Against	Malcolm Swinburn
Agent	Richard West

Together with:

- Provisions within SKDC Local Plan 2011-2036, Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management DPD, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021-2041.
- Comments received from Anglian Water.
- No comments received from Cadent gas.
- Comments received from Grantham Active Travel Campaign.
- No comments received from Grantham Civic Society.
- Comments received from Heritage Lincolnshire.

- Comments received from Lincolnshire County Council (Education).
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Lincolnshire County Council (Minerals).
- No comments received from Lincolnshire Fire and Rescue.
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from National Grid.
- Comments received from National Highways.
- No comments received from Natural England.
- Comments received from NHS Lincolnshire ICB.
- Comments received from London and Harrowby Without Parish Council.
- Comments received from SKDC Planning Policy Officer – Affordable Housing.
- Comments received from SKDC Environmental Protection.
- No comments received from SKDC Principal Urban Design Officer.
- Comments received from SKDC Tree Consultee.

During questions to Public Speakers, Members commented on:

Whether there was evidence of need for accommodation for elderly individuals, as lack of single-storey dwellings was noted.

The age profile of South Kesteven had increased by 28% for the elderly population.

Clarification was sought around concerns of drainage and whether Anglian Water had addressed any concerns.

Members queried the ‘natural spring’ that had been outlined by a Public Speaker.

The Planning Officer confirmed that a ‘natural spring’ had not been highlighted as part of any investigations or discussions of the site.

A query was raised regarding Highways and whether the Parish Council had made any proposals in terms of the speed limit.

It was confirmed that the original outline planning permission was approved, the application included a ‘ghost island turning’, however, this application proposed a standard T-junction, which Lincolnshire County Council Highways were satisfied with.

It was clarified that no matters on the appeal decision related to the access or any highways objection.

Whether the Public Speaker had any concerns of the proposed access on Somerby Hill. They confirmed their Highways concern was mainly around the build-up in traffic on South Parade, Grantham.

One Member queried why the Applicant did not consider the inclusion of single-storey bungalows.

The Agent confirmed that the proposed dwellings were accessible and adaptable meaning they met certain standards.

It was queried whether any safety issues had been identified with a deep attenuation basin proposed.

The Agent clarified that the basin would be protected with suitable boundary treatments and knee rails.

Whether the affordable homes would be indistinguishable in material and design to the rest of the dwellings.

It was confirmed that market and affordable houses would be indistinguishable from one another.

One Member queried why the entry access to the site had been changed from a slip road to a T junction.

It was highlighted that Highways had requested the road narrowing and the segregated footway and cycleway as a result of wider proposals along Somerby Hill to narrow the entire carriageway. The original right hand turning was due to vehicle speeds at present, however, once the speed limit had been altered, congestion was less likely.

It was confirmed that affordable homes would be arranged in clusters of a maximum of 16 dwellings.

Whether any inspection of the site showed a 'natural spring' from the Agent's point of view.

It was clarified that the 'natural spring' in question was further North to the proposed site and would not affect this application.

Clarification was sought on which boundary treatments would be retained on the site.

Concern was raised on the brightness of the security lights from the Barracks, Grantham and whether any mitigation had been put in place for possible future residents of the site.

It was confirmed that existing hedgerow would be retained, apart from vehicular and pedestrian accesses.

An assessment of lighting from the Barracks, Grantham had not yet been completed, however, this would be completed before the site was occupied.

During questions to Officers and debate, Members commented on:

- Concern was raised on water management of the site.

The Planning Officer clarified that extensive discussions had taken place with the Lead Local Flood Authority. Drainage arrangements had been deemed suitable and sustainable urban drainage systems would be used.

A detailed condition was included by Lincolnshire County Council in terms of surface water. Anglian Water had been consulted on foul water drainage and any concerns would have been requested and/or conditioned, they were satisfied with the proposal.

One Member queried the EV charging plan and when it would be received.

A condition on an EV charging plan included a trigger point, whereby a developer had to provide the information above damp proof course. If the condition was not fulfilled by that point, the matter would be subject to enforcement action.

Further concern was raised on the mix and range of properties.

It was clarified that there was no policy requirement for developers to provide bungalows. The current policy obligation outlined provisions for elderly living in terms of wider doors, level access etc.

Pre-application conversations included investigation of the local need of bungalows.

Concern was raised on comments made by Lincolnshire County Council (Education), where they had stated that a 2-mile and 3-mile radius walking distance was suitable for primary and secondary school children,

It was requested whether updated comments and survey results from Lincolnshire Wildlife Trust had been received.

An initial wildlife survey had been completed; the Wildlife Trust had requested a further survey be carried out. The Wildlife Trust had obtained a holding objection to the proposal based on the results of the survey on net gain.

A condition was included that a financial contribution be included on upgrading the junction on Gainsborough corner, Grantham. There was sufficient capacity at the junction for this development at present.

It was queried whether a condition could be included on Highways for safety reasons.

The Planning Officer clarified that the evidence shown on the modelling from Lincolnshire County Council was that the junction was capable of accommodating 500 dwellings, until it reached a point of severe. A point of severe would be when flows of traffic were exacerbated beyond peak times.

It was noted that there may be a shortage of education facilities for children in the particular area where the development was proposed.

Lincolnshire County Council (Education) had engaged with the Council on school place need and demand. In terms of the wider Southern Quadrant area of Grantham, discussions had included possible provisions for primary, secondary and sixth form education.

Further concern was raised on light pollution received from the Barracks, Grantham.

A query was raised on whether there was ongoing maintenance of the acoustic fencing.

An amendment was proposed, seconded and **AGREED** in relation to condition 16 (acoustic mitigation implementation) whereby, the maintenance of acoustic mitigation be maintained for the life-time of the development.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement:

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. Proposed Planning Layout (Ref: EMxxx-PD-021)
 - b. Proposed Materials Plan (Ref: N1971/600/Rev E)
 - c. Proposed Boundary Treatment Plan (Ref: N1971/700/Rev E)
 - d. Proposed Soft Landscaping Plans (Ref: GL272/01D)
 - e. Proposed Soft Landscaping Plans (Ref: GL272/02D)
 - f. Proposed Soft Landscaping Plans (Ref: GL272/03D)
 - g. Proposed Soft Landscaping Plans (Ref: GL272/04D)
 - h. Proposed Soft Landscaping Plans (Ref: GL272/05D)
 - i. Proposed LEAP Plan (Ref: GL2072/06B)

- j. Proposed Landscape Plans – Street Typologies (Ref: GL2072/07A)
- k. House Type Pack – Market Housing and Affordable Housing (received 22 January 2024)

Unless otherwise required by another conditions of this permission.

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

Before the Development is Commenced

Archaeological Investigation

- 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.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

Construction Management Plan

- 4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:

- a. The phasing of the development, including access construction
- b. The on-site parking of all vehicles of site operatives and visitors
- c. The on-site loading and unloading of all plant and materials.
- d. The on-site storage of all plant and materials used in constructing the development.
- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff 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

(temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

- h. A detailed phasing plan and timetable for the development, including the build routes.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

Drainage Strategy

- 5) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
 - a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
 - b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event;
 - c. 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;
 - d. Provide attenuation details and discharge rates which shall be restricted to 2.0 litres per second;
 - e. Provide details of the timetable for and any phasing of the implementation for the drainage scheme; and
 - f. 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.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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, or upstream of, the permitted development.

Hedgerow and Tree Protection Plan

- 6) No works or development shall take place until a final, detailed arboricultural method statement and protection plan for the protection of the retained trees and hedgerows has been submitted to, and approved in writing by, the Local Planning Authority. The method statement and plan shall meet with the standards set out in the BS5837:2012.

The protection scheme and plan shall be completely implemented prior to site preparation, clearance and building works starting on site and not removed until entirely complete. The protection scheme must include details of all trees and hedgerow to be retained and positioning of protection fencing and ground covers to create construction exclusion zones. No retained tree or hedgerow shall be cut down, uprooted, or destroyed, nor shall any retained tree or hedgerow be pruned in any manner without the prior writing approval of the Local Planning Authority.

Reason: In the interests of visual amenity and for the avoidance of doubt.

Estate Road Phasing Plan

- 7) Prior to the development hereby permitted is commenced, an Estate Road Phasing and Completion Plan shall be submitted to, and approved in writing by the Local Planning Authority. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

Thereafter, the development shall be undertaken in accordance with the approved details.

Reason: To ensure that a safe and suitable standard of vehicular and pedestrian access is provided for residents throughout the construction period of the development.

During Building Works

EV Charging Points Plan

- 8) No development above damp-proof course shall take place until a plan detailing the location of electric vehicle charging points, as required by Local Plan Policy SB1, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved electric vehicle charging points shall be installed prior to first occupation of the dwellings hereby permitted.

Reason: To ensure the development mitigates against and adapts to climate change in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

Construction Hours

- 9) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

Ecological Mitigation

- 10) All works on site, including construction and delivery works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal (FPCR) (June 2023).

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted Sout Kesteven Local Plan.

Bat and Bird Roosting Boxes

- 11) No development above damp-proof course shall take place until a scheme for the installation of bat roosting boxes and bird roosting boxes has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall be in broad accordance with the recommendations contained with the Preliminary Ecological Appraisal (FPCR) (June 2023).

Thereafter, the approved scheme shall be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted Local Plan.

Previously Unidentified Contamination

- 12) Should the developer, during excavation and construction works of the approved development site, find any area 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 in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details. Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control).

Materials Specification

- 13) Before any of the works on the external elevations of the dwellings hereby permitted are begun, a detailed specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the dwellings shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the following approved plan: Proposed Materials Plan (Ref: N1971/600/Rev E).

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

Finished Floor Levels

- 14) Before any development above foundation level is commenced, plans showing the existing and proposed land levels of the site (including spot heights, contours and finished floor levels of all buildings) with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details and the site levels completed as approved in accordance with the approved Phasing Plan and Timetable required by Condition 4 above.

Reason: In the interests of the visual amenity of the area, and in accordance with Policy DE1 of the adopted South Kesteven Local Plan 2011-2036.

Before the Development is Occupied

Sustainable Building

- 15) Prior to the occupation of each dwellings hereby approved, works shall be undertaken to conform with the sustainable building measures detailed in the approved Energy Strategy Statement (Briary Energy) (Dated June 2023).

Reason: To ensure the development mitigates against and adapts to climate change in accordance with Policy SB1 of the adopted South Kesteven Local Plan.

Acoustic Mitigation Implementation

- 16) Before any dwellings hereby permitted is occupied, the scheme for acoustic mitigation as detailed in the Noise Report (Sharps Acoustics) (June 2023) shall have been completed in full.

Thereafter the acoustic mitigation shall be maintained and retained in full for the lifetime of the development.

Reason: To ensure that future residents of the development benefit from an appropriate level of amenity in accordance with Policy DE1 and EN4 of the adopted South Kesteven Local Plan.

Noise Validation Testing

- 17) Before any dwelling hereby permitted is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise remediation scheme, as required, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the development.

Estate Road Junction

- 18) Before any part of the development is occupied, all of that part of the estate road and associated footways that forms the junction with Somerby Hill / Bridge End Road, and which will be constructed within the limits of the public highways, shall be laid out and constructed to finished levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

Travel Plan

- 19) Before any dwelling hereby permitted is occupied, the measures contained in the Residential Travel Plan (ADC Infrastructure) (Ref: ADC2970-RP-C) shall be implemented in accordance with the timetable contained within the approved document and shall continue to be implemented for as long as any part of the development is occupied.

Reason: In order that the permitted development conforms to the requirements of the National Planning Policy Framework, by ensuring that access to the site is sustainable and that there is reduced dependency on the private car for journeys to and from the development.

Materials Implementation

- 20) Before the dwellings hereby permitted are first occupied, the external materials 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

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

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Boundary Treatments Implementation

- 22) Before each dwelling hereby permitted is occupied, the works to provide the boundary treatments relating to that part of the development shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Landscape and Ecological Management Plan

- 23) Before any part of the development hereby permitted is occupied, a Landscape and Ecological Management Plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a. Long term design objectives
- b. Management responsibilities; and
- c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Ongoing

Accessible and Adaptable Dwellings

- 24) The dwellings identified as being Accessible and Adaptable in line with the standards set out in Part M4(2) of the Building Regulations on the approved Planning Layout, shall be completed in accordance with the approved details and shall thereafter be retained as such for the lifetime of the development.

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

Soft Landscaping Implementation

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

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 26) 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, 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 Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

Compliance with LEMP

- 27) Following the first occupation of the final dwelling hereby permitted, the approved Landscape and Ecological Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

Reason: Soft landscaping make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 and OS1 of the adopted South Kesteven Local Plan.

129. Application S23/2032

Proposal:	Reserved matters application for approval of details relating to layout, scale, appearance and landscaping in connection with outline residential development of up to 71 dwellings, vehicle access, public open space and associated infrastructure S19/1784
Location:	Land east of Folkingham Road, Morton
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor	Sue Woolley (statement)
For	Paul Slater (Balfour Beatty Homes)

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from Natural England.
- Comments received from LCC Highways & SuDS Support.
- Comments received from Affordable Housing Officer (SKDC).
- Comments received from Heritage Lincolnshire.
- No comments received from Environmental Protection.
- Comments received from Cllr Woolley.
- Comments received from Conservation Officer (SKDC).
- Comments received from Anglian Water.
- Comments received from Morton and Hanthorpe Parish Council.

(Councillor Tim Harrison re-joined the meeting at 14:25)

During questions to Public Speakers, Members commented on:

- Whether the Applicant had any concerns regarding the incursion onto the A15 road. It was queried whether the entry access would be inside the 30mph speed limit or not.

The Applicant confirmed that the 30mph zone would be extended North to ensure the entrance would be within that zone.

- It was queried whether the pond would be able to cope with high amounts of rainfall.

The Applicant's engineers had assured them that the site had been designed on a 100-year flood risk basis. It was further confirmed that all dwellings proposed would have solar panels.

- What form of heating systems was proposed for the dwellings.

It was clarified that condensing gas boilers would be used for larger properties and combi boilers may be installed into the smaller properties.

The Assistant Director for Planning reminded the Committee that the application was reserved matters and the principle of development had been agreed.

During questions to Officers and debate, Members commented on:

- That the Parish Council had raised concerns of foul water drainage.

The Planning Officer highlighted that foul water drainage had previously been approved in a condition relating to the outline planning permission.

Members were pleased with the access and footpath from the development.

It was queried whether a key view across to the church had been included within the layout of the site.

The Planning Officer confirmed that the development included a central road through the centre of the development, whereby a view of the church would be seen. It was added that the informal space to the north-east to the site would also provide a view of the church.

- Concern was raised on the southern boundary up to the high street and whether there was scope around the inclusion of a safety feature, due to an incline in the footpath.

It was noted that any safety feature would restrict vehicular access that needed to be retained at the site entrance. Highways had stated that a safety feature would not be a requirement for the development access.

It was proposed, seconded and **AGREED** that a condition be included that a safety feature be included on the path/cycleway prior to first occupation.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to 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 ref. FRM-101-23 (received 02/11/23)
- Planning Layout, drawing ref. 1311-004 Rev D (received 29/04/24)
- Ecology Layout, drawing ref. 1311 BAT Rev C (received 29/04/24)
- Affordable Housing Tenure, drawing ref. 1311-AH Rev C (received 29/04/24)
- Enclosures Plan, drawing ref. 1311-005 Rev D (received 29/04/24)
- EV Charging Points Locations, drawing ref. 1311-EV Rev D (received 29/04/24)
- Housing Mix, drawing ref. 1311-HM Rev D (received 29/04/24)
- Materials Proposals, drawing ref. 1311-006 Rev D (received 29/04/24)
- Soft Landscape Proposals, drawing ref. GL2176 01A (received 06/03/24)
- Soft Landscape Proposals, drawing ref. GL2176 02A (received 06/03/24)
- Soft Landscape Proposals, drawing ref. GL2176 03A (received 06/03/24)
- Private Lighting Layout, drawing ref. 28345_02_100_01 A (received 31/01/24)
- Levels Layout, drawing ref. 1205-00-05 A (received 02/11/23)
- Indicative Streetscenes, drawing ref. FRM002-23 (received 02/11/23)
- Tree Protection Plan, drawing ref. FRM-012-23 (received 23/11/23)
- Vehicle Tracking Plan, drawing ref. 1205-00-02 Rev A (received 06/03/24)
- Drainage Strategy Plan, drawing ref. 1205-00-03 Rev E (received 06/03/24)
- Post and Rail fence Plan, drawing ref. FRM-DET-001 (received 06/03/24)
- Close Boarded Fence Plan, drawing ref. FRM-DET-002 (received 06/03/24)
- Stone and brick Wall Details Plan, drawing ref. FRM-DET-003 (received 06/03/24)
- LEAP Proposals Plan, drawing ref. GL2176 04A (received 06/03/24)
- Tree Pit Details Plan, drawing ref. GL2176 06T (received 06/03/24)
- Surface Water Management Plan, drawing ref. MORT.TW-SW.01 (received 06/03/24)
- Adoptable Highway Construction and kerbing, drawing ref. 1205-02-05 Rev D (received 26/03/24)
- Safety Signage for Attenuation Areas (received 02/11/23)
- Fixed Entrance Gates, drawing ref. 001 (received 02/11/23)

- Fixed Entrance Gates, drawing ref. 002 (received 02/11/23)
- Fixed Entrance Gates, drawing ref. 003 (received 02/11/23)

House Type Information –

- ‘Oak’ Plans and Elevations, drawing ref. PH531.1/3 A (received 29/04/24)
- ‘Oak’ Plans and Elevations, drawing ref. PH531.1/3.1 A (received 29/04/24)
- ‘Oak’ Plans and Elevations, drawing ref. PH531.1/3.2 A (received 29/04/24)
- ‘Bramber’ Plans and Elevations, drawing ref. PH441. 1/3 A (received 06/03/24)
- ‘Lester’ Plans and Elevations, drawing ref. PH334.1 (received 02/11/23)
- ‘Chestnut’ Plans and Elevations, drawing ref. PH337.1 (received 02/11/23)
- ‘Larch’ Plans and Elevations, drawing ref. PH430.1/3 (received 02/11/23)
- ‘Larch’ Plans and Elevations, drawing ref. PH430.1/3.1 (received 02/11/23)
- ‘Pine’ Plans and Elevations, drawing ref. PH436.1/3 (received 02/11/23)
- ‘Pine’ Plans and Elevations, drawing ref. PH436.1/3.1 (received 02/11/23)
- ‘Ravensworth’ Plans and Elevations, drawing ref. PH438.1 (received 02/11/23)
- ‘Dalton’ Plans and Elevations, drawing ref. PH440.1/3 (received 02/11/23)
- ‘Dalton’ Plans and Elevations, drawing ref. PH440.1/3.1 (received 02/11/23)
- ‘Dalton’ Plans and Elevations, drawing ref. PH440.1/3.2 (received 02/11/23)
- ‘Cedar’ Plans and Elevations, drawing ref. PH442.1/3 (received 02/11/23)
- ‘Harewood’ Plans and Elevations, drawing ref. PH532.1/3 (received 02/11/23)
- ‘Aspen’ Plans and Elevations, drawing ref. PH533.1/3 (received 02/11/23)
- Floor Plans, drawing ref. SH133.1/3 A (received 06/03/24)
- Elevations, drawing ref. SH133.1/3.1 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH202.1/3 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH320.1/3 A (received 06/03/24)
- Elevation and Floor Plans, drawing ref. SH321.1/3 (received 02/11/23)

- Elevation and Floor Plans, drawing ref. SH430.1 A (received 06/03/24)
- Affordable Plots Block Elevations, drawing ref. FRM-001-23 A (received 06/03/24)

Unless otherwise required by another condition of this permission.

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

Before the Development is Occupied

- 2 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme.

Reason: To provide a satisfactory appearance to any boundary treatments and by screening rear gardens from public view, in the interests of the privacy and amenity of the occupants of the proposed and neighbouring dwellings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 3 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.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

- 4 No development above damp proof course shall take place until further details of measures to minimise the risk of conflicts between users of the pedestrian / cycle access onto High Street, and the retained rights of access to Home Farm, have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details prior to occupation.

Reason: In the interests of highways and pedestrian safety, and to ensure that the existing public rights of way are appropriately incorporated into the development

Ongoing Conditions

- 5 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.

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

130. Application S24/0057

Proposal:	Erection of Class B2 / B8 (Food Processing Facility) with associated loading and service yard, following demolition of existing warehouse facility
Location:	Easton Properties Limited, Burton Lane, Easton
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

District Ward Councillor	David Bellamy (Statement)
Applicant:	Sam Cordery

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Lincolnshire Minerals and Waste Local Plan: Core Strategy and Development Management DPD, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (December 2023), National Planning Policy Framework (September 2023).
- No comments received from Gardens Trust.
- No comments received from Historic England.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- No comments received from Lincolnshire County Council (Minerals).
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from Ministry of Defence.
- Comments received from National Highways.
- Comments received from Stoke Rochford & Easton Parish Council.
- Comments received from SKDC Conservation Officer.
- Comments received from SKDC Environmental Protection.

During questions to Public Speakers, Members commented on:

- Whether the lighting in and around the proposed building would be the same as the previous building.

The Applicant outlined previous issues of lighting during the construction of another building. The building proposed would have similar lighting treatment in keeping with the current or previous building.

- Whether the packaging on site would mean a lower financial cost to the company.

The company were operational and received food products in raw form and would be transported into the adjacent coldstore for packaging, which would reduce overall costs and carbon emissions.

- Clarification was sought on whether the proposed building would be 10 metres shorter than the other building already on site and whether the external colour scheme would remain the same as the smaller building.

The proposed facility was 22 metres in height and the storage building stood at 45 metres. The same colour scheme would be utilised on the external façade of the building.

- Whether the roof space had the capacity for solar panels.

The Applicant confirmed that solar panels had not been included within the application due to insurance purposes with fire safety reasons. The possibility of solar panels would be explored.

- Whether parking and traffic provisions would cater for the additional members of staff.

The original application included a large car park under a previous operator. The car park proposed was oversized and the previous operator had an overestimation of staff, therefore, the car park would cater for additional staff members. A shuttle bus would also run to and from the site into the centre of Grantham and surrounding villages.

During questions to Officers and debate, Members commented on:

- Whether the Applicant had engaged with the Green Investment in Greater Lincolnshire as suggested within comments made by the Lincolnshire Wildlife Trust.

The Planning Officer confirmed that the comments received from Lincolnshire Wildlife Trust were based around biodiversity net gain, which was not applicable to

the application due to legislation coming into effect after the application was submitted.

- It was queried whether the soft landscaping scheme would be replaced or lost, in regard to mature trees around the site.

It was confirmed that the soft landscaping condition would mean the boundary would be retained and supplementary boundary options would be explored.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to 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:

- (1) Proposed Site Plan – Overall Site (Ref: MPL08-CPL-00-XX-DR-A-0071/P05)
- (2) Proposed Site Plan – Food Production Facility (Ref: MPL08-CPL-00-XX-DR-A-0072/P04)
- (3) Site Section Plan – East (Ref: MPL08-CPL-00-XX-DR-A-0074/P01)
- (4) Site Section Plan – North (Ref: MPL08-CPL-00-XX-DR-A-0075/P01)
- (5) Site Section Plan – West (Ref: MPL08-CPL-00-XX-DR-A-0076/P01)
- (6) Site Section Plan – South (Ref: MPL08-CPL-00-XX-DR-A-0077/P01)

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

Construction Management Plan

- 3) No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts of vehicle activity and the means to manage the drainage of the site during the construction stage of the permitted development. It shall include:
- (a) The phasing of the development, including access construction;
 - (b) The on-site parking of all vehicles and site operatives;
 - (c) The on-site loading and unloading of all plant and materials;
 - (d) The on-site storage of all plant and materials used in constructing the development;
 - (e) Dust suppression measures;
 - (f) Wheel washing facilities;
 - (g) The routes of construction traffic to and from the site including any off-site routes for the disposal of excavated materials; and
 - (h) A strategy stating how surface water runoff 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 (temporary or permanent) connect to an outfall (temporary or permanent) during construction.

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

Reason: In the interests of the safety and free passage of those using the adjacent public highway and 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.

Surface Water Drainage Strategy

- 4) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall:
- (a) Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
 - (b) Provide flood exceedance routing for storm events greater than the 1 in 100 year event;

- (c) Provide details of how runoff 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 runoff rate for the undeveloped site;
- (d) Provide attenuation details and discharge rates which shall be restricted to the brownfield runoff rate;
- (e) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- (f) 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 Undertake and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no part of the development shall be occupied / brought into use, until the approved scheme has been completed or provided on site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

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, or upstream of the permitted development.

During Building Works

Precautionary Ground Conditions

- 5) Should the developer, during excavation and construction works of the approved development site, find any area 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 in writing by the Local Planning Authority.

Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details. Following the completion of the 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, prior to the development being brought in use / occupied.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution; in the interests of the amenities of future users of the development, and in accordance with Policy EN4 (Pollution Control) of the South Kesteven Local Plan.

Lighting Spillage Assessment and Strategy

- 6) No development above damp-proof course shall take place until a detailed Lighting Assessment and Strategy, has been submitted to, and approved in writing by, the Local Planning Authority.

The Assessment and Strategy shall set out the lighting strategy and specification for the building and the site, including all access roads and communal areas, and shall include a light layout plan with beam orientation, a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles, and measures to prevent light spillage), and shall be accompanied by an assessment of the impact of the proposed lighting strategy upon the landscape and character of the area, including the submission of a light spillage plan.

Thereafter, the lighting shall be installed, maintained and operated in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the landscape character and appearance of the area, and to avoid any unacceptable impacts on residential amenity by way of light pollution; and in accordance with Policy DE1, EN1 and EN4 of the adopted South Kesteven Local Plan.

Soft Landscaping Scheme

- 7) No development above damp-proof course shall take place until a detailed soft landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall set out measures to enhance the soft landscaping to the western boundary of the application site and the applicant's retained land, and shall include:

(a) Planting plans;

- (b) Written specifications (including cultivation and other operations associated with plant and grass establishment);
- (c) Schedules of plants, noting species, plant sizes, and proposed numbers / densities where appropriate.

Reason: Soft landscaping and tree planting make an important contribution to the development's assimilation with its surroundings, and in accordance with Policy DE1 and EN1 of the adopted South Kesteven Local Plan.

Ecological Mitigation

- 8) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecological Appraisal & Natural Capital Assessment (Simply Ecology) (Dated September 2023).

Reason: in the interests of best ecological practice, and in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

Off-Site Highways Works

- 9) No part of the development hereby permitted shall be occupied / brought into use before the works to improve the public highway (by means of a road widening scheme between the existing site entrance and the proposed car park accesses along Burton Lane) have been certified complete by the Local Planning Authority.

Reason: To ensure the provision of a safe and adequate means of access to the permitted development.

Landscape and Ecological Management Plan

- 10) Before any part of the development hereby permitted is occupied / brought into use, a landscape and ecological management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- (a) Long term design objectives;
 - (b) Management responsibilities; and
 - (c) Maintenance schedules for all landscaped areas.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN1 of the adopted South Kesteven Local Plan.

Materials Implementation

- 11) Before any part of the development hereby permitted is first occupied / brought into use, the external materials must have been completed in accordance with the external materials detailed in the submitted Design and Access Statement (E4environment) (January 2024) and demonstrated on the approved plans.

Reason: To ensure a satisfactory appearance to the development, and in accordance with Policy DE1 and EN1 of the adopted South Kesteven Local Plan.

Soft Landscaping Implementation

- 12) Before any part of the development hereby permitted is first occupied / brought into use, 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 the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN1 of the adopted South Kesteven Local Plan.

Ongoing

Travel Plan

- 13) The use of the site shall be carried out in accordance with the Full Travel Plan (Ref: 70111994-WSP-XX-XX-RP-0001/P05) (Dated September 2023) approved under application ref: S23/1698. No cessation of the Travel Plan requirements shall take place, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To encourage sustainable modes of transport to and from the site in accordance with the principles of sustainable development as required by the National Planning Policy Framework.

Soft Landscaping Protection

- 14) Within a period of five years from the occupation 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, 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 Policy DE1 and EN1 of the adopted South Kesteven Local Plan.

(Councillor Ian Stokes left the meeting at 15:50)

131. Application S23/1432

Proposal:	Retention of mobile home as a temporary workers dwelling
Location:	Orchard Corner Farm, Drift Lane, Barkston, Lincolnshire
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Against	Steve Elnor
Applicant	Charlotte Majors

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from LCC Highways & SuDS Support.
- Comments received from Agricultural Consultant.
- No comments received from Barkston Parish Council.
- Comments received from Councillor Ian Stokes.

During questions to Public Speakers, Members commented on:

- Members requested the needs of the alpacas and why they required 24-hour care.

The Applicant confirmed that alpacas were stoic animals and tended to not make it known if they were to become unwell. Issues around birthing and premature births of alpacas meant that a member of staff would need to be on site.

- It was queried whether the business had been moved from a previous site, as the choice of site seemed unpractical.

The business had moved from a previous site, due to the proposed site being larger in acre size.

*(It was proposed, seconded and **AGREED** to extend the meeting to 17:30)*

- Concern was raised on site selection and poor site access.

The Applicant selected the site due to size. The site was purchased with the access and the alpacas would be walked rather than transported in a vehicle.

- It was queried whether other security measures had been explored, such as CCTV.

The Applicant clarified they would feel uncomfortable with CCTV measures due to the size of the field.

The Assistant Director of Planning clarified that dwellings in the open countryside were not always automatically accepted by policy, however, an exception was given for agricultural workers. A full business case and justification of function needs would be assessed to ensure the sustainability of the business. A temporary permission was recommended in order to establish the agricultural need.

The access to the site was a civil matter and would be dealt with separately to the planning process.

- It was queried whether a sheltered storage was required on site for the storage of hay.

The Applicant confirmed a barn was on site where hay could be stored. It was further confirmed that alpacas did not require shelter and could live outside all year round.

- One Member queried whether the business would detrimentally be affected, if the application was not approved.

The Application clarified that the business would not be able to continue, if the application was not approved.

- Whether the caravan itself had any services in terms of electricity, water and waste water.

The caravan had water and electricity at present and waste water was currently recycled. The caravan within the proposal would remain the same.

- Concern was raised on how general waste would be collected and how the Applicant's received any mail.

The Applicant confirmed that general waste was currently either recycled or taken to the local recycling centre. All mail was forwarded onto a relative's address.

During questions to Officers and debate, Members commented on:

- The weight given to the application in 2 years time was discussed in terms of a dwelling.

An agricultural dwelling or temporary caravan was based on the functional need associated with the agricultural use. The reason for giving temporary permissions as a first instance was to test the need.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions:

Time Limit for Commencement

- 1 The development hereby permitted is for a temporary period of 2 years from the date of this decision. The development hereby permitted shall cease and the mobile home shall be removed from the site following the expiration of 2 years from this date.

Reason: To ensure that the development is undertaken in accordance with the submitted details.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with planning application form, and with the following list of approved plans:

- i. The Location Plan, received on 2nd Aug 2023
- ii. Site Plan Dated 31/07/2023.

Unless otherwise required by another condition of this permission.

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

Ongoing Conditions

- 3 The mobile home hereby permitted shall be occupied solely by person(s) working in agriculture specifically the adjacent business Orchard Corner Alpacas, Drift Lane, Barkston.

Reason: The occupation of dwelling in the open countryside is considered acceptable in relation to the adjacent agricultural business only in accordance with Local Plan Policy SP5.

(The Committee had a 5-minute break)

132. Application S24/0315

Proposal: Outline application for the erection of up to 6 dwellings with associated access and infrastructure
Location: 30 East Street, Rippingale, PE10 0SS
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor	Richard Dixon-Warren
Rippingale Parish Council	Chris Charlton
Against	Steve Harrison
Applicant's agent	Nick Harding

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Rippingale Neighbourhood Development Plan 2023-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF) and South Kesteven Local Plan Review 2021-2041 (Regulation 18 Draft).
- No comments received from Anglian Water.
- Comments received from Black Sluice Internal Drainage Board.
- Comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Rippingale Parish Council.
- No comments received from SKDC Environmental Protection.

During questions to Public Speakers, Members commented on:

- How the neighborhood plan balanced out the need for housing in the area.

It was noted that significant community objection should be given weight to.

- Whether the provisions for bungalows for the retired community were acceptable.

The District Councillor stated that the percentage of bungalows in Rippingale seemed higher than average at present, and the need for further bungalows was questioned.

The Planning Officer clarified that previous refusal was based on insufficient evidence of housing need; however, a housing needs assessment had since been submitted.

- One Member queried the collection of waste for the proposed bungalows.

The Applicant confirmed that there was sufficient space for a waste freighter, and this would be dealt with at the reserved matters stage.

- Whether there were any visitor parking spaces proposed.

The Applicant confirmed that visitor parking would be in place for single storey dwellings and 4-5 visitor parking spaces would be explored. The layout for parking would need to be approved at reserved matters, however, the Applicant was satisfied to accept a condition for visitor parking spaces.

- Concern was raised on the bungalows proposed. It was queried whether the Applicant would have any objection into changing the bungalows into family homes.

During questions to Officers and debate, Members commented on:

- It was noted that there were a high number of bungalows already for sale within close proximity to the site.

The Planning Officer informed the Committee that policy required sources of evidence for housing need which had been provided.

- Members discussed the balance between the neighborhood plan, proven local housing need and the lack of support from the community. The Local Plan had provided evidence of a local need.

It was confirmed that Officers were satisfied with the evidence of need provided.

- Members highlighted the housing need for residents on the Council's housing register.
- Concern was raised that the proposed development was an edge of settlement scheme.
- Concern was raised on whether the proposal conflicted with policy SP4 of the Local Plan and policy HD2 of the Neighborhood Plan.
- Members raised further concerns around the public consultation of the application.

One Member suggested whether the application could be deferred in order for Officers to liaise with the Application to come back to the Committee with an acceptable solution and a further evidence of need.

It was proposed, seconded and **AGREED** to **PAUSE** the application at this point in debate. The application would be heard at the next Planning Committee on 30 May 2024.

133. Application S24/0092

It was proposed, seconded and **AGREED** to **DEFER** this application in its entirety to be discussed at the next meeting of Planning Committee on 30 May 2024.

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

There were none.

135. Close of meeting

The Chairman closed the meeting at 17:35.



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 13 June 2024 that was received after the agenda was published.

S23/2175

Proposals: Hybrid planning application for the erection of 175 dwellings with associated access, infrastructure, open space and landscaping (full application) and community facility (outline)

Site Address: Land at Low Road, Barrowby

Summary of Information Received

Following publication of the Agenda, further commentary has been received from Lincolnshire County Council in relation to the requests for Section 106 contributions towards initiatives in the Grantham Cycling and Walking Network plan, as well as the provision of a free year-long bus pass for each dwelling.

In particular, LCC Highways have confirmed that the requested Section 106 contributions will be utilised for the installation of a cycleway / footway to connect Barrowby to Grantham. The Section 106 contribution has been calculated on the basis of the forecasted costs for the total scheme, which have subsequently been divided pro-rata between the Allison Homes application and the Persimmon Homes application.

Similarly, the Section 106 contribution for bus passes has been calculated on the basis of the cost of £1000 per dwelling, which reflects the costs to LCC Highways from the bus operators. This contribution is a maximum contribution which would be dependent upon the level of uptake from the future occupants of the site and, therefore, may be subject to clawback from the developers.

In view of the above, the Case Officer is now satisfied that the requests would meet the necessary legal requirements set out within the CIL Regulations, as well as within national and local planning policy. Therefore, it is proposed that the Heads of Terms for the Section 106 Agreement are updated to include these requested contributions.

Taking all of the above into account, the recommendation is to authorise the Assistant Director – Planning to GRANT planning permission subject to the completion of a Section 106 Agreement to

secure the planning obligations detailed below, and subject to the schedule of conditions set out within the main report.

Updated Heads of Terms

- **Open Space** – on site provision as per the approved plans and £123,759.23 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings on site consisting of:
 - Affordable Rent = 37 dwellings
 - Shared Ownership = 2 dwellings
 - First Homes = 14 dwellings

Dwellings are to be provided in accordance with an Affordable Housing Scheme, which will set out details of the distribution of affordable housing within the application site. The Nominations Agreements will also be secured as part of the Section 106 Agreement.

- **Healthcare** - £115,500.00 towards expanding healthcare capacity in the Primary Care Network.
- **Highways (Low Road footpath / cycleway)** - £255,132.00 towards providing a dedicated footway / cycleway linking the site to Grantham.
- **Highways (bus services)** – £175,000.00 towards the costs of providing a free year-long bus pass to each dwelling of the development.
- **Community Facility** - £184,884.35 towards the cost of delivering a new community hall. In the event that the Parish Council elect to place the new community hall on the land identified within the current application, the financial contribution will be reduced by the value of providing the serviced site. The Parish Council will have 5 years to request transfer of the land; in the event that this time period elapses, or the Parish Council commence development of the community hall on an alternative site, the obligation to transfer the land within the application site will cease and the land will remain with the landowner.
- **Monitoring Fee** - £15,000.00

S23/0299

Proposals: Erection of 67 dwellings with associated vehicular access from Reedings Road and Owen Way, and associated public open space and infrastructure

Site Address: Land at Reedings Road Barrowby.

Summary of Information Received

Following publication of the Agenda, further commentary has been received from Lincolnshire County Council in relation to the requests for Section 106 contributions towards initiatives in the Grantham Cycling and Walking Network plan, as well as the provision of a free year-long bus pass for each dwelling.

In particular, LCC Highways have confirmed that the requested Section 106 contributions will be utilised for the installation of a cycleway / footway to connect Barrowby to Grantham. The Section 106 contribution has been calculated on the basis of the forecasted costs for the total scheme, which have subsequently been divided pro-rata between the Allison Homes application and the Persimmon Homes application.

Similarly, the Section 106 contribution for bus passes has been calculated on the basis of the cost of £1000 per dwelling, which reflects the costs to LCC Highways from the bus operators. This contribution is a maximum contribution which would be dependent upon the level of uptake from the future occupants of the site and, therefore, may be subject to clawback from the developers.

In addition, further correspondence between the Applicant, LCC Highways and the Case Officer has resulted in agreement that Condition 19, which relates to off-site pedestrian improvements, can now be addressed through the provision of a financial contribution and therefore, does not need to be secured via planning condition.

In view of the above, the Case Officer is now satisfied that the requests would meet the necessary legal requirements set out within the CIL Regulations, as well as within national and local planning policy. Therefore, it is proposed that the Heads of Terms for the Section 106 Agreement are updated to include these requested contributions.

Taking all of the above into account, the recommendation is to authorise the Assistant Director – Planning to GRANT planning permission subject to the completion of a Section 106 Agreement to secure the planning obligations detailed below, and subject to the schedule of conditions set out within the main report (with the removal of Condition 19 as stated above).

Updated Heads of Terms

- **Open Space** – on site provision as per the approved plans, and £45,862.60 towards improving existing sports facilities within Barrowby.
- **Affordable Housing** – 30% of all dwellings provided on site, consisting of:
 - Affordable Home Ownership (First Homes) (5 dwellings)
 - 5 x 2-bed

- Affordable Home Ownership (Shared Ownership) (4 dwellings)
 - 2 x 3-bed
 - 2 x 4-bed
- Affordable Homes (Affordable Rent) (11 dwellings)
 - 4 x 1-bed
 - 5 x 2 bed
 - 2 x 3 bed

Dwellings are to be provided in accordance with the distribution demonstrated on the Proposed Planning Layout, which indicates clusters of 2-4 dwellings. The Nomination Agreement will also be secured as part of the Section 106 Agreement, which will give priority to applicants with a local connection.

- **Healthcare** - £44,220.00 towards expanding healthcare capacity in the Grantham and Rural K2 Primary Care Network.
- **Highways (Low Road cycleway / footway)** - £100,000 towards the cost of delivering a dedicated footway / cycleway along Low Road to link the site to Grantham.
- **Highways (Off-site pedestrian improvements)** - £50,000 towards the cost of providing uncontrolled tactile dropped kerbs between the site and village centre.
- **Highways (Bus Services)** - £67,000 to cover the cost of providing free year-long bus passes to each dwelling of the new development.
- **Community Facility** - £68,514.25 towards the cost of delivering a new community hall.
- **Monitoring Fee** - £15,000.00