

Minutes

Planning Committee
Wednesday, 28 October 2020,
10.00am



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Meeting held virtually, via Skype

Committee members present

Councillor Bob Adams (Chairman)
Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Helen Crawford
Councillor Phil Dilks
Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown

Councillor Penny Milnes
Councillor Charmaine Morgan
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith
Councillor Mrs Judy Smith (Vice-Chairman)

Officers

William Richards (Interim Head of Development Management)
Jo Toomey (Head of Governance)
Phil Moore (Special Projects Manager)
Chris Brown (Principal Planning Officer)
Peter Lifford (Development Management Planner)
Cat Sutton (Assistant Planning Officer)
Martha Rees (Legal Adviser)
Shelley Thirkell (Democratic Officer)

Other Members

Councillor Ashley Baxter
Councillor Anna Kelly
Councillor Philip Knowles
Councillor Virginia Moran
Councillor Sue Woolley

13. Register of attendance, membership and apologies for absence

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

14. Disclosure of interests

Councillor Charmaine Morgan stated that she had been lobbied on application S20/0856 but approached consideration of the application with an open mind.

Councillor Robert Reid made reference to application S18/2146 and stated that he was a County Councillor who served on the Planning Committee. Having sought advice it was agreed that it was not a disclosable pecuniary interest but requested that it be noted for openness and transparency.

Councillor Phil Dilks stated, in reference to application S20/0311, that although not a disclosable pecuniary interest, he was the Chairman of Langtoft, The Deepings and District Branch of The Royal British Legion.

Councillor Helen Crawford advised that she was registered to speak on applications S19/2111 and S19/2134, therefore as a member of this Committee, would not participate in the debate nor vote on these two items.

Councillor Milnes advised that application S20/0875 was located within her ward and had suggested a condition but had not been lobbied.

Councillor Adams made a statement regarding application S18/2146. He advised members that he was a Member of Lincolnshire County Council, who had served as substitute member of the Planning Committee when Deeping Parish Council applied for Village Green Status, in July 2019. Councillor Adams advised that he had supported the officer recommendation for the application to not be granted. At the time this application was considered he was not a member of South Kesteven District Council Planning Committee. Having sought legal advice from the Monitoring Officer, it was advised that Village Green Legislation and Planning Legislation was separate, therefore there would be no conflict of interest in considering application S18/2146. Councillor Adams advised that he would approach the consideration of the application with an open mind.

15. Minutes of the meeting held on 30 September 2020

Following a vote by exception, the minutes of the meeting held on 30 September 2020 were agreed as a correct record subject to the following amendment:

That an action note be added to minute number 5, to read as follows:

Action Note

Any reserved matters applications associated with the outline application (S19/1483) should be determined by the Planning Committee and not by officers under delegated powers.

16. Application S19/2111

Proposal: Erection of 110 affordable dwellings and outline for 3 self-build plots including vehicular and pedestrian accesses, infrastructure, open space, footpath links

Location: Land at Beaufort Drive, Bourne

Decision: That the application is refused

The officer presentation and public speaking session was amalgamated with application S19/2134.

Noting comments made during the public speaking session by:

District Councillor: Councillor Phillip Knowles
Councillor Anna Kelly
Councillor Sue Woolley
Councillor Helen Crawford

Against: Jonathan Budd
Shaun Sinnott

Applicant's Agent: Andrew Hodgson

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Objections from Bourne Town Council
- No comments from the Environment Agency
- Suggested condition from Anglian Water
- Advice from Black Sluice Internal Drainage Board
- Following liaison and initial response, no objections, subject to conditions from Lincolnshire County Council (LCC) Highways and SuDS
- Section 106 contribution request from LCC Education
- Condition request from Heritage Lincolnshire
- No comment from Natural England
- S106 contribution request from NHS
- Comment from South Kesteven District Council (SKDC) Affordable Housing Officer
- Request from Lincolnshire Fire and Rescue
- Representations received as a result of public consultation
- The additional information report issued on 26 October 2020; and officer comment thereon
- Comments made by members at the meeting

Members noted the following concerns regarding the application:

- The proximity to the Farm
- Significant community objection
- Social housing located in just one area of the proposal, rather than integrated into the wider development
- Not a sustainable location; nearest transport links around 500 metres away
- Drainage
- Impact to the A15 and increased traffic
- Insufficient S106 agreement proposals

It was proposed, seconded and agreed that the application be refused for the following reasons:

1. The submitted Statement of Community Involvement, together with the feedback from the public, Town Council and Neighbourhood Plan Group during consultation on the application has very clearly demonstrated that the proposal does not have substantial community support. The proposal also fails to satisfy the criteria to be considered to be a rural exception site. The proposed is therefore contrary to Local Plan Policy SP4 and there are no overriding material considerations, including the identified need for affordable housing in Bourne, that outweigh this fundamental conflict with the Development Plan.
2. The layout and extent of the proposed development, would not relate well to the existing built form and would appear as a poorly designed and incongruous encroachment into open countryside contrary to Local Plan policies EN1, DE1 and SP4 as well as the provisions of the NPPF (section 12).
3. The proposed development is not located in sustainably location, and the site does not offer a range of transport choices that reduces the need to travel by car and is not located within an accessible distance to a range of services and facilities. The proposal is therefore contrary to Local Plan Policies SP1, SD1 and ID2 and section 9 of the National Planning Policy Framework.

17. Application S19/2134

Proposal: Erection of an 80 bed care home (use class C2) and 22 retirement apartments including vehicular and pedestrian access, parking, infrastructure and associated works.

Location: Land at Beaufort Drive, Bourne

Decision: That the application is refused

The officer presentation and public speaking session was amalgamated with application S19/2111.

Noting comments made during the public speaking session by:

District Councillor: Councillor Phillip Knowles
Councillor Anna Kelly
Councillor Sue Woolley
Councillor Helen Crawford

Against: Jane Connolly
Shaun Sinnott

Applicant's Agent: Andrew Hodgson

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Objections from Bourne Town Council
- No comments from the Environment Agency
- Request condition from Anglian Water
- Advice on licences from Black Sluice Internal Drainage Board
- Initial and final responses from LCC Highways and SuDS, objections made and request to refuse
- No comments from LCC Education
- Concerns raised from LCC Adult Care
- Recommendations from Heritage Lincolnshire
- No comment to make by Natural England
- Objections from Bourne Civic Society
- Requirement from Lincolnshire Fire and Rescue
- Representations received as a result of public consultation
- The additional information report published on 26 October 2020; and officer comment thereon
- Comments made by Members at the meeting

Members noted the following concerns regarding the application:

- The proximity to the Farm
- Significant community objection
- Social housing located in just one area of the proposal, rather than integrated into the wider development
- Not a sustainable location; nearest transport links around 500 metres away
- Drainage
- Impact to the A15 and increased traffic
- Insufficient S106 agreement proposals

It was proposed, seconded and agreed that the application be refused for the following reasons:

- 1) The submitted Statement of Community Involvement, together with the feedback from the public, Town Council and Neighbourhood Plan Group during consultation on the application has very clearly demonstrated that the proposal does not have substantial community support. The proposed is therefore contrary to Local Plan Policy SP4 and there are no overriding material considerations, including the need or

otherwise for care homes and retirement dwellings, that outweigh this fundamental conflict with the Development Plan.

- 2) The layout and extent of the proposed development would not relate well to the existing built form and would appear as a poorly designed and incongruous encroachment into open countryside contrary to Local Plan policies EN1, DE1 and SP4 as well as the provisions of the NPPF (section 12).
- 3) No element of affordable housing has been proposed within the retirement apartments contrary to Local Plan Policy H2 and the NPPF.
- 4) Insufficient information has been submitted with the application to enable the local planning authority to fully assess whether the potential impacts of flood risk and drainage would be acceptable, contrary to Local Plan Policy EN5 and NPPF section 14.
- 5) The proposed development for a care home and retirement apartments would not be sustainably located in relation to its proposed use. The site does not offer a range of transport choices that reduces the need to travel by car and is not located within an accessible distance to a range of services and facilities. The proposal is therefore contrary to Local Plan Policies SP1, SD1 and Policy ID2 and section 9 of the National Planning Policy Framework.

At 12:13 the Chairman called a brief recess, the meeting reconvened at 12:18.

18. Application S18/2146

Proposal: Construction of up to 260 dwellings and new vehicular access from Millfield Road, public open space and associated infrastructure. Outline application with the matter of access for consideration

Location: Land Off Millfield Road, Market Deeping, PE6 8AD

Decision: That the application is refused

Noting comments made during the public speaking session by:

District Councillor: Councillor Ashley Baxter

Parish/Town Councillor: David Shelton

Against: Pamela Steel
Dr Chandrakant Mistry

Applicant's Agent: Lynette Swinburne

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Objections from Market Deeping Town Council
- Concerns from West Deeping Parish Council
- No objections from Peterborough City Council
- No comments from the Environment Agency
- Request from Anglian Water
- Comments from Welland and Deepings Internal Drainage Board
- No objections and request for a travel plan and detailed surface water drainage scheme from LCC Highways and SuDS
- No mineral safeguarding objections from LCC Minerals
- Request for Section 106 contribution of £1,212,682 from LCC Education
- Concerns from SKDC Environmental Protection
- Condition request from Heritage Lincolnshire
- No comment from Natural England
- NHS unable to provide a response in relation to S106 agreements, due to Covid-19
- Request for condition from SKDC Consultant Arboriculturalist
- Requirement from SKDC Affordable Housing Officer
- Requirement from Lincolnshire Fire and Rescue
- Representations received as a result of public consultation
- Letter received from the Rt Hon Sir John Hayes MP
- The additional information report issued on 26 October 2020; and officer comment thereon
- Comments made by members at the meeting

13:14 - As the meeting had been in progress for 3 hours, the Chairman asked for Members' consent to continue. Members agreed.

Members noted the following concerns regarding the application:

- Highly valued area, greatly used by residents for recreational purposes
- Detrimental effect to health and well-being
- Removal of mature trees
- The emerging Neighbourhood Plan

It was proposed, seconded and agreed unanimously that the application be refused for the following reasons:

1. The submitted Statement of Community Involvement, together with the feedback from the public, Town Council and Neighbourhood Plan Group during consultation on the application has very clearly demonstrated that the proposal does not have substantial community support. Furthermore, the proposal would not meet a proven local need or address a specific targeted need for local market housing, that is not already provided for by allocated sites. It is therefore contrary to Local Plan Policy SP4

criteria (a) and (e). There are no overriding material considerations that outweigh this fundamental conflict with the Development Plan.

1. The proposal would result in an unacceptable adverse impact on the open and rural character and appearance of the area, contrary to Local Plan policies DE1, EN1 and criteria b. and d. of SP4

The meeting was adjourned at 13:33 and reconvened at 14:01.

19. Application S20/0856

Proposal: Erection of 68 bedroom residential care home (C2 use class), together with associated parking and landscaping.

Location: Former Chandos House Care Home, Gorse Road, Grantham, NG31 9LH

Decision: That the application is approved conditionally.

Noting comments made during the public speaking session by:

Applicant's Agent: Bob Woollard

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comment from SKDC Affordable Housing
- Request from SKDC Environmental Protection Services
- Requests and concerns from LCC Highways and SuDS Support
- Condition request from Anglian Water
- No objections from the Fire Authority
- No comments from Upper Witham Drainage Board
- Conditions request from SKDC Tree Officer
- Representation received as a result of public consultation
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan T0401-010 Rev A (received by the Council on 1 June 2020)
 - ii. Site Plan with levels T0401-109 Rev A (received by the Council on 29 August 2020)
 - iii. Proposed Elevations 01 T0401-120 Rev B (received by the Council on 29 August 2020)
 - iv. Proposed Elevations 02 T0401-121 Rev B (received by the Council on 29 August 2020)
 - v. Proposed Ground Floor Plan T0401-110 Rev A (received by the Council on 1 June 2020)
 - vi. Proposed First Floor Plan T0401-111 Rev A (received by the Council on 1 June 2020)
 - vii. Proposed Second Floor Plan T0401-112 Rev A (received by the Council on 1 June 2020)
 - viii. External stores T0401-107 Rev A (received by the Council on 1 June 2020)
Landscape strategy 102 Rev A (received by the Council on 1 June 2020)
 - ix. Boundary treatments plan T0401-106 Rev A (received by the Council on 7 September 2020)
 - x. Planting Plan 201 Rev B (received by the Council on 7 September 2020)

Unless otherwise required by another condition of this permission.

During Building Works

Tree protection

3. Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837:2012 and the methodology set out in the accompanying report and plan by Indigo Surveys Ltd dated May 2020. No works including:
 - i. removal of earth
 - ii. storage of materials
 - iii. vehicular movements, or
 - iv. siting of temporary buildingsshall be permitted within these protected areas.

Materials

4. Before any of the works on the external elevations of the building 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.

Land levels

5. Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Construction Management Plan

6. All works during construction shall be in accordance with the recommendations of the submitted Draft Construction Management Plan.

Ecological appraisal

7. All works on site and to the building during construction shall be undertaken in accordance with the recommendations as set out in the Preliminary Ecological Appraisal (ecus June 2020) including provision of bat and swift boxes to the building.

Before the development is occupied

Drainage implementation

8. Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details (Flood Risk and Drainage Assessment June 2020 and proposed Drainage Layout 43955 Rev P2).

Landscaping implementation

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

Landscaping Management Plan

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

Parking and turning

11. Before any unit within the building hereby permitted is occupied, the car parking and turning area shown on Site Plan with Levels T0401-109 Rev A, shall have been constructed in accordance with the approved details including the marking out of individual bays and shall be retained as such and for no other purpose, including no parking within the turning area, for the lifetime of the development.

Refuse store

12. Before any part of the development hereby permitted is occupied, the works to provide an area for the storage of refuse and recycling shall have been completed in accordance with the approved details and shall thereafter be retained for use at all times.

Closure of existing access

13. Within seven days of the new access being brought into use, the existing access onto Gorse Road shall be removed and returned to footway construction with full height kerbs in accordance with details to be agreed in writing with the Local Planning Authority.

Ongoing conditions

Landscaping protection

14. 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.

No balconies

15. The feature gable on the side (east) elevation, or any part of the front (south) elevation shall not be used as a balcony.

20. Application S20/0875

Proposal: Erection of two replacement poultry buildings, associated feed bins and control room.

Location: Leather Bottle Farm, Stragglethorpe Lane, Fulbeck, NG32 3JE

Decision: That the application is approved conditionally

Noting comments made during the public speaking session by:

Applicant's Agent: Sam Harrison

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- No objections and recommended condition from SKDC Environmental Protection Services
- No objections from LCC Highways and SuDS Support
- No objection and condition recommendation from The Environment Agency
- Comments from Upper Witham Internal Drainage Board
- Comments and no objections from Lincolnshire Wildlife Trust
- No comments from Fulbeck Parish Council
- Representations received as a result of public consultation
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan (received by the Council on 4 June 2020)

- ii. Site Plan Rev A (received by the Council on 7 July 2020)
- iii. Proposed elevations and plan view (received by the Council on 4 June 2020)

Unless otherwise required by another condition of this permission.

Pre-commencement

Asbestos removal

3. The development hereby permitted shall not begin until a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials has 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.

During Building Works

Drainage implementation

4. Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details within the Flood Risk Assessment and Surface Water Management Plan (May 2020).

Ecology

5. During construction works and before any part of the development hereby permitted is occupied/brought into use, the recommendations set out within the Preliminary Ecological Appraisal (April 2020) shall have been completed in accordance with the approved details.

Ongoing conditions

Materials

6. Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Additional Condition

Members agreed for the following condition to be added.

7. Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment)
 - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate

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 EN3, DE1 and OS1 of the adopted South Kesteven Local Plan.

21. Applications S20/0271 & S20/0272

Proposal: Minor alterations to existing Listed dwelling. Replacement extension, adjoining rear extension and carport

Location: Dial Cottage, Main Street, Belton, NG32 2LW

Decision: Approved subject to conditions

Noting:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments from Belton and Manthorpe Parish Council, March 2020, along with revised comments, August 2020
- Advice from Historic England
- No objections from LCC Highways and SuDS Support
- Comments and suggested conditions from SKDC Conservation Officer
- Concerns and request for further consideration of requirements from the National Trust, March 2020. Further comments and request for suitable conditions, July 2020
- No archaeological comment from Heritage Lincolnshire
- Representations received as a result of public consultation
- Comments made by Members at the meeting

It was proposed, seconded and agreed that the applications S20/0721 and S20/0272 be approved for the summary of reasons set out in the case officer's report and subject also to the following conditions:

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location plan received 20 February 2020
 - ii. Proposed block plan (08) 002 P Rev A, received 30 July 2020
 - iii. Proposed elevations (08) 002 P Rev C, received 30 July 2020
 - iv. External lighting plan (08) 003 P Rev A, received 30 July 2020

Unless otherwise required by another condition of this permission.

Before development is commenced

Materials

3. Prior to any above ground development, samples of the materials (including stone, copings, finish to timber gates, chimney details and pea gravel) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Windows and glazing

4. Prior to any above ground development, samples and details of the windows and glazing (including glazed link corridors and frames including section profiles, confirmation and specification of the manner in which the glazed panels will be attached to the building, full details of all window and rooflight frames, including section profiles and details of the proposed door) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Landscaping

5. Before any construction work above ground is commenced, details of any soft landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- i. planting plans, including details of the specified tree/shrub to the courtyard
- ii. written specifications (including cultivation and other operations associated with plant and grass establishment)
- iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate

During building works

Landscaping implementation

6. 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.

22. Application S20/1195

Proposal: Erection of portal frame industrial unit.

Location: Witham Specialist Vehicles, Honey Pot Lane, Colsterworth, Lincolnshire, NG33 5LY

Decision: That the application is approved conditionally

Noting:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- No objections from SKDC Environmental Protection Services subject to additional measures
- No objections from LCC Highways and SuDS Support
- No representations received as a result of public consultation
- Comments made by Members at the meeting

Councillor Jacky Smith left the meeting at 15:46

As Councillor Rosemary Kaberry-Brown had not been present for the full discussion of this item, she did not participate in the vote.

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

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Plan 01 received 21 July 2020
 - ii. Floor Plan 02 received 21 July 2020
 - iii. Elevations 03A received 21 July 2020

Unless otherwise required by another condition of this permission.

Before the development is brought into use

3. Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

23. Application S20/0311

Proposal: Erection of war memorial
Location: Main Square, Market Deeping
Decision: Minded to refuse the application

Noting comments made during the public speaking session by:

District Councillors: Councillor Virginia Moran
Councillor Ashley Baxter

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments from Market Deeping Town Council
- No objections, noting licence requirement from LCC Highways and SuDS Support
- Concerns raised by SKDC Historic Buildings Advisor
- Representation received as a result of public consultation
- The additional items paper issued on 26 October 2020 and officer comment thereon
- Comments made by Members at the meeting

Members noted the following concerns regarding the application:

- Appropriateness of the proposed location
- The area would appear cluttered with the abundance of street furniture
- Proposed style and material not in keeping with the area
- Lack of public consultation

- No support from local remembrance groups
- No information of the inscription
- Effect on the setting of listed buildings within the conservation area
- Blocks a local business frontage

A proposition was made and seconded, for the deferral of the application, until the following had been completed:

- An in-depth public consultation
- Details of the proposed inscription

On being put to the vote, the proposition was lost.

The vote was not carried.

A further proposition by Members was made; it was proposed and seconded that the Committee refuse the application.

Committee Members suggested the following reasons for refusal:

- Contrary to policy EN6 of the South Kesteven Local Plan
- Contrary to policy DE1 of the South Kesteven Local Plan
- Contrary to paragraph 127 of the National Planning Policy Framework

The Interim Head of Development Management stated that he would be able to accept the reasons for refusal as defensible planning reasons. However, as the proposition to refuse the application was contrary to officer recommendations, the cooling off period set out in Article 9.1.9 (c) of the Council's Constitution was invoked in accordance with the Virtual Planning Committee Protocol.

In accordance with the Constitution, a recorded vote was taken:

For: Councillors David Bellamy, Harrish Bisnauthsing, Helen Crawford, Phil Dilks, Penny Milnes, Charmaine Morgan, Robert Reid, Judy Smith and Bob Adams

Against: Councillor Mike Exton

Abstain: Councillors Mrs Rosemary Kaberry-Brown and Ian Selby

The vote was carried and those Committee members who voted in favour of refusal of the application had five working days to provide the Interim Head of Development Management with the planning reasons for their view, together with supporting evidence. The application would be placed on the agenda for consideration at the next meeting of the Planning Committee when the Interim Head of Development Management would provide his opinion on whether the reasons advanced were substantial enough for the Authority to defend the

decision at an inquiry. In light of any additional information, the committee would then be empowered to determine the application without being fettered by their vote at the previous meeting.

24. Application S20/0940

Proposal: Change of use from agricultural land to a mixed agricultural and leisure use comprising general agricultural, allotments and dog agility.

Location: Land Adjacent Haconby Grange, Stainfield Road, Stainfield, Lincolnshire, PE10 0XB

Decision: That the application is approved conditionally

Noting:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- No objections from LCC Highways and SuDS Support
- Observations and requests from LCC Footpaths Officers
- No comments from the Environment Agency
- No representations received as a result of public consultation
- Comments made by Members at the meeting

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

Time Limit for Commencement

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

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan received 5 August 2020

Unless otherwise required by another condition of this permission.

Ongoing Conditions

3. The land shall not be used for any purpose other than those shown in the Design and Access statement received 5 August 2020 or for temporary uses permitted by Schedule 2, Part 4 of The Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended), unless otherwise agreed in writing by the Local Planning Authority. Before any new use is commenced, the owner shall submit a plan showing the location and nature of any new use(s) to the Local Planning Authority for written approval.

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

The Chairman announced that the Head of Governance would be departing from her employ at South Kesteven District Council shortly.

The Chairman and members of the Committee gave overwhelming thanks to Jo Toomey, for the help and support she had provided during her time at South Kesteven District Council. They wished her well for the future and luck as she moved onto pastures new.

26. Close of meeting

The meeting closed at 16:27.