

# Minutes

Planning Committee  
Wednesday, 23 December 2020



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

**Meeting held virtually, via Skype**

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## **Committee members present**

Councillor Bob Adams (Chairman)  
Councillor Mrs Judy Smith (Vice-Chairman)  
Councillor David Bellamy  
Councillor Harrish Bisnauthsing  
Councillor Helen Crawford  
Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown  
Councillor Penny Milnes  
Councillor Robert Reid  
Councillor Ian Selby  
Councillor Jacky Smith  
Councillor Ashley Baxter

## **Other Members**

Councillor Virginia Moran

## **Officers**

Interim Head of Planning (Jeff Upton)  
Special Projects Manager (Phil Moore)  
Principal Planning Officer (Phil Jordan)  
Principal Planning Officer (Chris Brown)  
Legal Advisor (Martha Rees)  
Acting Principal Democratic Officer (Shelley Thirkell)  
Democratic Officer (Naomi Page)

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

Following a register of attendance it was confirmed that 12 Committee Members were present. Councillor Phil Dilks was substituted by Councillor Ashley Baxter for this meeting only. Councillor Charmaine Morgan was not in attendance.

## **63. Disclosure of interests**

No interests were disclosed.

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

The minutes of the meeting held on 16 December 2020 were agreed as a correct record.

As applications S16/2816 and S16/2819 related to the same site, the Chairman stated that the applications would be considered together but voted on separately.

**65. Application S16/2816**

**Proposal:** Residential development (228 dwellings) formation of public open space provision of access and associated drainage and engineering works.

**Location:** Land at Rectory Farm, Grantham

**Decision:** To approve the application subject to conditions and the completion of a Section 106 agreement

Noting comments made during the public speaking session by:

**Applicant/Applicant's Agent** Georgina McCrae

Together with:

- Traffic concerns raised by Great Gonerby Parish Council and a request for a new public right of way to be created from the development to Great Gonerby
- No objection from the Environment Agency
- Comments from Anglian Water and a suggested condition requiring a foul water strategy and surface water drainage management strategy
- A requested condition requiring details of the surface water drainage scheme with arrangements for future management from the Upper Witham Drainage Board
- No objection subject to requested conditions from Lincolnshire County Council Highways/SuDS
- No objection from Highways England subject to a requested condition
- A request for a Section 106 contribution from Lincolnshire County Council Education
- Comments and requested conditions from SKDC Environmental Protection
- A requested condition from Heritage Lincolnshire
- Comments and no objection from Historic England
- No objection from Natural England
- Comments from Lincolnshire Wildlife Trust

- A request for a Section 106 contribution from the NHS
- Comments from the SKDC Affordable Housing Officer
- A request for a fire hydrant to be provided on site from Lincolnshire Fire and Rescue
- Comments from the SKDC Principal Design Officer
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- The additional information report issued on 21 December 2020 and officer comment thereon
- Comments made by members at the meeting

The Committee were informed that two of the conditions had been updated and a further two conditions had been added since the agenda had been circulated. These changes were displayed for meeting attendees and an explanation was given regarding the need for the changes.

It was proposed, seconded and agreed that the application be approved subject to the conditions set out in the report and updated and subject to completion of a Section 106 planning obligation securing the requirements specified in the developer contributions section of the report. Where the Section 106 obligation has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of that obligation.

In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Interim Head of Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused planning permission for the appropriate reason(s) on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon successful completion of the Section 106 Agreement, the approved application is to be subject 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:

Site Location Plan: 379-LP-01C received 24 January 2019

Access: NTW 477 014 received 24 January 2019

Site Wide Plans: 379-SK-01F; 379-SK-02F; 379-SK-03F; 379-SK-04F; 379-SK-05F; 8247-L-01C; GRA01.PL001D; GRA01.PL004A; GRA01.PL006A; GRA01.PL008B; GRA01.PL009B all received 18 September 2020

House Types and garages: HWK.pe7; EVE.pe; WAY.pe; MOU.pe; MYL.pe; PEM.pe; Rip.pe; KNI.pe; ASL.pe; COT.CH.pe; SG.pe; DTG.pe all received 08 June 2018

Unless otherwise required by another condition of this permission.

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

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.
- 5 Before the development hereby permitted is commenced, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; details of water efficiency and the provision of electric car charging points.
- 6 Prior to commencement, a foul water drainage strategy shall be submitted to and approved in writing by the local planning authority.
- 7 Prior to commencement, a detailed surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall:
  - be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
  - provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
  - provide attenuation details and discharge rates which shall be restricted to 5 litres per second;

- provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

8 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

9 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 which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage

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

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

- 10 Before any construction work above ground is commenced, details of all soft landscaping works and biodiversity enhancements shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing 8247-L-01-C and 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;
  - iv. bird and bat boxes and other biodiversity enhancements including those recommended in the Environmental Statement
  
- 11 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing 8247-L-01-C and shall include:
  - i. proposed finished levels and contours;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials;
  - vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
  - vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
  - viii. retained historic landscape features and proposals for restoration, where relevant.
  
- 12 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the buildings shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing GRA01- PL009B
  
- 13 Before the works to provide the boundary treatments hereby permitted are commenced, a plan indicating the heights, positions, design,

materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing GRA01-PL010B

- 14 The development shall be carried out in accordance with the mitigation measures set out in the ecological chapter of the environmental statement dated May 2018 in accordance with Policies EN2, and EN3 of the adopted South Kesteven Local Plan 2018.
- 15 Notwithstanding the submitted plans, final details of the vehicular and foot/cycleway links across the site boundary, together with a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details.

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

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

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

- 17 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.
- 18 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
- 19 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 and biodiversity enhancements shall have been carried out in accordance with the approved soft landscaping and biodiversity enhancement details.

- 20 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.
- 21 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.
- 22 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.
- 23 Before any part of the development hereby permitted is occupied/brought into use, a landscape and biodiversity management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
  - i. long term design objectives,
  - ii. management responsibilities and
  - iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.
  - iv. measures to protect and enhance ecology and biodiversity
- 24 The approved sustainable building measures shall be completed in full for each dwelling, in accordance with the agreed scheme, prior to the first occupation of each dwelling hereby permitted.
- 25 No dwellings within the development hereby approved, either alone or in combination with planning permissions (S16/2818, S16/2819 or S16/2816) shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262) or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.
- 26 No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permissions (S16/2818, S16/2819 or S16/2816) shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.



## Ongoing Conditions

- 27 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.
- 28 Following the first occupation of the final dwelling/unit hereby permitted, the approved Landscape and Biodiversity Management Plan shall be adhered to in full thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 29 The approved surface water drainage scheme shall be retained and maintained in full, in accordance with the approved details.

### 66. Application S16/2819

**Proposal:** Residential development for 220 dwellings, formation of public open space, provision of access and associated drainage and engineering works.

**Location:** Land at Rectory Farm, Grantham

**Decision:** To approve the application subject to conditions and the completion of a Section 106 agreement

Noting comments made during the public speaking session by:

**Against** Keith Hargraves  
**Applicant/Applicant's Agent** Georgina McCrae

Together with:

- Traffic concerns raised by Great Gonerby Parish Council and a request for a new public right of way to be created from the development to Great Gonerby
- No objection from the Environment Agency
- Comments from Anglian Water and a suggested condition requiring a foul water strategy and surface water drainage management strategy
- A requested condition requiring details of the surface water drainage scheme with arrangements for future management from the Upper Witham Drainage Board

- No objection subject to requested conditions from Lincolnshire County Council Highways/SuDS
- No objection from Highways England subject to a requested condition
- A request for a Section 106 contribution from Lincolnshire County Council Education
- Comments and requested conditions from SKDC Environmental Protection
- A requested condition from Heritage Lincolnshire
- Comments and no objection from Historic England
- No objection from Natural England
- Comments from Lincolnshire Wildlife Trust
- A request for a Section 106 contribution from the NHS
- Comments from the SKDC Affordable Housing Officer
- A request for two fire hydrants to be provided on site from Lincolnshire Fire and Rescue
- Comments from the SKDC Principal Design Officer
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- The additional information report issued on 21 December 2020 and officer comment thereon
- Comments made by members at the meeting

The Committee were informed that, as with application S16/2816, two of the conditions had been updated and a further two conditions had been added since the agenda had been circulated. These changes were displayed for meeting attendees and an explanation was given regarding the need for the changes.

It was proposed, seconded and agreed that the application be approved subject to the conditions set out in the report and updated and subject to completion of a Section 106 planning obligation securing the requirements specified in the developer contributions section of the report. Where the Section 106 obligation has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of that obligation.

In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Interim Head of Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused planning permission for the appropriate reason(s) on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon successful completion of the Section 106 Agreement, the approved application is to be subject 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:

Access: NTW 477 014 received 24 January 2019

Site Wide Plans: 8247-L-01C; GRA01.PL001D; GRA01.PL002C; GRA01.PL004A; GRA01.PL005A; GRA01.PL006A; GRA01.PL007A; GRA01.PL008A; GRA01.PL009B; GRA01.PL0011A all received 18 September 2020

House Types and garages: JT330C R01 PD OP; JT330C R01 P01 ASA; JS399C R01 P01 OPP;  
JT330C R01 HA AS; JS397C R01 HA OP; JS397C R01 HA AS;  
JS333G R01 PD OP; JS333G R01 PD AS; JS325C R01 PD OP;  
JS325C R01 PD AS; JS319C R01 PD OP; JS319C R01 PD AS;  
JS318C R01 PD OP; JS318C R01 PD AS; JS312C R01 PD OP;  
JS312C R01 PD AS; JS310V R01 PD OP; JS310V R01 PD AS;  
JS310G R01 PD OP; JS310G R01 PD AS; JS310C R01 PD OP;  
JS310C R01 PD AS; JS306C R01 PD OP; JS306C R01 PD AS;  
JS304C R01 PD OP; JS304C R01 PD AS; JS299C R01 HAS OP;  
JS299C R01 HA AS; JS295C R01 HA OP; JS295C R01 HA AS;  
JS203C R01 PD OP; JS203C R01 PD AS; JS201C R01 PD OP;  
JS201C R01 PD AS; JD425C R01 PD OP; JD425C R01 PD AS;  
JD421G R01 PD OP; JD421G R01 PD AS; JD415C R01 PD OP;  
JD415C R01 PD AS; JD411C R01 PD OP; JD411C R01 PD AS;  
JD409V R01 PD OP; JD409V R01 PD AS; JD409G R01 PD OP;  
JD409G R01 PD AS; JD407C R01 PD OP; JD407C R01 PD AS;  
JD402C R01 PD OP; JD402C R01 PD AS; JD401C R01 PD OP;  
JD401C R01 PD AS; JD332C R01 PD OP; JD332C R01 PD AS;  
JD331C R01 PD OP; JD331C R01 PD AS; JD326C R01 PD OP;  
JD326C R01 PD AS; JD320C R01 PD OP;  
JD320C R01 PD AS; JD313C R01 PD OP; JD313C R01 PD AS;  
JD311V R01 PD OP; JD311V R01 PD AS; JD311C R01 PD OP;  
JD311C R01 PD AS all received 24 January 2019

Unless otherwise required by another condition of this permission.

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

- 3 Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.
- 4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.
- 5 Before the development hereby permitted is commenced, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; details of water efficiency and the provision of electric car charging points.
- 6 Prior to commencement, a foul water drainage strategy shall be submitted to and approved in writing by the local planning authority.
- 7 Prior to commencement, a detailed surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall:
  - be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
  - provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
  - provide attenuation details and discharge rates which shall be restricted to 5 litres per second;
  - provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.
- 8 Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
- ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
- iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
- iv. Shall include the nomination of a competent person to oversee the implementation of the works.

9 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 which shall indicate measures to mitigate against traffic generation and drainage of the site during the construction stage of the proposed development.

The Construction Management Plan and Method Statement shall include;

- phasing of the development to include access construction;
- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- wheel washing facilities;
- the routes of construction traffic to and from the site including any off site routes for the disposal of excavated material and;
- strategy stating how surface water run off on and from the development will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (permanent or temporary) connect to an outfall (temporary or permanent) during construction.

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

10 Before any construction work above ground is commenced, details of all soft landscaping works and biodiversity enhancements shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing 8247-L-01-C and 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;
  - iv. bird and bat boxes and other biodiversity enhancements including those recommended in the Environmental Statement
- 11 Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing 8247-L-01-C and shall include:
- i. proposed finished levels and contours;
  - ii. means of enclosure;
  - iii. car parking layouts;
  - iv. other vehicle and pedestrian access and circulation areas;
  - v. hard surfacing materials;
  - vi. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
  - vii. proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
  - viii. retained historic landscape features and proposals for restoration, where relevant.
- 12 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces of the buildings shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing GRA01- PL009B
- 13 Before the works to provide the boundary treatments hereby permitted are commenced, a plan indicating the heights, positions, design, materials and type of boundary treatment to be erected shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing GRA01-PL010B
- 14 The development shall be carried out in accordance with the mitigation measures set out in the ecological chapter of the environmental statement dated May 2018 in accordance with Policies EN2, and EN3 of the adopted South Kesteven Local Plan 2018.
- 15 Notwithstanding the submitted plans, final details of the vehicular and foot/cycleway links across the site boundary, together with a timetable for implementation shall be submitted to and approved in writing by the

local planning authority. The development shall be implemented in accordance with the approved details.

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

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

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

- 17 Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.
- 18 Before any part of the development hereby permitted is occupied/brought into use, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
- 19 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 and biodiversity enhancements shall have been carried out in accordance with the approved soft landscaping and biodiversity enhancement details.
- 20 Before any part of the development hereby permitted is occupied/brought into use, the external surfaces shall have been completed in accordance with the approved details.
- 21 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.

- 22 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.
- 23 Before any part of the development hereby permitted is occupied/brought into use, a landscape and biodiversity management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i. long term design objectives,
  - ii. management responsibilities and
  - iii. maintenance schedules for all landscape areas, other than privately owned, domestic gardens.
  - iv. measures to protect and enhance ecology and biodiversity
- 24 The approved sustainable building measures shall be completed in full for each dwelling, in accordance with the agreed scheme, prior to the first occupation of each dwelling hereby permitted.
- 25 No dwellings within the development hereby approved, either alone or in combination with planning permissions (S16/2818, S16/2819 or S16/2816) shall be occupied, until either the scheme shown on drawing 103790 PEF ZZ XX DR Y SK002 (Linden/Jelson Eastern junction 'top up' scheme), the scheme shown on drawing 103790 PEF ZZ XX DR Y SK001 (GDOV Eastern junction 'top up' scheme as required under condition 28 of planning permission S17/1262) or any other alternative scheme providing the same mitigation that may be submitted to and approved in writing by the LPA has been completed.
- 26 No more than 448 dwellings within the development hereby approved, either alone or in combination with planning permissions (S16/2818, S16/2819 or S16/2816) shall be occupied, until the scheme shown on drawing no. 106648-SK006 Rev A (the Western junction GDOV scheme) has been completed.

### **Ongoing Conditions**

- 27 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.



- 28 Following the first occupation of the final dwelling/unit hereby permitted, the approved Landscape and Biodiversity Management Plan shall be adhered to in full thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 29 The approved surface water drainage scheme shall be retained and maintained in full, in accordance with the approved details.

**67. Application S20/1400**

**Proposal:** Erection of a replacement free range egg laying unit with associated infrastructure, including feed silos, hardstanding areas and attenuation drainage pond.

**Location:** Home Farm, Corby Road, Grimsthorpe, PE10 0ND

**Decision:** To approve the application subject to conditions

Noting comments made during the public speaking session by:

**Applicant/Applicant's Agent** Sam Harrison

Together with:

- No comments from SKDC Environmental Protection Services
- No objection from LCC Highways and SuDS Support
- No objection from the Environment Agency
- No comments from the Welland and Deepings Internal Drainage Board
- No comments received from the Lincolnshire Wildlife Trust
- No comments from Historic England
- No objection from Natural England
- An objection to the application and comments made by the Woodland Trust
- No comments from the Gardens Trust
- Comments made by the Forestry Commission
- Comments made by Edenham Parish Council
- No letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- 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 together with the following conditions:

### **Time Limit for Commencement**

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

### **Approved Plans**

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Location Plan (received by the Council on 19th August 2020)
  - ii. Proposed Site Plan (received by the Council on 19th August 2020)
  - iii. Proposed Elevations and Floor Plan (received by the Council on 19th August 2020)

Unless otherwise required by another condition of this permission.

### **Pre-commencement**

#### **Landscaping**

- 3 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); and
  - iii. schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

The submitted landscaping details shall be in broad accordance with the submitted Tree Planting Plan (received by the Council on 19th August 2020) and include additional tree planting between the building and the woodland.

### **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 Design and Access Statement and Proposed Site Plan.

## **Prior to occupation**

### **Landscaping implementation**

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

### **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.

### **Landscaping retention**

- 7 Within a period of five years from the first occupation of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

## **68. Application S20/1253**

**Proposal:** Section 73 application to vary condition 2 (approved plans) of S18/2111 (Demolition of 2 existing dwellings and erection of 12 dwellings)

**Location:** 153 Eastgate, Deeping St James, Lincolnshire. PE6 8RB

**Decision:** That the application is approved subject to the original Section 106 agreement being re-assigned to the application

Noting:

- No comment from the Environment Agency
- Comments made by the Welland and Deepings Internal Drainage Board
- Support for the application from Deeping St James Parish Council
- No objection from LCC Highways and SuDS Support
- Representations received as a result of public consultation

- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Comments made by members at the meeting

The case officer explained that since the meeting agenda had been published, condition 5 had been updated and an additional condition had been included relating to a requirement for obscure glazing on the first floor windows of the east elevation of plot 10. These changes were displayed on the screen for Members' information.

It was proposed, seconded and agreed that the application be approved subject to the conditions set out in the report and updated and subject to reassigning the previous Section 106 Agreement to this new application. Where the Section 106 obligation has not been concluded prior to the Committee, a period not exceeding twelve weeks after the date of the Committee shall be set for the completion of that obligation.

In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Interim Head of Planning, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused planning permission for the appropriate reason(s) on the basis that the necessary criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon successful completion of the Section 106 Agreement, the approved application is to be subject to the following conditions:

### **Approved Plans**

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
  - i. Site Location Plan: MSP.1430/001
  - ii. Site Layout Plan: ACH01/08 Rev H
  - iii. Floor Plans and Elevations: CLEY 01 Rev C, 02 Rev B, 03 Rev B; CROM H/ 01, 02, 03; HAP 01 Rev A, 02 Rev B, 03 Rev A; HEACH 01 Rev B, 02 Rev B, 03 Rev B; HOLM 01 Rev B, 02 Rev B, 03 Rev B; KELL H 01, 02, 03; KETT 01, 02, 03 Rev A; SALT 01, 02, 03; STONE 01, 02, 03; TICH 01, 02, 03; WHEAT 01 Rev A, 02 Rev A, 03 Rev A; WROX 01 Rev B, 02 Rev B, 03 Rev B
  - iv. Garage drawings: GT6 SB/ 01, 02; GT6 SF/ 01, 02 and GT12 SB/ 01, 02
  - v. Tree Protection Plan: SHA/001

Unless otherwise required by another condition of this permission.

- 2 The development must be carried out in strict accordance with the approved tree protection method statement ref: ACH01.
- 3 The development hereby approved shall be carried out in accordance with the recommendations contained within the following report:
  - Ground Engineering Report Reference No. C14466 received 18 April 2019
- 4 Before any hard landscaping works are commenced, details of a hard landscaping scheme must have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
  - i. boundary treatments and other means of enclosure;
  - ii. car parking layouts;
  - iii. other vehicle and pedestrian access and circulation areas;
  - iv. hard surfacing materials;
  - v. external lighting and bin storage;
- 5 Before any soft landscaping works are commenced, details of a soft landscaping scheme must 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;
  - iv. details of any regrading works and final details of land levels.
- 6 The development hereby approved shall be carried out in accordance with the recommendations contained within the following report:  
Updated protected species survey, Land at 153 Eastgate, Deeping St James, Lincolnshire dated 4 July 2017
- 7 Before any drainage works are commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.
- 8 Before any development above ground level is commenced, plans showing the proposed finished floor levels of all buildings with reference to [neighbouring properties or an off site datum point] shall have been submitted to and approved in writing by the Local Planning Authority.

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

- 9 Before each dwelling hereby permitted is occupied, the external surfaces for that dwelling shall have been completed in accordance with the approved details on Site Layout Plan: ACH01/08 Rev H.
- 10 Prior to any of the buildings being occupied the private drive shall be completed in accordance with the details shown on Site Layout Plan: ACH01/08 Rev H.
- 11 Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
- 12 Before the end of the first planting/seeding season following the occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.
- 13 Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.
- 14 Before occupation of each dwelling, the finished floor levels for that dwelling shall be constructed in accordance with the approved levels details.
- 15 Before any part of the development hereby permitted is occupied, the first floor windows on the east (left) elevation of plot 10 shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

### **Ongoing Conditions**

- 16 Within a period of five years from the first occupation of the final dwelling of the development hereby permitted, any trees or plants provided as part of the approved soft landscaping scheme, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced in the first planting season following any such loss with a specimen of the same size and species as was approved in condition above unless otherwise agreed by the Local Planning Authority.

**69. Close of the meeting**

The meeting closed at 12:25.