

Minutes

Planning Committee
Wednesday, 3 March 2021



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Meeting held virtually, via skype

Committee Members present

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

Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown
Councillor Penny Milnes
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith

Other Members

Councillor Ian Stokes (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Stokes spoke in connection with application S18/1457)

Councillor Ray Wootten (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Wootten spoke in connection with application S18/1457)

Councillor Judy Stevens (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Stevens spoke in connection with application S20/1235)

Councillor Ashley Baxter (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Baxter spoke in connection with application S20/1235)

Councillor Virginia Moran (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Moran spoke in connection with application S20/1235)

Officers

Jeff Upton (Interim Head of Planning)
Phil Jordan (Principal Planning Officer)
Peter Lifford (Planning Officer)
Phil Moore (Special Projects Manager)
Martha Rees (Legal Advisor)
Shelley Thirkell (Acting Principal Democratic Officer)
Anita Eckersley (Civic and Member Services Officer)

89. Register of attendance, membership and apologies for absence

An apology for absence was noted for Councillor Charmaine Morgan.

A register of attendance was taken, and it was confirmed that the remainder of the Committee were present.

The Chairman noted that due to the number of speakers for Item 7 on the Agenda, application S20/1851 and subject to the availability of the speakers, this item would be brought forward to Item 6 as the current Item 6, application S20/1820 did not have any speakers.

89. Register of attendance, membership and apologies for absence

An apology for absence was noted for Councillor Charmaine Morgan.

A register of attendance was taken, and it was confirmed that the remainder of the Committee were present.

The Chairman noted that due to the number of speakers for Item 7 on the Agenda, application S20/1851 and subject to the availability of the speakers, this item would be brought forward to Item 6 as the current Item 6, application S20/1820 did not have any speakers.

90. Disclosure of interests

Councillor Bob Adams disclosed a personal interest in application S20/1820 because he was a District Councillor and County Councillor for the area, and S20/1759, because he was the County Councillor for the area.

Councillor David Bellamy disclosed a personal interest in application S20/1820 because he was a District Councillor for the area.

No other interests were declared.

91. Minutes of the meeting held on 17 February 2021

The minutes of the meeting held on 17 February 2021 were agreed as a correct record.

92. Application S18/1457

Proposal: Submission for approval of reserved matters (aorm) relating to appearance, landscaping, layout and scale for 480 residential units pursuant to outline permission S15/3189

Location: Land to The North of Longcliffe Road, Grantham, Lincolnshire

Recommendation: Approved subject to conditions

Noting comments made during the public session by:

Ward Councillors: Councillor Ian Stokes
Councillor Ray Wootten

Applicant's Agent: Mark Mann

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- No comments from Great Gonerby Parish Council.
- No further comments from the Environment Agency.
- No objection but referral to the standing Advice from Network Rail.
- Comments from Lincolnshire County Council Footpaths.
- No comments from the Upper Witham Internal Drainage Board.
- No objection from Lincolnshire County Council Highways and SuDS Support.
- No comments received for the amended plans but a request for indicative potential access to schools from Lincolnshire County Council Education.
- No comments from Highways England.
- Comments and a request for clarification on the noise protection from SKDC Environmental Protection.
- No objections subject to appropriate materials from the SKDC Conservation Officer.
- No comments but a suggestion from Historic England, that the views of the Council's specialist conservation and archaeological advisers are sought.
- No objection but referral to standard advice from Natural England.
- No comments but an expression of preference for cul-de-sacs from Lincolnshire Police.
- Comments and concerns raised by the National Trust, but no further comments on the amended plans.
- Comments from the SKDC Principal Design Officer.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting.

Members commented on:

- Whether this application had been received within the three-year lifetime of the original application.

It was noted that the application had been received within the three-year period.

- The need for more consideration to be given to landscaping especially on larger developments.

It was noted that more consideration would be given to landscaping schemes for larger developments.

- How would the development relate to the existing estate in terms of distance, relative heights, intervisibility and connectivity.

It was noted that a buffer zone with good landscaping would be in place between the two developments together with link roads.

- The lack of bungalows for the over 55's on such sites and the potential segregation of an elderly population when integration and a sense of community should reflect people from all ages.

It was noted that developments in other areas contained accommodation appropriate for the over 55's.

- Noise attenuation for the properties in close proximity to the railway line.

It was noted that Condition 9 would be amended to reflect the required works in respect noise attenuation.

- How land gradient and sensitivity to residence privacy would be dealt with.
- Increased traffic along Belton Lane, whether traffic lights would be installed at the end of Belton Lane at the junction with High Road (A607) at the Manthorpe end and the Newark Hill junction (B1174) at the Great Gonerby End of Belton Lane.
- The impact on health and the hospital capacity.

Comment was made about discussing this with the local MP.

- Funding towards the provision of a new school on site.

It was noted that the applicant would provide a serviced site together with a £3m contribution towards its provision.

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:

Approved Plans

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

- Site Location Plan: L---/SL/ARM Rev A
- Site layout: L--/SL/OVERVIEW REV A; L--/SL/PO1A REV D; L--/SL/P01B REV D; L--/SL/P02 REV D; L--/SL/P03 REV D
- Bund: L000/BUND/01; WIE14227-SA-82-002-A01
- Materials: L--EXT/MAT01 REV B; L--ROOFMAT/01 REV B;
- Landscaping and Boundary Treatment: L---/BOUNDLAND/1 REV; L----/BOUNDLAND/2 REV B; L---/BOUNDLAND/3 REV B; L---/BOUNDALAND/4 REV B; Landscape Briefing Note
- House Types: L---/STYLES/01 REV B; All plans listed in the detailed plot schedule dated 08/01/21

Unless otherwise required by another condition of this permission.

During Building Works

2 Notwithstanding the submitted plans, before any construction work above ground is commenced, revised plans showing full details of all soft landscaping works reflecting the minor changes to the layout, together with a timetable for implementation shall have been submitted to and approved in

writing by the Local Planning Authority. Details shall be in broad accordance with drawings L---/BOUNDLAND/1 REV; L----/BOUNDLAND/2 REV B; L---/BOUNDLAND/3 REV B; L---/BOUNDALAND/4 REV B 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;
- 3 Before the development hereby permitted is commenced, details of hard landscaping works together with a timetable for implementation shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with drawing L--/SL/OVERVIEW REV A; L--/SL/PO1A REV D; L--/SL/P01B REV D; L--/SL/P02 REV D; L--/SL/P03 REV D and shall include:
 - i. detailed specification and materials for all hard surfaces including public and private roads, paths and cycleways
 - ii. detailed specification and materials of the central square
- 4 Before any of the works on the external elevations for the building(s) hereby permitted are begun, full 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 drawings L--EXT/MAT01 REV B; L--ROOFMAT/01 REV B.

Before the Development is Occupied

- 5 All soft landscape works shall be carried out in accordance with the approved soft landscaping details and timetable for implementation.
- 6 All hard landscape works shall be carried out in accordance with the approved hard landscaping details and timetable for implementation.
- 7 Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.
- 8 Before each part of the development hereby permitted is occupied/brought into use, 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.
- 9 Before the occupation of any dwellings, Validation Testing of the noise attenuation works shall have been carried out and the results submitted to and approved by the Local Planning Authority. Such Validation Testing shall:

- a) Be carried out in accordance with an approved method statement.
- b) Demonstrate that the specified noise levels have been achieved. In the event that the specified noise levels have not been achieved, then, notwithstanding the sound attenuation works thus far approved, a further scheme of sound attenuation works to the relevant dwellings affected, which is capable of achieving the specified noise levels recommended by an acoustic consultant, shall be submitted to and approved by the Local Planning Authority before the use of the development is commenced. Such further scheme of works shall be installed as approved in writing by the Local Planning Authority before the relevant dwellings are occupied and shall thereafter, be retained.

The meeting was adjourned at 11:22 and reconvened at 11:29.

93. Application S20/1235

Proposal: Reserved matters application for approval of details relating to landscaping, layout, appearance, and scale (phase 2) in connection with outline residential development of up to 145 dwellings with primary access of Linchfield Road and secondary access of Burchnall Close and associated works

Location: Land off Linchfield Road, Deeping St James

Recommendation: Approve subject to conditions

Noting comments made during the public session by:

Ward Councillor: Councillor Judy Stevens

Against: Councillor Ashley Baxter
Councillor Virginia Moran

Parish Council: Kate Shinkins-Hoppe (Deeping St James Parish Council)

Applicant's Agent: Georgina McCrae

Together with

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Objections from Deeping St James Parish Council.
- No objections from Lincolnshire County Council Highways and SuDS Support.
- Comments from the SKDC Affordable Housing Officer.
- Comments from Heritage Lincolnshire.
- No Comments from the Environmental Protection.
- No comments from Natural England.

- No comments from Lincolnshire County Council Education.
- Comments from Anglian Water noting it was outside their jurisdiction.
- Representations received as a result of public consultation.
- The additional information report issued on 1 March 2021.
- Comments made by Members at the meeting.

Members commented on:

- Whether a Construction Management Plan was in place.

The Planning Officer confirmed that the Construction Management Plan could reflect areas such as wheel washing, parking of site operatives' vehicles, storage of plant and materials, drainage of surface water and routes of construction traffic to and from the site. The Agent for the Developer confirmed that this would be welcomed.

- The issues around traffic management on the neighbouring estate especially along Burchnall Close and Champion Way.

It was noted that the bridge had now been completed which would provide better access to the site.

- Disappointment was expressed that there was minimal inclusion of local stone-built houses which were more in keeping with the character of the area.

The applicant's agent noted that 3 local stone houses had now been included on Phase I and that in addition to the 1 stone house outlined in Phase II plans, a further 2 local stone houses could be included in Phase II.

- Reference was made to the landscaping and whether there would be street furniture provided in the feature square.

It was noted that street furniture could be added to the feature square.

- Electric charging points for vehicles within the development.
The applicant's agent explained that the outline planning had been approved prior to the new conditions and that the garages did contain electric points.

Planning officers noted that electric charging points would be considered in future developments.

- Concern was expressed regarding tandem parking, the parking provision allocated for each property and what impact it would have with on street parking especially as a bus route was planned.

It was noted that the design included ample off-street parking.

- Disappointment was also expressed on the dyke adjoining the site being included in the greenspace for the site which had reduced the overall recreational area.

It was agreed that the meeting would adjourn for a 30-minute recess. During the recess the Planning Officer would prepare updated conditions for the Committee to consider whilst ensuring that further consultation would take place with the Parish Council and the applicant's agent.

The meeting was adjourned at 12:31 and reconvened at 13:05

A roll call was taken, and it was confirmed that the Members in attendance prior to the break were still in attendance.

Following the Committee being informed of the updated conditions and receiving confirmation on the consultation requirements, 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:

Approved Plans

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

- Location Plan drawing no. 1243-LP-Ph2
- Planning Layout drawing 1243-004-Ph2 rev D
- Materials Plan drawing no. 1243-005-Ph2 rev B
- Hard Landscaping Plan drawing no. 1243-006-Ph2 rev A
- Affordable Housing Plan drawing no. 1243-007-2 rev A
- Twin Garage drawing no. 1243/TG
- Single and Double Garage drawing no. 1243/GAR/Ph2
- Landscaping Proposals sheet 1 drawing no. 17672 rev A
- Landscaping Proposals sheet 2 drawing no. 17672 rev A
- A24 Floor Plans and Elevations drawing no. 1243-A24-02
- A26 Floor Plans and Elevations drawing no. 1243-A26-02
- A30 Floor Plans and Elevations drawing no. 1243-A30-01-Ph2
- Emmett Floor Plans and Elevations drawing no. 1243-EMM-Ph2 rev A
- Eveleigh Floor Plans and Elevations drawing no. 1243-EVE-Ph2 rev A
- Mountford Floor Plans and Elevations drawing no. 1243-MOU-Ph2 rev A
- Mountford (stone) Floor Plans and Elevations drawing no. 1243/MOU/02/Ph2 rev A
- Grainger Floor Plans and Elevations drawing no. 1243-GRA-Ph2 rev A
- Pembroke Floor Plans and Elevations drawing no. 1243-PEM-04-Ph2 rev A
- Pembroke V1 (plot 109) Floor Plans and Elevations drawing no. 1243-PEM-03-Ph2 rev A
- Mylne Floor Plans and Elevations drawing no. 1243-MYL-Ph2 rev A
- Knightley Floor Plans and Elevations drawing no. 1243-KNI-Ph2 rev A
- Materials Palette drawing no. LHM164 - MP

Unless otherwise required by another condition of this permission.

Before Development Commences

- 2 No development in phase 2 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:

- 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 must be strictly adhered to throughout the construction period.

During Building Works

- 3 Notwithstanding the approved materials plan, the external surfaces of the walls of plots 131 and 136 (in addition to plots 78, 95 and 102) shall be of natural local limestone, details of which shall be submitted to and approved in writing by the local planning authority, prior to commencement of these plots.
- 4 Notwithstanding the approved hard landscaping plan, details of street furniture to be provided within phase 2 shall be submitted to and approved in writing by the local planning authority.
The approved details must be implemented and installed before first occupation of plots 94-96, 101-102, 109 or 118.

Before the Development is Occupied

- 5 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.
- 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.

Ongoing Conditions

- 7 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.

94. Application S20/1851

Proposal: Change of use from a C3 (Dwelling house) use to C2 (Care Home) use

Location: Belvoir House, 44 Chapel Street, Haconby, PE10 0UL

Recommendation: The application is refused.

Noting comments made during the public session by:

Parish Councillor: Councillor Richard Dixon-Warren (Haconby and Stanfield Parish Council)

Against: Jo Speakman
Lawrence Coulson

For: Lynne McBride

Applicant's Agent: Sam Deegan, Planning Potential Ltd

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- A request from Haconby and Stainfield Parish Council for consideration to be given to:
 - The Planning Policies mentioned above
 - Planning justification
 - Principle of development
 - Impact of residential amenity
 - Vehicle parking
 - Impact on highways
 - Deficiencies in Community Social, recreational and cultural facilities and services
 - Flood risk
 - Inconsistencies and errors

- No objections from Lincolnshire County Council Highways and SuDS Support.
- No objections from the Crime Prevention Design Officer.
- No comments from the SKDC Environmental Protection Services.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting.

Members noted the following concerns:

- Why houses closer to the educational provision had not been considered.
- How the children would integrate with the local community.
- Whether children from out of the area would be placed at the home.
- Potential for anti-social behaviour.
- Detrimental effect on the character of the area.
- Reference to SP1, SP2, SD1 and DE1 of the Local Plan.
- Car parking, access, noise and the impact on neighbours.
- Sustainability issues such as recreational facilities and what amenities would be available in the village to enable the children to integrate with the local community.

Some Members also highlighted their concerns about assumptions that all children in care had behavioural issues. Children in care required a stable background that enabled them to go on and lead a fulfilling life. It was also noted that children who required special education provision often had to travel a good distance away from their home. Even children from conventional family homes often travelled a good distance to attend the preferred mainstream education school provision.

It was proposed, seconded, and agreed that the application be refused for the summary of reasons set out in the case officer's report and detailed below.

- 1 It is considered that this proposal would have a detrimental effect upon the character of the area and the residential amenities of adjacent properties above and beyond that normally expected in a wholly residential location due to the level of vehicular activity associated with the use and the close proximity of neighbouring dwellings causing noise and disturbance contrary to Policy DE1 of the Local Plan.

95. Application S20/1820

Proposal: Change of use from a dwelling house into a small children's home that will cater for up to four children.

Location: Grange Farm, South Witham Road, North Witham, NG33 5LA

Recommendation: Minded to refuse the application.

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- No objections from Colsterworth Parish Council, but several points raised in respect of the location of the site.
- No objection, subject to fire regulations being implemented from the SKDC Environmental Protection Services
- No objections from Lincolnshire County Council Highways and SuDS Support.
- No objections from Lincolnshire Police Crime Prevention.
- Comments from North Witham Village Hall Committee
- Representations received as a result of public consultation.
- Comments made by Members at the meeting

Members commented on:

- Sustainability issues such as recreational facilities, amenities available in the Village to enable the children to integrate with the local community.
- Concern about the reference in the report regarding “some form of education”.
- Highway safety concerns as there were no footpaths near to the property.
- Whether children from out of the area would be placed at the home.
- Potential for anti-social behaviour.
- Reference to SP1, SP2, SP4, DE1 and SD1.
- Car parking, access to and from the site and noise and the impact on neighbours.
- The impact on the character of the Village which had a small population.
- Whether it was an acceptable location for a care home.

Members were reminded that each application had to be considered on its' own merit and that the NPPF required Local Authorities to assume that the legislation around Care Homes worked.

A proposition was put forward that the Committee be minded to refuse the application. 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 line with the meeting procedure for virtual Planning Committee meetings. In accordance with the Constitution, a recorded vote was taken:

For: Councillors Adams, Bellamy, Bisnauthsing, Dilks, Kaberry-Brown, Milnes and Reid (7)

Against: Councillor Selby (1)

Abstain: Councillors Crawford, Exton, Mrs Jacky Smith and, Mrs Judy Smith (4)

The vote was carried and those Committee Members who voted in favour of the proposition had five working days to provide the Interim Head of Planning with the planning reasons for their view, together with supporting evidence. The application would be placed on the agenda for consideration at a future meeting of the Planning Committee when the Interim Head of Planning 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.

The meeting was adjourned at 15:09 and reconvened at 15:14.

96. Application S20/1759

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

Location: 24 High Street, Carlby, PE9 4LX

Recommendation: Deferred for further consideration of design, levels and height of adjacent property .

Noting comments made during the public session by:

Parish Councillor: Councillor John Bavister (Carlby Parish Council)

Together with

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Comments submitted by Carlby Parish Council
- No objections from Lincolnshire County Council Highways and SuDS Support.
- Comments from SKDC Environmental Protection Services.
- No comments from Anglian Water Services.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting

Members Commented on:

- Overdevelopment and “infill” of the site.
- Whether the stone walls that were in keeping with the character of the area could be retained.
- Whether this application had been to Design Pad and if not whether guidance should be sought on the design of the proposed development.
- Sensitivities around the varying gradients on the site, the prospective roof levels and how the proposed development might impact on neighbouring properties.

A proposal was made that the application be deferred for further design input.

The proposal was seconded, and a vote was taken, and it was unanimously agreed that the application be deferred for further consideration of design, levels and height of adjacent property.

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

The Chairman reminded Members that the Information Report that would normally be discussed after a meeting still needed to be considered. He sought confirmation of the content of the Agenda for the next meeting and suggested that the Information Report would be considered at the next Training Session.

Action point: That the Information Report would be considered at the next Training Session.

98. Close of meeting

The meeting closed at 15:55.