

Minutes

Planning Committee

Thursday, 20 January 2022, 1:00pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Helen Crawford (Chairman)

Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Phil Dilks
Councillor Penny Milnes
Councillor Charmaine Morgan
Councillor Penny Robins
Councillor Ian Selby
Councillor Judy Stevens
Councillor Jacky Smith
Councillor Nick Robins
Councillor Kaffy Rice-Oxley
Councillor Gloria Johnson

Officers in attendance

Emma Whittaker (Assistant Director of Planning)
Phil Jordan (Principal Planning Officer)
Chris Brown (Principal Planning Officer)
Adam Murray (Senior Planning Officer)
Ellie Sillah (Senior Planning Officer)
Will Thomas (Legal Advisor)
Alice Atkins (Democratic Services Officer)

100. Apologies for absence

Apologies for absence have been received from Councillor Mrs Judy Smith, Councillor Robert Reid and Councillor Rosemary Kaberry-Brown.

Councillor Gloria Johnson would be substituting for Councillor Mrs Judy Smith, Councillor Kaffy Rice-Oxley would be substituting for Councillor Rosemary Kaberry-Brown and Councillor Nick Robins would be substituting for Councillor Robert Reid, for this meeting only.

Councillor David Bellamy would be substituting as Vice-Chairman, for this meeting only.

101. Disclosure of interests

Councillor Ian Selby noted with regards to Application S21/0442 that whilst he had a brother who worked at Grantham College, he had no financial interests in the application and so felt comfortable to vote and speak on it.

Councillor Charmaine Morgan noted with regards to Application S21/0442 that she was the Ward Councillor for the area and that she also had a daughter who attended the College as a student.

102. Application S21/0174

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 and South of Belton Lane, Grantham
Decision:	To authorise the Assistant Director – Planning to GRANT planning permission subject to conditions

Noting comments made in the public speaking session by:

Applicant's agent: Chris Dwan

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan, the Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and supplementary planning documents.
- No comments received from Belton and Manthorpe Parish Council.
- No comments received from the Environment Agency.
- No comments received from Historic England.
- No comments received from Lincolnshire Fieldpaths Association
- No objections received from the Lincolnshire Crime Prevention Officer.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from the Ministry of Defence.
- No comments received from Natural England.
- Comments received from Network Rail.
- No comments received from the SKDC Arboricultural Advisor.
- No comments received from the SKDC Conservation Officer.
- No comments received from SKDC Environmental Protection.
- Comments received from the SKDC Landscape Consultee.
- Comments received from the SKDC Principal Urban Design Officer.
- Objection received from The Association of Gardens Trust.
- No comments received from The Ramblers Association.

- Objection received from Upper Witham Internal Drainage Board.
- No comments received from the Ward Councillor.
- Site observations
- Representations as a result of publicity

During questions to public speakers, Members commented on:

- Whether or not there were plans for the provision of car parking facilities in the area. The applicant confirmed there were not.
- Whether or not there were plans for a suitable pedestrian link to the Old Village. The applicant confirmed that there were plans to include benches along pedestrian routes to this area.
- Whether concerns regarding Belton House would form part of the later Structural Landscaping Application.
- Whether or not there were plans for children's play spaces. The applicant confirmed there would be green areas available for children to play on.
- Whether the associated bridge would be built of stone. The applicant did not confirm this.

During questions to officers and debate, Members commented on:

- The importance of the bridge being built of stone.
- The possibility of an additional condition requiring the bridge to be built from stone.

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 amended Condition 3:

Notwithstanding the submitted plans, before any construction work above ground is commenced, full details of the external appearance (including details of the materials to be used) of the approved Vehicular Bridge over the Running Furrows, shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the drawing Running Furrows Cross – Long and Cross Sections Layout (Ref: WIE/SA/04/011/A02) and shall utilise stone facing materials for the external appearance of the proposed primary arch feature. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1.

And 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

- Site Location Plan showing ARM Application Area (Ref: L--/SL/ARM/Rev C)

Site Layout

- Site Layout Plan – Overview (Ref: L--/SL/OVERVIEW/REV G)
- Site Layout Plan – Phase 1A (Ref: L--/SL/P01A/REV G)
- Site Layout Plan – Phase 1B (Ref: L--/SL/P01B/REV H)
- Site Layout Plan – Phase 2 (Ref: L--/SL/P02/REV H)
- Site Layout Plan – Phase 3 (Ref: L--/SL/P03/REV J)

Boundaries and Landscaping

- Boundaries & Landscaping Plan Overview (Ref: L--/BOUNDLAND/5/Rev G)
- Boundaries & Landscaping – Sheet 1 of 4 (Ref: L--/BOUNDLAND/1/Rev E)
- Boundaries & Landscaping – Sheet 2 of 4 (Ref: L--/BOUNDLAND/2/Rev F)
- Boundaries & Landscaping – Sheet 3 of 4 (Ref: L--/BOUNDLAND/3/Rev G)
- Boundaries & Landscaping – Sheet 4 of 4 (Ref: L--/BOUNDLAND/4/Rev G)

Materials

- External Materials Plan (Ref: L--/EXTMAT/01/Rev D)
- Roof Materials Plan (Ref: L--/ROOFMAT/01/Rev D)

House Types

- Plot Schedule (Dated 17 November 2021)
- Plot Schedule – Detailed Design (Dated 22 December 2021)
- House Type Styles Plan (L--/STYLES/01/Rev D)
- Phases 2 & 3 Replan Corner Plots Plan (Ref: L--/REPLAN/CORNERS/01/REVA)
- Phases 2 & 3 Replan Focal Plots Plan (Ref: L--/REPLAN/FOCAL/01/REV A)
- Classic House Types Pack received 17 November 2021 with the exception of House Type 2318 – Corner Plot.
- 2318 House Type – Classic Design – Corner Plot (Ref: L52/2318DS/CLA/CORNER/Rev A)
- Contemporary House Types Pack received 17 November 2021
- Cottage House Types Pack received 17 November 2021

Garages

- Double Shared Carport (Ref: L000/CARPORT/DBL/DS)
- Triple Shared Carport (Ref: L000/CARPORT/TRP/DS)
- Standard Garage – Double and Single V3 Sheet 1 (Ref: L000/D&SG-V3/01)

- Standard Garage – Double and Single V3 Sheet 2 (Ref: L000/D&SG-V3/02)
- Double Garage – Front Gable (Ref: L000/DG/01)
- Double Garage – Side Gable (Ref: L000/DG/02)
- Double Shared Garage – Side Gable (Ref: L000/DSG/02)
- Single Garage – Front Gable (Ref: L000/SG/04)
- Attached Single Garage – Side Gable (Ref: L000/SG/05)
- Triple Shared Garage – Side Gable Sheet 1 (Ref: L000/TSG/01)
- Triple Shared Garage – Side Gable Sheet 2 (Ref: L000/TSG/02)

Acoustic Bund

- Noise Bund Elevation (Ref: WIE/SA/82/002/A01)
- Acoustic Bund Cross Section (Ref: L000/BUND/01)

Running Furrows Bridge Design

- Running Furrows Crossing – Long and Cross Sections Layout (Ref: WIE/SA/04/011/A02)

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

Construction Management Plan and Method Statement

2. 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.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

During Building Works

Running Furrows Bridge Materials Details

3. Notwithstanding the submitted plans, before any construction work above ground is commenced, full details of the external appearance (including details of the materials to be used) of the approved Vehicular Bridge over the Running Furrows, shall have been submitted to and approved in writing by the Local Planning Authority. Details shall be in broad accordance with the drawing Running Furrows Cross – Long and Cross Sections Layout (Ref: WIE/SA/04/011/A02), and shall utilise stone facing materials for the external appearance of the proposed primary arch feature. Thereafter, the development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1.

External Materials Details

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 the following drawings: External Materials Plan (Ref: L--/EXTMAT/01/Rev D) and Roof Materials Plan (Ref: L--/ROOFMAT/01/Rev D).

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

Soft Landscaping Details

5. Notwithstanding the submitted plans, before any construction work above ground is commenced, revised plans showing full details of all soft landscaping works including the selection of appropriate plant species for the identified street trees and plot boundary treatments, 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: Boundaries & Landscaping Plan Overview (Ref: L--

/BOUNDLAND/5/Rev G), Boundaries & Landscaping – Sheet 1 of 4 (Ref: L--/BOUNDLAND/1/Rev E), Boundaries & Landscaping – Sheet 2 of 4 (Ref: L--/BOUNDLAN/2/Rev F), Boundaries & Landscaping – Sheet 3 of 4 (Ref: L--/BOUNDLAND/3/Rev G) and Boundaries & Landscaping – Sheet 4 of 4 (Ref: L--/BOUNDLAND/4/Rev G) and include:

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

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

Hard Landscaping Details

6. Notwithstanding the submitted plans, before any works on site other than site clearance works commence, 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 drawings: Site Layout Plan – Overview (Ref: L--/SL/OVERVIEW/REV G), Site Layout Plan – Phase 1A (Ref: L--/SL/P01A/REV G), Site Layout Plan – Phase 1B (Ref: L--/SL/P01B/REV H), Site Layout Plan – Phase 2 (Ref: L--/SL/P02/REV H), Site Layout Plan – Phase 3 (Ref: L--/SL/P01A/REV J) and shall include:

- d. Detailed specification and materials for all hard surfaces, including public and private roads, paths and cycleways.

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

Estate Road Phasing and Completion Plan - Details

7. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be approved in writing by the Local Planning Authority. The plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

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

Before the Development is Occupied

Estate Road and Footway Implementation

8. 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.

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

Travel Plan Implementation

9. The development shall not be occupied until those parts of the approved Travel Plan that are identified therein as being capable of implementation before occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented for as long as any part of the development is occupied.

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

Hard Landscaping Implementation

10. All hard landscaping works shall be carried out in accordance with the approved hard landscaping details and timetable for implementation.

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

Soft Landscaping Implementation

11. All soft landscaping works shall be carried out in accordance with the approved soft landscaping details and timetable for implementation.

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

Materials Implementation

12. Before each dwelling is occupied, the external surfaces of that dwelling shall have been completed in accordance with the approved details.

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

Boundary Treatments

13. 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.

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

Noise Attenuation Measures

14. 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.

Reason: To protect residents from unacceptable noise levels generated by passing trains.

103. Application S21/1210

Proposal:	Reserved matters application for access, appearance, layout and scale details relating to outline permission S18/0452 (Residential Development)
Location:	Ferndale House, Swinstead Road, Corby Glen, NG33 4NU
Decision:	To authorise the Assistant Director of Planning to GRANT planning permission, subject to conditions outlined in the report

Noting comments made in the public speaking session by:

Against:	Colin Smith
Applicant's agent:	John Roberts

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Comments received from Corby Glen Parish Council.
- Comments received from LCC Highways/SuDS.
- Comments received from Environmental Protection.
- Site observations.
- Representations as a result of publicity

During questions to public speakers, Members commented on:

- The distance between the proposed development and neighbouring dwellings.
- The process of naming the proposed new roads.
- The distance between the boundary of the Paddocks and the proposed development.

During questions to officers and debate, Members commented on:

- The objections received, as outlined in the Case Officer's report.
- The need for the provision of fire hydrants.
- Whether construction times could be limited through the use of an additional condition.
- The maintenance of the roads and drainage system.
- Whether the common grass area could be registered as an area of public open space and an asset of community value.
- How all proposed dwellings included the provision of two parking spaces.
- Whether the proposed development infringed on the rural nature of the area.
- The impact of the proposed development on the privacy of existing properties.

- The need for affordable housing in the area and level of affordable housing offered by the proposed development.
- The shortage of bungalows available in the area.
- Whether the local community had been consulted with regards to the proposed development and the lack of objections received.
- The density of the proposed development.

(Noting that Councillor Ian Selby left the meeting during the hearing of Application S21/1210 and could therefore not partake in the debate nor 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, together with the following additional conditions:

Notwithstanding the approved plans, before any of the works on the external elevations for the buildings hereby permitted are begun, manufacturers details (samples upon request) of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

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

Prior to first occupation of the dwellings hereby approved, a fire hydrant shall have been installed on site, details of which (including location) shall first be submitted to and approved by the Local Planning Authority. The fire hydrant shall be installed in accordance with the approved details and retained for the lifetime of the development.

Reason: In the interest of fire safety.

Ward members shall be consulted on the details submitted regarding the construction management plan, when an application is made to discharge conditions, and any other relevant details that may impact the development.

And 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:

100-527AR/005Q Site layout
 100-527AR/007D Plots 8 and 9
 100-527AR/008D Plots 10 and 11
 100-527AR/009D Plots 12 and 13
 100-527AR/010D Plot 3
 100-527AR/011D Plots 18-19, 20-21, 22-23

100-527AR/012D Plot 5
100-527AR/013D Handed Plots 2 and 4
100-527AR/015E Street Scenes
100-527AR/014D Plot 1
100-527AR/017F Boundary Treatments
100-527AR/018B External Materials
100-527AR/019C Site Section
100-527AR/020A Plots 24 and 25
100-527AR/021B Materials Distribution Plan
100-527AR/022 Plots 6 and 7
100-527AR 023A Bin Collection Strategy
100-527AR/026 Plots 14 and 15
100-527AR/027 Plots 16 and 17
21.1605.001 Rev A Landscaping 1 of 4
21.1605.002 Rev A Landscaping 2 of 4
21.1605.003 Rev A Landscaping & Tree Protection 3 of 4
21.1605.004 Rev A Landscaping 4 of 4

Unless otherwise required by another condition of this permission.

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

Before the Development is Commenced

2. Prior to commencement, a drainage strategy shall have been submitted to and approved in writing by the local planning authority. Notwithstanding the details as shown on drawing numbers: FW2060-D-400-01, 02 and FW2060-E-500-01, 02 the proposed drainage strategy shall incorporate a SuDS drainage design for the disposal of surface water run-off from the proposed development site including the provision of a detailed drainage strategy report with geotechnical interpretive reports (infiltration assessments, ground water tables, hydraulic calculations). The scheme shall:
 - be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
 - provide flood exceedance routing for storm event greater than 1 in 100 year;
 - 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 1.4 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.

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

The permitted development shall be undertaken in accordance with the approved surface water drainage scheme.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development, in accordance with Policy EN5 of the SKDC Local Plan 2020.

3. No development shall take place until a Construction Management Plan and Method Statement has been submitted to and approved in writing by the Local Planning Authority 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.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, the permitted development during construction and to ensure that suitable traffic routes are agreed.

4. The permitted development shall be undertaken in accordance with an Estate Road Phasing and Completion Plan, which shall first be submitted to and approved in writing by the Local Planning Authority prior to any development above ground level. The Plan shall set out how the construction of the development will be phased and standards to which the estate roads on each phase will be completed during the construction period of the development.

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

Before the Development is Occupied

5. 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.

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

6. The development hereby permitted shall not be occupied before the provision of two sets of pedestrian crossing points have been provided on Swinstead Road as indicated on drawing number '100-527AR/005Q' to connect the development to the existing footway network, has been provided in accordance with details that shall first have been submitted to, and approved in writing by, the Local Planning Authority. The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Reason: To ensure the provision of safe and adequate pedestrian access to the permitted development, without increasing flood risk to the highway and adjacent land and property.

7. 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.

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

8. Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft

landscape works shall have been carried out in accordance with the approved soft landscaping details.

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

9. Before any part of the development hereby permitted is occupied/brought into use, a landscape 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.

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

104. Application S21/0442

Proposal: Demolition of existing building on site and the development of 11no. residential dwellings

Location: Grantham College Building Department Adj. The Old Bar, Sandon Road, Grantham

Decision: To authorise the Assistant Director of Planning to GRANT planning permission, subject to the completion of a Section 106 Agreement and subject to conditions outlined in this report

Noting comments made in the public speaking session by:

Against: Michael Ellison
Applicant's agent: Chris Lindley

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan, the Draft Stamford Neighbourhood Plan, Design Guidelines for Rutland and South Kesteven and supplementary planning documents.
- No objections received from Anglian Water.
- No objections received from Cadent Gas.
- No comments received from Environment Agency.
- No comments received from Grantham Civic Society.

- No comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- Comments received from Lincolnshire County Council Education.
- Comments received from Lincolnshire County Council Highways & SuDS.
- No comments received from Lincolnshire Fire and Rescue.
- No objections received from Lincolnshire the Police Crime Prevention Officer.
- Comments received from NHS Lincolnshire.
- No objections received from the SKDC Arboricultural Advisor, subject to conditions.
- Comments received from the SKDC Conservation Officer.
- Comments received from the SKDC Environmental Health Officer.
- Comments received from the SKDC Partnerships Projects Officer.
- Comments received from the SKDC Principal Urban Design Officer.
- No comments received from Upper Witham Internal Drainage Board.
- Site observations.
- Representations as a result of publicity.

During questions to public speakers, Members commented on:

- The impact of the proposed development on the Building Department of Grantham College.
- The availability of documentary evidence that the proposed development would not result in a loss of community use, as per provisions outlined in the South Kesteven Local Plan.
- The relocation of the College's educational courses.
- Parking issues within the area.
- The use of a topographical survey.
- Climate change mitigations and the use of solar panelling.
- The number of proposed electric car charging points.

During questions to the officers and debate, Members commented on:

- Whether the application was in line with aims of the SKDC Corporate Plan.
- Whether the application was in line with National Planning Policy Framework and the South Kesteven Local Plan.
- Whether the Section 106 Agreements could be protected if the application was deferred.
- Whether there was clear alternative provision for the activities of the College.
- Concerns were expressed relating to the proposed design materials.
- Concerns were expressed relating to the level of difficulty in assessing the overall impact of the proposed development on the neighbouring street scene.
- The lack of communal space in Grantham town centre.
- The level of historical interest in the area.

It was proposed, seconded, and **AGREED** that the application be deferred to a future meeting of the Committee, to allow further information to be sought.

105. Application S21/2286

Proposal: New single storey dwelling with garaging for proposed dwelling and number 22 The Green

Location: 22 The Green, Thurlby, PE10 0HB

Decision: To authorise the Assistant Director of Planning to REFUSE planning permission

Noting comments made in the public speaking session by:

Against: Mark Ward
Stephen Holland

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan, the Thurlby Parish Neighbourhood Development Plan and supplementary planning documents.
- No comments received from Thurlby Parish Council.
- Comments received from LCC Highways/SuDS.
- Comments received from Environmental Protection.
- Site observations
- Representations as a result of publicity

During questions to public speakers, Members commented on:

- The relationship between the speaker's property and the proposed development.

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

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

There was none.

107. Close of meeting

The Chairman closed the meeting at 17:17.