

Planning Committee



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Wednesday, 13 October 2021 at 1.00 pm
Council Chamber - Council Offices,
St. Peter's Hill, Grantham. NG31 6PZ

Committee Members: Councillor Helen Crawford (Chairman)
Councillor Mrs Judy Smith (Vice-Chairman)

Councillor David Bellamy, Councillor Harrish Bisnauthsing, Councillor Phil Dilks,
Councillor Mrs Rosemary Kaberry-Brown, Councillor Penny Milnes,
Councillor Charmaine Morgan, Councillor Robert Reid, Councillor Penny Robins,
Councillor Ian Selby, Councillor Judy Stevens and Councillor Jacky Smith

Agenda

1. **Membership and apologies for absence**

2. **Disclosure of interests**

Members are asked to disclose any interests in matters for consideration at the meeting

3. **Minutes of the meeting held on 16 September 2021**

(Pages 5 - 28)

Planning matters

To consider applications received for the grant of planning permission –
reports prepared by the Case Officer.

The anticipated order of consideration is as shown on the agenda, but this may be subject to change, at the discretion of the Chairman of the Committee.

4. **Application S20/2056**

(Pages 29 - 78)

Proposal: Demolition of existing factory premises (excluding original factory building at south western edge of site). Erection of a high-quality mixed-use development comprising; Class E development of offices and workshops (10,000m² (GIA)), local foodstore and café; c190 dwellings including 30% affordable housing (Class C3); a retirement village

including ancillary facilities (Class C2); public open space including strategic landscaping at the eastern end of the site; and all associated infrastructure. Means of access provided off Barnack Road through adaptation of existing vehicular access points as necessary. Secondary pedestrian and cycle access via Edgar Gardens

Location: Land north of Barnack Road, Stamford, Lincolnshire

Recommendation: 1. That the Assistant Director - Planning is authorised to APPROVE the application subject to the conditions set out at the end of this report and subject to completion of a Section 106 planning Agreement securing the requirements specified in the developer contributions section of the report. Where the S106 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

2. In the event that the agreement has not been concluded within the twelve-week period and where, in the opinion of the Assistant Director - 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

5. Application S21/1425 (Pages 79 - 93)

Proposal: Change of use to dog exercise paddock, reinstatement of a vehicular access and erection of two wooden shelters

Location: Oaklands, Main Street, Ingoldsby, NG33 4HA

Recommendation: That the application is approved conditionally

6. Application S21/0420 (Pages 95 - 138)

Proposal: Partial demolition of Social Club; proposed 2-storey rear extension and roof extension. Change of use from A4 Drinking Establishment and D2 Assembly Hall to C3 residential use to create 15 residential units

Location: 95A Westgate, Grantham, NG31 6LE

Recommendation: That the application is approved conditionally and subject to the completion of a Section 106 Agreement

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

Public access and participation

Anyone who would like to speak at the meeting should notify Democratic Services on: democracy@southkesteven.gov.uk at least one working day, before the time of the meeting.

The deadline for the meeting to be held on Thursday 13 October 2021, will be 10am on Wednesday 12 October 2021.

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is permitted to speak for 3 minutes. Members of the Council are permitted to speak for 5 minutes in accordance with Council Procedure Rules.

One person for the applicant or the town and parish council will be allowed to speak. Where an application has several supporters or objectors; they are encouraged to appoint a representative to present a joint case.

Committee members may only ask questions of the applicant, the applicant's agent or technical experts speaking for or against an application.

The Chairman and Vice-Chairman of the Committee may ask questions of members of the public but only to verify the source of any material facts stated by a public speaker.

Order of proceedings

1. Short introductory presentation by the case officer
2. Speakers
 - a) District Ward Councillors who are not Committee members
 - b) Representative from town/parish council
 - c) Objectors to an application
 - d) Supporters of an application
 - e) The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision