

Minutes

Planning Committee

Thursday, 14 July 2022, 1.00pm

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



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Committee Members present

Councillor David Bellamy (Chairman)
Councillor Penny Milnes (Vice-Chairman)

Councillor Penny Robins
Councillor Nick Robins
Councillor Ian Selby
Councillor Judy Stevens
Councillor Ian Stokes
Councillor Gloria Johnson
Councillor Paul Wood

Officers in attendance

Nicola M^cCoy-Brown (Director of Growth and Culture)
Emma Whittaker (Assistant Director of Planning)
Mark Howells (Legal Advisor)
Phil Jordan (Principal Planning Officer)
Adam Murray (Principal Planning Officer)
Ellie Sillah (Principal Planning Officer)
Hannah Noutch (Assistant Planning Officer)
Amy Pryde (Democratic Services Officer)

9. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Harish Bisnauthsing, Phil Dilks, Rosemary Kaberry-Brown and Judy Smith.

Councillor Gloria Johnson substituted for Councillor Judy Smith.

Councillor Paul Wood substituted for Councillor Harish Bisnauthsing

10. Disclosure of interests

No interests were disclosed.

11. Minutes of the meeting held on 19 May 2022

The minutes of the meeting held on 19 May 2022 were proposed, seconded, and **AGREED** as a correct record on the basis that the proposal to extend the meeting and the close of meeting be included.

12. Minutes of the meeting held on 16 June 2022

The minutes of the meeting held on 16 June 2022 were proposed, seconded, and **AGREED** as a correct record.

13. Application S22/0458

Proposal: Alterations to shopfront and central courtyard, single storey rear extension & internal alterations.

Location: 6 Red Lion Square, Stamford, PE9 2AJ.

Recommendation: To authorise the Assistant Director of Planning to APPROVE planning permission subject to conditions outlined in this report.

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines SPD, the National Planning Policy Framework (NPPF).
- Comments received from Lincolnshire County Council Highway Authority and Local Lead Flood Authority.
- Comment received from Historic England.
- Comments received from SKDC Conservation Officer.
- No objections from Stamford Town Council.
- Comments received from Stamford Civic Society.

During questions to officers and debate, Members commented on:

- It was queried that if the applicant was not a District Councillor, would the development had been authorised by the Planning Officer. It was confirmed as part of the Council's scheme of delegation, Councillor applications are brought to the Committee. The application would have been recommended for approval regardless of the delegation process.
- Had Stamford Town Council responded to confirm no objection or had there been no response at all – therefore noted as no objection received.
- The Planning Officer clarified that the Stamford Town Council responded to confirm no objection and referred the application on to the Case Officer and Conservation Officer.

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.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing titled 'Proposed Floor Plans', drawing no. 04, received by the Local Planning Authority on 28th February 2022
 - ii. Drawing titled 'Proposed Elevations', drawing no. 05, received by the Local Planning Authority on 28th February 2022
 - iii. Drawing titled 'Window & Door Details', drawing no. 06, received by the Local Planning Authority on 28th February 2022
 - iv. Drawing titled 'Roof Lantern & Roof Light Details', drawing no. 07, received by the Local Planning Authority on 28th February 2022
 - v. Drawing titled 'Existing & Proposed Roof Plan', drawing no. 08, received by the Local Planning Authority on 28th February 2022

Unless otherwise required by another condition of this permission.

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

14. Application S22/0536

Proposal:	Alterations to shopfront and central courtyard, single storey rear extension and internal alterations.
Location:	6 Red Lion Square, Stamford, PE9 2AJ.
Recommendation:	To authorise the Assistant Director for Planning to GRANT listed building consent subject to conditions.

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, the National Planning Policy Framework (NPPF).

- Comments received from Lincolnshire County Council Highway Authority and Local Lead Flood Authority.
- No objections from Historic England.
- Comments received from SKDC Conservation Officer.
- No objections from Stamford Town Council.
- Comments received from Stamford Civic Society.
- Representations received as a result of publicity.

During questions to Officers and debate, Members commented on:

- It was queried that if the applicant was not a District Councillor, would the development had been authorised by the Planning Officer. It was confirmed as part of the Council's scheme of delegation, Councillor applications are brought to the Committee. The applications would had been recommended for approval regardless of the delegation process.
- Had Stamford Town Council responded to confirm no objection or had there been no response at all – therefore noted as no objection received.
- The Planning Officer clarified that the Stamford Town Council responded to confirm no objection and referred the application on to the Case Officer and Conservation Officer.

It was proposed, seconded, and **AGREED** to authorise the Assistant Director of Planning to GRANT listed building consent subject to conditions:

Time Limit for Commencement

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
 - i. Drawing titled 'Proposed Floor Plans', drawing no. 04, received by the Local Planning Authority on 28th February 2022
 - ii. Drawing titled 'Proposed Elevations', drawing no. 05, received by the Local Planning Authority on 28th February 2022
 - iii. Drawing titled 'Window & Door Details', drawing no. 06, received by the Local Planning Authority on 28th February 2022
Drawing titled 'Roof Lantern & Roof Light Details', drawing no. 07, received by the Local Planning Authority on 28th February 2022

- v. Drawing titled 'Existing & Proposed Roof Plan', drawing no. 08, received by the Local Planning Authority on 28th February 2022

Unless otherwise required by another condition of this permission.

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

During Building Works

- 3 Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and appropriate preservation of heritage assets in accordance with Policy EN6 of the adopted South Kesteven Local Plan

- 4 Before any of the works on the external elevations for the building(s) hereby permitted are begun, details of the proposed new locations of the air conditioning units shall be submitted to the Local Planning Authority and agreed in writing.

Reason: To ensure a satisfactory appearance to the development and appropriate preservation of heritage assets in accordance with Policy EN6 of the adopted South Kesteven Local Plan

- 5 Prior to the commencement of works large scale details and specifications, including for the formation of external and internal openings, details of refurbishment, proposed insulation and its installation and impact on the historic fabric of the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and appropriate preservation of heritage assets in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 5 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.

Reason: To ensure a satisfactory appearance to the development and appropriate preservation of heritage assets in accordance with Policy EN6 of the adopted South Kesteven Local Plan

- 6 Before the new roofed-over courtyard area is first occupied / brought into use the air conditioning units shall have been relocated in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and appropriate preservation of heritage assets in accordance with Policy EN6 of the adopted South Kesteven Local Plan

15. Application S22/0928

Proposal:	Insertion of structural timber supports around the existing ceiling joists
Location:	Stamford Arts Centre, 27 St Marys Street, Stamford, PE9 2DL
Recommendation:	To authorise the Assistant Director for Planning to APPROVE listed building consent subject to conditions

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, the National Planning Policy Framework (NPPF).
- No comments received from Stamford Civic Society.
- No comments received from SKDC Conservation Officer.
- Comments received from Stamford Town Council.

During questions to Officers and debate, Members commented on:

- A concern was raised on woodworm and whether there had been a problem with moisture and lack of ventilation in the existing ceiling joists. A query was also raised on whether grants were available for buildings with listed building consent that required repairs.
- The Planning Officer confirmed that the submitted report at application stage stated that woodworm was largely likely due to the age the building and the deterioration of the timbers. The Planning Officer noted that grants may be available, however the answer was unknown.

It was proposed, seconded, and **AGREED** to authorise the Assistant Director of Planning to APPROVE listed building consent subject to conditions:

Time Limit for Commencement

- 1 The works hereby consented shall be commenced before the expiration of three years from the date of this consent.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans and reports:
- i) Location Plan received 5 May 2022
 - ii) Remedial Sketches received 5 May 2022

Unless otherwise required by another condition of this permission.

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

16. Application S22/0353

- Proposal:** Repairs and refurbishment, including repointing of and repairs to external walls, replacement of drip mouldings on front elevation, new render on front dormers, re-plastering of interior walls.
- Location:** Reedmans Court, 9-10 St Georges St, Stamford
- Recommendation:** To authorise the Assistant Director – Planning to APPROVE Listed Building Consent subject to conditions.

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036 and the National Planning Policy Framework (NPPF).
- Comments received from Stamford Civic Society.
- No comments received from Historic England.
- Comments received from Stamford Town Council.
- Comments received from SKDC Conservation Officer.

During questions to Officers and debate, Members commented on:

- One Member noted that the applicant was a Planning Committee Member and a Stamford Councillor. It was queried why a Member of the Planning Committee had applied for retrospective planning permission.
- It was confirmed that the applicant had asked whether the proposed works were repairs not requiring consent as set out in the listed building consent terms. The original works did not require consent but some further necessary works did – hence the application.
- Members noted the high quality of work proposed and how the work complimented Stamford's aesthetic.

It was proposed, seconded, and **AGREED** to authorise the Assistant Director of Planning to APPROVE listed building consent subject to conditions:

Approved Plans

- 1 The works hereby consent shall be carried out in accordance with the following listed of approved plans and reports:

- a. Design and Access Statement received 04 April 2022.

Unless otherwise required by another condition of this permission.

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

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

There were none.

- 18. Close of meeting**

The Chairman closed the meeting at 13:30.