

# Minutes

## Planning Committee

Thursday, 8 February 2024, 10.00 am

**Council Chamber – South  
Kesteven House, St.Peter’s Hill,  
NG31 6PZ**



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

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### **Committee Members present**

Councillor David Bellamy (Chairman)  
Councillor Charmaine Morgan (Vice-Chairman)

Councillor Harrish Bisnauthsing  
Councillor Pam Byrd  
Councillor Helen Crawford  
Councillor Phil Gadd  
Councillor Tim Harrison  
Councillor Penny Milnes  
Councillor Paul Wood  
Councillor Bridget Ley

### **Cabinet Members present**

Councillor Phil Dilks (Cabinet Member for Housing and Planning)  
Councillor Rhea Rayside (Cabinet Member for People and Communities)

### **Officers**

Emma Whittaker (Assistant Director of Planning)  
Adam Murray (Principal Development Management Planner)  
Hannah Noutch (Development Management Planner)  
Debbie Wetherill (Development Management Planner)  
Arevik Jackson (Legal Advisor)  
Amy Pryde (Democratic Services Officer)

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## **96. Register of attendance and apologies for absence**

Apologies for absence had been received from Councillors Paul Fellows, Ian Stokes, Vanessa Smith and Sarah Trotter.

Councillor Bridget Ley substituted for Councillor Vanessa Smith

## **97. Disclosure of interests**

Councillor Phil Gadd disclosed a personal interest on applications S23/1417 and S23/1501, however, he would consider the applications with an open mind.

**98. Minutes of the meeting held on 19 January 2024**

The minutes of the meeting held on 19 January 2024 were proposed, seconded and **AGREED** as a correct record.

**99. Application S23/1417**

**Proposal:** Conversion of existing outbuildings to create a detached residential annexe.  
**Location:** Old School House Corby Road Irnham Lincolnshire NG33 4JB  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Applicant Trevor Simmons

Together with:

- Provisions within SKDC Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven (Design Guide SPD) and National Planning Policy Framework (NPPF).
- Comments received from Irnham Parish Council.
- LCC Highways & SuDS Support.
- Comments received from Conservation Consultant.
- No comments received from Heritage Lincolnshire.
- Comments received from Historic England.

During questions to Public Speakers, Members commented on:

- Clarification over the use of the annex.

The application clarified that the annex would be utilised for family use only and would not be let, sold or used as an Airbnb.

During questions to Officers and debate, Members commented on:

- It was noted that Highways had no objections in relation to the safety of the access. It was queried whether the Officer was satisfied with the opinion of Highways.

Highways had raised no objections to the use of the annex and site traffic was minimal.

Members observed the old pan tiles on the roof of the existing kennels on the site visit. A condition could be included whereby the old pan tiles could be reused where the dwelling was public facing.

- Clarification was sought over the use of the annex and whether it could be used as a separate dwelling.

The Planning Officer confirmed that a condition outlined the use of the annex and ensured that it could not be severed or used as a separate dwelling. It would be used in connection and ancillary to the existing dwelling.

- Concern was raised on whether the proposal outlined a condition on to restrict the annex from being let out or becoming an Airbnb.

Condition 3 included a restriction on the annex being leased/let, sold or used separately and remains ancillary to the occupants.

- Clarification was sought on what grounds the application was called in by a Ward Councillor.

The Planning Officer highlighted that there had been an objection from a local resident in terms of the site, which were outlined within the report.

Members noted that the proposal would improve the footprint as a result of the outbuildings being demolished, as they did not fit within the rest of the area.

- Concern was raised on parking around the site of the proposed annex and that it may encroach on the access to the site.

It was proposed that the internal kennels would be removed to improve the width of the drive for cars. Highways had not raised any objection and had stated the site had sufficient parking to the front of the site and the driveway.

- Clarification was sought around the retention of the gate at the access opening to the site.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to 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. Location Plan re.1335.7A received 14 August 2023
- ii. Amended proposed Floor and Elevations re. 1335.6B received 21 November 2023

Unless otherwise required by another condition of this permission.

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

## Ongoing Conditions

3) The Annexe hereby permitted shall only be occupied for residential purposes which are ancillary to the residential use of the application dwelling; The Old School House. The building shall not be let, leased, sold, split in title, or otherwise occupied such as to constitute the formation of an independent/separate dwelling or holiday let planning unit. Separate utilities, utility meters, oil tanks or septic tanks shall not be installed. Separate vehicle access, parking or garden areas shall not be created/demarcated. A separate postal address shall not be created for the annexe/extension/building/conversion.

Reason: The establishment of a further independent dwelling on this site would give rise to conditions detrimental to the amenities and privacy of both the existing dwelling and proposed accommodation

## 100. Application S23/1501

<b>Proposal:</b>	Conversion of existing outbuildings to create a detached residential annexe.
<b>Location:</b>	Old School House Corby Road Irnham Lincolnshire NG33 4JB
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven (Design Guide SPD) and National Planning Policy Framework (NPPF).
- Comments received from Irnham Parish Council.
- Comments received from Conservation Consultant.
- No comments received from Heritage Lincolnshire.

- Comments received from Historic England.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – 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 development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan re.1335.7A received 14 August 2023
- ii. Amended proposed Floor and Elevations re. 1335.6B received 21 November 2023

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**

3) Notwithstanding the details submitted, before any of the works on the external elevations of the buildings hereby permitted are begun, details (samples upon request) of the materials to be used shall have been submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved details prior to first occupation.

Reason: To ensure a satisfactory external appearance which would continue to preserve and enhance the significance and setting of the listed buildings in accordance with Local Plan Policy EN6.

## **101. Application S23/1849**

<b>Proposal:</b>	Erection of three storey townhouse to provide 1 (no) flat following partial demolition of existing building
<b>Location:</b>	20 Swinegate, Grantham
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Document, National Planning Policy Framework (NPPF).
- No comments received from Anglian Water.
- No comments received from Environment Agency.
- No comments received from Grantham Civic Society.
- Comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Ministry of Defence.
- Comments received from SKDC Conservation Consultee.
- No comments received from SKDC Environmental Protection.

During questions to Officers and debate, Members commented on:

- That significant concern had been raised from the Conservation Officer with regard to possible damage to the material during works taking place. It was queried whether any mitigations could be put into place with regard to materials.

The Planning Officer highlighted that condition 3 related to a method statement being provided which will submit details on how the structure will be propped up during partial demolition.

Condition 9 required the Applicant to provide further details in terms of the extent of brickwork that was due to be salvaged from the demolition and replaced or whether it would be new brickwork to be integrated within the front facade.

- It was queried whether a condition could be included to reopen two windows that were window taxed.

The Planning Officer outlined that this was a separate part of the scheme and the proposal would need to be considered as it was. Officer's had deemed the proposal acceptable.

- Whether the building had previously been listed.

The building itself was not formally listed, it was a non-designated heritage asset because it was considered to be an attractive building.

- Clarification was sought on whether the conditions fully covered the Conservation Officer's comments. The Conservation Officer had requested to see samples of any proposed replacement bricks in advance.

It was confirmed that the condition required the Applicant to provide details in terms of the extent of salvage brickwork utilised from the demolition and a plan demonstrating the extent of works that will utilise the salvage brickwork taken from the site. This would be subject to the approval of the Conservation Officer.

- Whether localised repairs could be carried out of using reclaimed bricks due to falling damage to the front elevation.

The Planning Officer highlighted that assessments had demonstrated that damage to the side elevations, where the brickwork was very weak. The concern was around significant issues if the side elevations were due to be retained and rebuilt. Whereas, the extent of damaged brickwork on the front elevation was more reduced.

- A query was raised on what the window and door treatment would be on the ground floor of the dwelling.

It was confirmed that the roof and roofline would be as per agreed on the original application.

- Whether the proposal was within the Conservation Area.

The proposal was within the Conservation Area.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

#### **Time Limit for Commencement**

- 4) 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**

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

1. Proposed Floor Plan and Elevation Plan (Ref: 4076/DE03/Rev A)

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**

### Method Statement

- 6) No development shall take place, including any demolition hereby approved, until a detailed Method Statement, which shall outline measures to secure the retained front façade of 20 Swinegate throughout the demolition and construction stages of the proposed development, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the Method Statement shall be strictly adhered to throughout the demolition and construction period.

Reason: In order to ensure the proposed development does not result in an unacceptable adverse impact on the non-designated heritage asset, in accordance with Policy EN6 of the adopted South Kesteven Local Plan and the policies of the National Planning Policy Framework.

## **During Building Works**

### Archaeological Investigations

- 7) The development hereby permitted shall be undertaken in accordance with the Written Scheme of Investigation – Building Recording (PCAS Archaeology) (November 2023) and Written Scheme of Investigation – Archaeological Monitoring and Recording (PCAS Archaeology) (November 2023) (Revision B) submitted and approved as part of this application.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan and the policies contained in the National Planning Policy Framework.

### Phasing Plan and Timetable

- 8) The development hereby permitted shall be undertaken in accordance with the Phasing Plans (Lindum) (received 24 May 2023), approved under application ref: S23/0982, except where modified by this planning permission, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development as a whole proceeds in an orderly and co-ordinated manner.

### Construction Management Plan

- 9) The development hereby permitted shall be undertaken in accordance with the Construction and Traffic Management Plan (Ref: 180677-CTMP), approved under application ref: S23/0982, unless otherwise agreed in writing with the Local Planning Authority.

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, and to ensure that the demolition and construction processes do not give rise to unacceptable adverse impacts on the amenities of neighbouring properties.

### Precautionary Ground Contamination

- 10) If, during the development, contamination not previously identified to be present at the site, then no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until a Remediation Strategy detailing how this contamination is to be dealt with, has been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at, unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

### Asbestos Management

- 11) If, during the development, asbestos is identified, a scheme to address the management and / or safe disposal of asbestos and asbestos containing materials must be submitted to and approved in writing by the Local Planning Authority.

The scheme shall include details of, where necessary, an asbestos identification survey by a qualified contractor, measures to be adopted to protect human health and the preferred asbestos disposal route, unless the Local Planning Authority dispenses with any such requirement specifically in writing.

Thereafter, the asbestos management scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to unacceptable risks of pollution to the site and / or workers.

### Brickwork Details

- 12) Following the partial demolition of the building hereby approved, but prior to commencement of works to repair the front façade and rebuild the remaining development, further large scale details of the use of salvaged and / or new brickwork in the proposed redevelopment shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development must be carried out in accordance with the approved details prior to first occupation.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 (Good Quality Design) and Policy EN6 (The Historic Environment) of the South Kesteven Local Plan 2011-2036.

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

#### Surface Water Drainage Implementation

- 13) Before any part of the development hereby permitted is occupied, the works to provide surface water drainage shall have been completed in accordance with the Flood Risk Assessment and Sustainable Drainage Strategy (Stirling Maynard) (Ref: P22154) (April 2023), approved under application ref: S23/0982.

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, and to prevent environmental and amenity problems arising from flooding, in accordance with Policy EN5 (Water Environment and Flood Risk) of the South Kesteven Local Plan.

#### Biodiversity Mitigation and Enhancement

- 14) Before any part of the development hereby permitted is occupied, all biodiversity mitigation and enhancement measures detailed within the Biodiversity Enhancement Letter (CBE Consulting) (Dated 23 March 2023), as approved under application ref: S23/0780) shall have been completed in accordance with the recommendations of that report.

Reason: To ensure that the proposed development adequately protects Protected Species and achieves a biodiversity net gain, in accordance with Policy EN2 of the South Kesteven Local Plan and the Wildlife and Countryside Act 1981.

#### External Materials

- 15) Before any part of the development hereby permitted is occupied, the proposed development must have been completed in accordance with the approved external materials details as set out in the Materials Specification (received 9 November 2023), except where modified by the details approved by Condition 9 above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 (Promoting Good Quality Design) and Policy EN6 (The Historic Environment) of the South Kesteven Local Plan 2011-2036.

#### Sustainable Buildings

- 16) Before any part of the development hereby permitted is occupied, the sustainable building measures set out within the Planning Statement – Sustainable Building Measures (Allan Joyce Architects) (24 May 2023), approved under application ref: S23/0982, shall have been completed in full, including provision of electric vehicle charging points.

Reason: To ensure that the development mitigates against and adapts to climate change in accordance with Policy SB1 and SD1 of the South Kesteven Local Plan 2011-2036.

#### Hard Landscaping

- 17) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been carried out in accordance with the details indicated on the Proposed Site & Ground Floor Plan (Ref: 4076/PL04), approved under application ref: S23/0780.

Reason: Hard landscaping makes 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.

#### CCTV Monitoring Scheme

- 18) Before any part of the development hereby permitted is occupied, the CCTV monitoring scheme, as indicated on the Proposed Site & Ground

Gloor Plan (Ref: 4076/PL04), approved under application ref: S23/0780, must have been completed in accordance with the approved details.

Reason: In the interests of residential amenity in accordance with Policy DE1 of the adopted South Kesteven Local Plan, and to avoid the development proposals giving rise to crime and / or fear of crime in accordance with Section 12 of the National Planning Policy Framework.

#### Verification of Ground Remediation

19) Prior to any part of the permitted development being occupied, a verification report demonstrating the completion of the remediation works set out in the Additional Site Investigation Report (Ground Engineering) (April 2023) (Ref: C15891), approved under application ref: S23/0780, and the effectiveness of the remediation, shall have been submitted to and approved in writing by the Local Planning Authority. The report shall include results of the sampling and monitoring carried out in accordance with the approved report, to demonstrate that the site criteria have been met. The report shall have been submitted by the nominated competent person, and shall include:

- (1) A complete record of remediation activities and data collected as identified in the remediation scheme to support compliance with the identified objectives
- (2) As built drawings of the implemented scheme
- (3) Photographs of the remediation works in progress; and
- (4) 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 details.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete.

#### Ongoing

##### Soft Landscaping Implementation

20) Before the end of the first planting / seeding season following the occupation of any part of the development hereby permitted, all soft landscaping works shall have been carried out in accordance with the approved soft landscaping details as detailed on the Proposed Soft

Landscaping Plan (Ref: 4076/PL04/Rev B), approved under application ref: S23/0780.

Reason: Soft landscaping makes 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 Protection

21) Within a period of five years from first occupation 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

## **102. Application S23/2017**

**Proposal:** Change of use of informal open space to residential garden including partial fence realignment (retrospective)  
**Location:** 12 Linden Rise, Bourne, PE10 9TD  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF).
- Comments received from Ward Councillor.
- Comments received from Parish Council.
- Comments received from LCC Highways & SuDS.

During questions to Officers and debate, Members commented on:

- One Member informed the Committee that Bourne Town Council had no objections.
- It was queried as to why previous plans had not been started and why revised plans were different to what was being proposed. It seemed that amenity land had been lost visually.

The tree had been removed via the outline planning application historically.

The Planning Officer concluded that the open space had been retained and would not impact on the amenity and character of the area.

The Assistant Director of Planning clarified that the original application dates from the mid 1980's and it was typical of developments of that era to have areas of informal space, open spaces and grass verges.

It was common that developers may convey any informal spaces to the residents rather than being transferred to either the District Council or Authority.

- Whether there was an issues on erecting fences over 1.8 metres and if this proposal would set a precedent for the area.

Every case was judged on its own merits, however, this application was to retain an element of informal open space character to the street scene.

- It was queried whether the verge element of the proposal belonged to the Applicant.

Highways did own a section of the proposed land, however the Applicant owned the majority of the land outlined.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

### **Conditions**

#### Time Limits

The development hereby permitted, including the re-alignment of the fence, shall be completed before the expiration of 3 months from the date of this permission.

Reason: In order that the development is completed in a timely manner and in accordance with the approved plans.

#### Approved Plans

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

- i. Location Plan re. 532-P-01A received 10 January 2024

Unless otherwise required by another condition of this permission.

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

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

One Member raised specific Planning concerns in relation to North Street and Haddon Road in Stamford.

**104. Close of meeting**

The Chairman closed the meeting at 11:05.