

Minutes

Planning Committee
Wednesday, 5 August 2020



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee members present

Councillor Bob Adams (Chairman)
Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Louise Clack
Councillor John Cottier
Councillor Phil Dilks
Councillor Mike Exton

Councillor Mrs Rosemary Kaberry-Brown
Councillor Penny Milnes
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith
Councillor Mrs Judy Smith (Vice-Chairman)

Officers

Interim Head of Development Management (Will Richards)
Head of Governance (Jo Toomey)
Legal Executive (Mandy Braithwaite)
Principal Planning Officer (Reddy Nallamilli)
Principal Planning Officer (Phil Jordan)
Development Management Planner (Peter Lifford)
Development Management Planner (Stephen Cadman)
Civic and Member Services Officer (Anita Eckersley)

Other Members

Councillor Paul Wood

(In accordance with Article 9.1.9 of the Council's Constitution, Councillor Paul Wood spoke in connection with application S19/0735)

Councillor Ian Stokes

(In accordance with Article 9.1.9 of the Council's Constitution, Councillor Ian Stokes spoke in connection with applications S19/0735 and S20/0446)

Councillor Helen Crawford

(In accordance with Article 9.1.9 of the Council's Constitution, Councillor Helen Crawford spoke in connection with application S19/1124)

93. Register of attendance, membership and apologies for absence

Following a register of attendance, it was confirmed that all Members of the Committee were present at the meeting.

94. Disclosure of interests

No interests were disclosed.

95. Minutes of the meeting held on 22 July 2020

The minutes of the meeting held on 22 July 2020 were agreed as a correct record.

PLANNING MATTERS

96. Application S19/0735

Proposal: Erection of a coffee shop with drive-through, car parking, landscaping and associated works

Location: Toll Bar Service Station, Toll Bar Road, Marston, Lincolnshire, NG32 2HT

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

District Councillors

Councillor Ian Stokes

Councillor Paul Wood

County Councillor

Councillor Alexander Maughan

Foston Parish Council

Mr Tracey Gardner

Hough on the Hill Parish Council

Mr Roger Kingscott

Applicant/Applicant's Agent

Jackie Ford

Together with:

- Comments from Lincolnshire County Council Highways and SUDS Support
- No comments from Heritage Lincolnshire
- Comments submitted from Highways England
- Comments from the Upper Witham Internal Drainage Board
- Objections from Claypole, Hough-on-the-Hill, Hougham, Foston, Long Bennington, Marston Parish Councils
- Support from Barkston Parish Council
- No comments to make from the Environmental Protection Services (SKDC)
- Representations received as a result of public consultation
- Site visit observations
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments made by Members at the meeting

An in-depth discussion took place on highway safety due to the current central reservation gap, the short slip road, the queuing of HGVs on the A1 to enter the current site. Also debated were the concerns raised by six parish councils regarding highway safety issues, the access and increase of journey times to villages and the impact on local businesses and amenities should

the gap be closed, the potential increased pressure on the Long Bennington junction and the decrease in the number of HGV points and parking on site should the application be approved. Further discussion also took place on Vehicle Restraint Systems (VRS), the proposals from Highways England and Lincolnshire County Council to mitigate safety concerns regarding the central reservation, the proposed public consultation by Highways England, lighting and drainage and the impact of surface water and how this would be alleviated.

In considering these concerns, Members queried whether condition 7 as set out in the case officer's report, which related to the implementation of the mitigation scheme for the A1/Toll Bar Road Junction, could be changed to a pre-commencement condition. Officers confirmed that it could.

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.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Location Plan drawing no. WPS-MFG-104-P-01B
 - ii. Proposed Site Plan drawing no. WPS-MFG-104-P-04P
 - iii. Swept Paths drawing no. WPS-MFG-104-P-10B
 - iv. Proposed Site Elevations drawing no. WPS-MFG-104-P-05B
 - v. Proposed Building Plan drawing no. WPS-MFG-104-P-06
 - vi. Proposed Building Elevations drawing no. WPS-MFG-104-P-07A
 - vii. A1/ Toll Bar Road Right-hand turn closure drawing no. DWT177 SK01

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 3 No part of the development hereby permitted shall commence until details of all surface water drainage matters have been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England and Lincolnshire County Council (as Lead Local Flood Authority). The development shall be carried out in accordance with the approved scheme.

The applicant should note that in accordance with paragraph 50 of Circular 02/2013, no water run-off that may arise due to any change of use will be accepted into the highway drainage systems, and there shall be no new connections into those systems from third party development and drainage systems.

- 4 No development shall commence on site until works to improve the public highway (by means of narrowing the southern access point) have been certified complete by the Local Planning Authority.
- 5 No part of the development hereby permitted shall be commenced until the proposed mitigation scheme at the A1 / Toll Bar Road junction shown in drawing ref. DWT177 SK01 (or as amended by a Road Safety Audit or Detailed Design) is implemented and open to traffic. The approved scheme must comply with the requirements of the Design Manual for Roads and Bridges, including those relating to road safety audit and Walking, Cycling, Horse-Riding Assessment and Review.

Before the Development is Occupied

- 6 No part of the development hereby permitted shall be occupied until the proposed drive-through lane to the northwest of the site and the HGV pump and island has been removed as shown in drawing ref. WPS-MFG-104-P-04 rev. P (or as amended by a Road Safety Audit or Detailed Design) is implemented and open to traffic. The approved scheme must comply with the requirements of the Design Manual for Roads and Bridges.
- 7 Before any part of the development hereby permitted is occupied/brought into use, the building (including external elevations), hard and soft landscaping and lighting shall be completed in full accordance with the details shown on the approved plans.
- 8 Notwithstanding the submitted details, no part of the development hereby permitted shall be brought into use until details of the lighting strategy adjacent to the A1 Trunk Road boundary have been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. The lighting strategy shall thereafter be implemented in accordance with the approved details.
- 9 The development must be carried out in accordance with the recommendations in the Icen Ecology Ltd Preliminary Ecological Appraisal received 23 April 2019.

Ongoing Conditions

- 10 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.

Councillor Louise Clack left the meeting at 11:53 and took no part in the vote.

The meeting adjourned at 12:21 and reconvened at 12:33.

97. Application S19/1124

Proposal: Alterations to single-storey and two-storey extensions to existing care home, erection of two storey building of self-contained apartments.

Location: Chevington House, 36 North Road, Bourne, PE10 9AS

Decision: To refuse the application

Noting comments made during the public speaking session by:

District Councillor Councillor Helen Crawford

Together with:

- An objection from Bourne Town Council
- An objection from Bourne Civic Society
- Comments from the SKDC Historic Buildings Advisor
- Comments from the SKDC Arboricultural Consultant
- No comments to make by Lincolnshire County Council Education and Cultural Services
- Comments from the SKDC Affordable Housing Officer
- A request for Section 106 funding from HNS England
- Comments from Anglian Water Services
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 3 August 2020 and officer comment thereon
- Comments made by Members at the meeting

It was proposed, seconded and agreed that the application be refused for the following reasons:

- 1 The proposed development, by virtue of its scale and density, would constitute an overdevelopment of the site resulting in a cramped environment which would be out of keeping with the character of the area and harmful to visual amenity. The proposed development would therefore be contrary to policy DE1 of the South Kesteven Local Plan and to NPPF section 12.
- 2 The proposed development would cause harm to protected trees within a Conservation Area and the design of the scheme does not consider how these could be appropriately retained and incorporated into the layout. The proposed development would therefore be contrary to South Kesteven Local Plan policies DE1 and EN6 and to NPPF sections 12 and 16.
- 3 The proposed development, by virtue of its design, scale and position, would be harmful to the character and appearance of the Bourne Conservation Area. The public benefits associated with the development are not considered to outweigh this identified harm. The proposed development would therefore be contrary to South Kesteven Local Plan Policy EN6 and to NPPF Section 16.
- 4 By virtue of its scale, massing and proximity to the boundary with the garden belonging to number 34a, the proposal would have an overbearing appearance, harming the residential amenity afforded to this neighbouring dwelling. The proposed development would therefore be contrary to South Kesteven Local Plan policy DE1 and to section 12 of the NPPF.

13:02 – As the meeting had been in progress for 3 hours, the Chairman asked for Members' consent to continue. Members agreed.

98. Application S20/0446

Proposal: Change of use of two ground floor rooms within existing garden centre to form a Veterinary Practice (Class D1)

Location: Belton Garden Centre, Grantham Road, Belton, NG32 2LN

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

District Councillor Councillor Ian Stokes

Together with:

- No comments to make by SKDC's Environmental Protection Services

- Comments from Belton and Manthorpe Parish Council
- No objections from Lincolnshire County Council Highways and SuDS Support
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments made by Members at the meeting

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

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No.SX1123/10 P1, Layouts and Elevations, received 11 May 2020
 - ii. Site Plan, received 16 March 2020

Unless otherwise required by another condition of this permission.

Ongoing Conditions

- 3 The premises shall not be used for the purposes authorised by this permission/open for customers, other than between the following hours: 08:00hrs - 18:00hrs Monday to Sunday unless otherwise agreed in writing by the Local Planning Authority.
- 4 This permission shall only be used as a Veterinary Surgery Practice with ancillary goods/services as set out within D1 and for no other purpose as defined in the Schedule to the Town and Country Planning (Use Classes) Order 1997 (as amended), or in provision equivalent to that Class in any statutory instrument revoking and re-enacting that order with or without modification

The meeting adjourned at 13:15 and reconvened at 13:40

99. Application S20/0479

Proposal: Proposed change of use of land from an agricultural field to a 'doggy daycare'. Land use (SUI Generis) with associated building, driveway and hardstanding areas

Location: Field on the North Side of High Street, to the West of Carlby

Decision: To approve the application subject to conditions

Noting:

- No objection from Lincolnshire County Council Highways and SuDS Support
- No objection from Carlby Parish Council
- No objection from SKDC Environmental Protection Services
- Comments from Lincolnshire Fire and Rescue
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report published on 3 August 2020 and officer's comment thereon
- Comments made by Members at the meeting

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

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Approved Plans

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

- i. JDA/2020/385/BLOCK/001B received 8 May 2020
- ii. JDA/2020/385/OS/001A received 8 May 2020
- iii. JDA/2020/385/PROP/001B received 3 August 2020
- iv. JDA/2020/385/LIGHTING/001B received 3 August 2020

Unless otherwise required by another condition of this permission

Ongoing Conditions

- 3 The premises shall not be used for the purposes authorised by this permission other than between the following hours:
08:00hrs - 17:00hrs on Mondays to Sundays unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development hereby permitted shall be carried out in accordance with the Noise Management plan received on 8 May 2020.

100. Application S20/0785

Proposal: Conversion of an existing commercial property (formerly a dwelling house) into four flats, including demolition of existing garage and construction of new front and rear extensions.

Location: New Lodge, Riverside Walk, Grantham, Lincolnshire, NG31 9AN

Decision: To approve the application subject to conditions

Noting comments made during the public speaking session by:

Applicant's Agent Chris Dawkins

Together with:

- Comments from Cadent Gas Limited
- No objections from Lincolnshire County Council Highways and SuDS Support
- No objection to amended plans from Historic Buildings Advisor (SKDC) subject to a condition
- No comments to make from the Environment Agency
- Comments from the Lincolnshire County Council Footpaths Officer
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments made by Members at the meeting

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

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site Location Plan drawing no. 12092-WMS-ZZ-00-DR-A-10001-S2-P1 received 19 May 2020
 - ii. Block Plan drawing no. 12092-WMS-ZZ-00-DR-A-10002-S2-P1 received 19 May 2020
 - iii. Floor Plan drawing no. 12092-WMS-ZZ-00-DR-A-10405-S2-P4 received 16 June 2020
 - iv. Elevation Plan drawing no. 12092-WMS-ZZ-00-DR-A-10605-S2-P4 received 16 June 2020

Unless otherwise required by another condition of this permission.

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.

Before the Development is Occupied

- 4 Before any part of the development hereby permitted is occupied, the external surfaces shall have been completed in accordance with the approved details.

Ongoing

- 5 The driveway shown on Block Plan drawing no. 12092-WMS-ZZ-00-DR-A-10002-S2-P1 received 19 May 2020 shall only be used for unloading and loading of delivery vehicles and disability parking provision and shall be retained as such and for no other purpose thereafter.

101. Application S20/0786

- Proposal:** Conversion of the former residents' lounge into two bungalows
- Location:** Former Residents' Lounge, Toller Court, Sandygate Close, Horbling, Lincolnshire, NG34 0PW
- Decision:** To approve the application subject to conditions

Noting comments made during the public speaking session by:

Applicant's Agent Chris Dawkins

Together with:

- No objection from Lincolnshire County Council Highways and SuDS Support
- No objection from Horbling Parish Council
- No representations received as a result of public consultation
- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments made by Members at the meeting

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

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Site location plan drawing no. 12091-WMS-ZZ-00-DR-10001-S2-P1 received 19 May 2020
 - ii. Proposed site plan drawing no. 12091-WMS-ZZ-00-DR-10000-S2-P1 received 19 May 2020
 - iii. Proposed ground floor plan drawing no. 12091-WMS-ZZ-00-DR-10401-S2-P2 received 19 May 2020
 - iv. Proposed elevations drawing no. 12091-WMS-ZZ-00-DR-10601-S2-P3 received 19 May 2020

Unless otherwise required by another condition of this permission.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied, the external elevations shall have been completed using only the materials stated on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

102. Close of meeting

The meeting closed at 14:45