

Minutes

Planning Committee
Wednesday, 30 September 2020



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Meeting held virtually, via Skype

Committee members present

Councillor Bob Adams (Chairman)
Councillor Harrish Bisnauthsing
Councillor John Cottier
Councillor Helen Crawford
Councillor Phil Dilks
Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown

Councillor Penny Milnes
Councillor Charmaine Morgan
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith
Councillor Judy Stevens

Other members

Councillor Amanda Wheeler
Councillor Ashley Baxter

Officers

Interim Head of Development
Management
Head of Governance
Special Projects Manager
Principal Planning Officers x 3
Consultant Development Management
Planner
Development Management Planners x 2
Legal Executive
Democratic Officers x 2

1. Register of attendance, membership and apologies for absence

The membership of the Committee had changed following the Annual Council Meeting on 17 September 2020. The following changes were made:
Councillor John Cottier and Councillor Louise Clack no longer served on the

Committee, Councillor Helen Crawford and Councillor Charmaine Morgan were appointed to the Committee.

Councillor Judy Stevens was appointed as substitute for Councillor David Bellamy for this meeting only.

Councillor John Cottier was appointed as substitute for Councillor Judy Smith for this meeting only.

Following a register of attendance, an apology for absence was noted from Councillor Charmaine Morgan.

2. Disclosure of interests

Councillors Exton and Bisnauthsing stated that they had been lobbied on application S20/0955 but approached consideration of the application with an open mind.

3. Minutes of the meeting held on 2 September 2020

The minutes of the meeting held on 2 September 2020 were agreed as a correct record.

4. Application S19/0740

Proposal: Construction of 22 dwellings and associated infrastructure (All 22 dwellings to be classed as 'Entry Level' Affordable Housing Units)

Location: Land at Bourne Road, Morton, Bourne

Decision: To approve the application subject to conditions and completion of a Section 106 Agreement.

As the application was part-heard and Councillors Helen Crawford and Judy Stevens had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

Noting:

- The additional information report from the meeting held on 22 July 2020
- Comments made during the public speaking session on 22 July
- Comments made by members on 22 July 2020 when the application was first considered
- The assessment of the reasons for refusal submitted by Committee members following the resolution at the meeting on 22 July
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents

- Comments received from Education and Cultural Services, Lincolnshire County Council requesting a financial contribution
- Comments from Heritage Lincolnshire
- Comments from the Affordable Housing Officer (SKDC)
- Comments and no request for funding from NHS England
- Comments from Anglian Water Services
- No objection from LCC Highways and SuDS Support
- Objections from Morton Parish Council
- Representations received as a result of public consultation
- Comments made by members at the meeting

After the meeting of the Committee on 22 July 2020 at which members decided that they were minded to refuse the application, they were required to submit, within five working days, their reasons for refusal to the Interim Head of Development Management. These were listed in the case officer's report together with officer comment thereon.

Members were advised that officers did not feel the reasons provided were defensible in the event of an appeal should the application be refused. The officer recommendation remained to approve the application.

It was proposed and seconded that the application be approved for the summary of reasons set out in the case officer's report and subject to completion of a Section 106 Agreement and conditions.

As the Committee had been minded to refuse the application on 22 July 2020 and the cooling-off period had been invoked, a recorded vote was taken in accordance with the Council's Constitution.

For: Councillors Cottier, Exton, Kaberry-Brown, Milnes, Reid, Selby, Smith and Adams
Against: Councillor Dilks
Abstain: Councillors Bisnauthsing, Crawford and Stevens

The vote was carried and the application was approved subject to completion of a Section 106 Agreement to secure the requirements specified in section 8.9 of the report. Where the Section 106 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.

In the event that the Agreement has not been concluded within the twelve-week period and where, in the opinion of the Interim Head of Development Management, there are not extenuating circumstances that 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 requirements essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

The approved application was also 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. Location Plan received 24 April 2019
 - ii. Layout Plan, drawing no. L124/SITE/03 received 8 June 2020
 - iii. Layout Plan with materials, drawing no. PL-06C received 8 June 2020
 - iv. Landscaping Plan, drawing no. P20-0407_01-C received 30 June 2020
 - v. Play Space Plan, drawing no. P20-0407-02B received 8 June 2020
 - vi. 2318 House Type, drawing no. L000/2318/L/DS, received 5 May 2020
 - vii. 2328V2 House Type, drawing no. L000-2328V2-DS, received 5 May 2020
 - viii. 324 House Type, drawing no. L000/2324/L/DS, received 5 May 2020
 - ix. 2228 House Type, drawing no. L000/2228/L/DS, received 5 May 2020

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

3. No development shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 has been submitted and approved by the Local Planning Authority. The scheme shall include details of how carbon dioxide emissions would be minimised through the design and construction of the buildings; details of water efficiency and the provision of electric car charging points.

The approved sustainable building measures shall be completed in full, in accordance with the agreed scheme, prior to the first occupation of the dwellings hereby permitted.

4. Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority. The drainage details must:

- be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development;
 - 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 5 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.
5. Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority. The archaeological investigations shall also have been completed in accordance with the approved details and a report submitted to the Local Planning Authority for approval before development commences.
6. 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.

7. Before the development hereby permitted is commenced, all existing trees shown on the approved plan to be retained shall have been fenced off to the limit of their branch spread in accordance with BS 5837. No works including:
 - i. removal of earth,
 - ii. storage of materials,
 - iii. vehicular movements or
 - iv. siting of temporary buildings

shall be permitted within these protected areas.

During Building Works

8. Before the development hereby permitted is commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. proposed finished levels and contours;
 - ii. means of enclosure;
 - iii. car parking layouts;
 - iv. other vehicle and pedestrian access and circulation areas;
 - v. hard surfacing materials.
9. The development must be carried out in accordance with the recommendations in the Hillier Ecology Extended Phase 1 Survey report dated April 2019.
10. Before any of the works on the external elevations of the dwellings hereby permitted are begun, details of the materials to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority. Details must include:
 - Facing brickwork and/or any render to be used;
 - Roof tiles;
 - Chimneys;
 - Porches;
 - Finish of verges and eaves.

Before the Development is Occupied

11. Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved details.
12. Before any part of the development hereby permitted is occupied, all hard landscape works shall have been carried out in accordance with the approved hard landscaping details.
13. Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Before the end of the first planting/seeding season following the occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved landscaping details on the Landscaping Plan, drawing no. P20-0407_01-C received 30 June 2020.

14. Before any part of the development hereby permitted is occupied, 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.
15. 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.

Ongoing Conditions

16. 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.
17. For a period of not less than 5 years following the first occupation of the final dwelling hereby permitted, the approved Landscape Management

Plan shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

The meeting adjourned at 11:40 and reconvened at 11:48.

5. Application S19/1483

Proposal: Outline Planning Permission for the erection of a one and half storey dwelling with approval being sought for access only.

Location: Vine House, 19 High Street, Carlby, PE9 4LX

Decision: That the application is approved conditionally

As the application was part-heard and Councillors Helen Crawford and Judy Stevens had not been present when it had been considered previously, they did not participate in discussion or vote on the application.

Noting:

- The additional information report from the meeting held on 19 August 2020
- Comments made during the public speaking session on 19 August 2020
- Comments made by members on 19 August 2020 when the application was first considered
- The assessment of the reasons for refusal submitted by Committee members, following the resolution at the meeting on 19 August 2020
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- No comments to make by South Kesteven District Council's Environmental Protection Services
- Comments and an objection received from Carlby Parish Council
- No objection from Lincolnshire County Council Highways and SuDS
- Representations received as a result of public consultation
- Comments made by members at the meeting.

After the meeting of the Committee on 19 August 2020 at which members decided that they were minded to refuse the application, they were required to submit, within five working days, their reasons for refusal to the Head of Development Management. These were listed in the case officer's report together with officer comment thereon.

Members were advised that officers did not feel that the reasons provided were defensible in the event of an appeal should the application be refused. The officer recommendation therefore remained to approve the application.

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

As the Committee had been minded to refuse the application on 19 August 2020 and the cooling-off period had been invoked, a recorded vote was taken in accordance with the Council's Constitution.

For: Councillors Bisnauthsing, Cottier, Exton, Dilks, Milnes, Reid, Selby, Smith and Adams

Against: None

Abstain: Councillors Crawford, Kaberry-Brown and Judy Stevens

The vote was carried and the application was approved 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 or two years from the approval of the last of the reserved matters, whichever is the latter.
2. Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission layout; scale;
 - i. layout;
 - ii. scale;
 - iii. appearance; and
 - iv. landscaping (including details of trees outside the site to be retained and their RPA).

Approval of all reserved matters shall have been obtained from the Local Planning Authority in writing before any development is commenced.

3. When the reserved matters application is made plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor level of all proposed buildings with reference to neighbouring properties or an off-site datum point shall have been submitted to and approved in writing by the Local Planning Authority.

Approved Plans

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

Site Location Plan - dwg no. 19-731 (00) 001 rev B - received 21 November 2019

Site Plan Proposed - dwg no. 19-731 (08) 002 rev A - received 21 November 2019

Unless otherwise required by another condition of this permission.

During Building Works

5. Before construction of any building hereby permitted is commenced, the land on which that building is situated shall have been graded in accordance with the approved land levels details.

Before the Development is Occupied

6. Before any dwelling hereby permitted is occupied, the finished floor levels for that building shall have been constructed in accordance with the approved land levels details.

6. Application S20/0955

Proposal: Erection of a food retail store (Class A1) with associated access, car parking, servicing and landscaping.

Location: Land Off Uffington Road, Stamford

Decision: That the application is approved subject to conditions

Noting comments made during the public speaking session by:

Against: Steve Carroll
For: Andrew Potter
Applicant/Applicant's Agent: Richard Thompson

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Objections received from Stamford Town Council
- No objections, comments and requests from Lincolnshire County Council Highways and Drainage
- Discussions with South Kesteven District Council Design Officer and PAD Meeting on 27 August 2020
- Comments from South Kesteven District Council's Policy Officer

- No objections from the Lincolnshire Police Force Crime Prevention and Design Advisor
- Comments and a recommended condition from the County Archaeologist;
- Comments from the Arboricultural Officer
- No objections received from County Minerals
- No comments from Historic England
- No objections or comments from Cadent Gas (utility provider)
- A request for a condition from South Kesteven District Council Environmental Protection
- No objections and recommended conditions from the Environment Agency
- Representations received as a result of public consultation
- The additional information report issued on 28 September 2020: and officer comment thereon; and
- 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 also 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:

F18A31 - P001 SITE LOCATION PLAN
 F18A31 - P002 EXISTING SITE PLAN TOPO
 F18A31 - P003 PROPOSED SITE PLAN Rev D
 F18A31 - P005 SITE SECTIONS
 F18A31 - P200 PROPOSED FLOOR PLAN
 F18A31 - P201C PROPOSED ELEVATIONS
 F18A31 - P202 PROPOSED ROOF PLAN

Before the Development is Commenced

3. No works shall commence on site (including demolition and preparatory works) until a tree and hedgerow protection plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be fully implemented in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

4. Prior to the commencement of the development hereby permitted above ground level, details of the materials to be used in the construction of the external surfaces of the development hereby permitted (including walls at the entrance) shall be submitted to the Local Planning Authority in writing for approval. Sample panels of the proposed external surfacing materials (stonework and a timber) at a least a metre squared (showing where appropriate the proposed coursing, method of pointing of mortar) shall be erected on site for consideration and subsequent approval. The panels shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.
5. Prior to the commencement of development hereby permitted (excluding demolition) details of the surface materials for the car park, walkways and areas surrounding the building shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the LPA.
6. No works shall be carried out (other than demolition and site preparation works) until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the measures to be installed together with a timetable for implementation. The works shall thereafter be carried out fully in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.
7. No works shall commence on site (other than demolition and preparatory works) until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall provide details of:
 - location of planting together with details of species and size;
 - timetable for the planting of shrubs and trees; and
 - strategy for maintaining and protecting the approved planting.

The development shall thereafter be carried out and maintained fully in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

8. Prior to the commencement of works (excluding demolition of buildings) a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the planning authority. The programme should include measures for:
 - The timely examination, excavation, recording and removal of any and all archaeologically significant material or evidence on the site

- The reporting of the results of this work to the planning authority and the Historic Environment Record
- The publication of the results as appropriate and
- The archiving of all material recovered and produced during the works at an appropriate and accredited repository

The condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

9. Before the development hereby permitted is commenced, a scheme relating to the survey of the land for contamination shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - i. A desk top study documenting all the previous and existing land uses of the site and adjacent land;
 - ii. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and
 - iii. A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.
 - iv. the nomination of a competent person to oversee the implementation of the works.

Before the Development is Occupied

10. 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.
11. Prior to the first occupation of any part of the development hereby approved, a Travel Plan for employees of the development shall have been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
12. No approval or consent is hereby given for the bicycle parking arrangement shown on the submitted drawings. Prior to the building being brought into use details of a revised bicycle parking area shall have been submitted to and approved in writing by the Local Planning Authority and the approved scheme fully implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

13. Prior to the store being brought into use a scheme for the installation of bird/bat bricks/boxes or tubes shall have been submitted to and approved in writing by the Local Planning Authority and fully installed in accordance with the approved details. These measures shall be permanently maintained unless otherwise agreed in writing by the Local Planning Authority.
14. Prior to the store being brought into use, details of external lighting, together with times of illumination shall be submitted to and approved in writing by the Local Planning Authority. Once approved the lighting shall be installed and managed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
15. Prior to the store being first brought into use, a scheme (including timescales) that makes provision for 2 bus stops on Uffington Road shall have been submitted to and approved in writing by the Local Planning Authority. The bus stops shall be delivered in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
16. Prior to the store being first brought into use, the pedestrian refuge and associated improvements on Uffington Road shall be carried out in accordance with drawings and scheme of implementation that shall have first been submitted to and approved by the Local Planning Authority. The refuge shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.
17. Prior to the store first being brought into use, the pavements and cycle way shall be fully formed in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority.

Ongoing conditions

18. The operational servicing/delivery hours in connection with the proposed use hereby permitted shall only operate between the following hours and days; 06:00 - 23:00 hours Monday to Sundays (including bank/public holidays).
19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified is found to be present at the site, it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must be undertaken and, where remediation is necessary, a remediation scheme must be prepared, submitted to and approved in writing by the Local Planning Authority. Following completion of the measures identified in the approved remediation scheme a verification report shall be submitted should Local Planning Authority.

20. The operational hours for the proposed food store hereby permitted shall only operate between the following hours and days; 08:00 - 22:30 hours Monday to Saturdays (including bank/public holidays) 10:00 - 20:00 hours on Sundays.

Within a period of ten years from the first occupation of the development hereby permitted, any trees, hedging 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

7. Application S19/1475

The meeting adjourned at 13:22 and reconvened at 13:45.

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

Proposal: Erection of 31 affordable dwellings and associated works including access and landscaping.

Location: Land off Cherryholt Road, Cherryholt Road, Stamford, PE9 2EP

Decision: Minded to refuse the application.

Noting comments made during the public speaking session by:

District Councillor: Councillor Amanda Wheeler (read by the Democratic Officer)

Parish Council: David Taylor

Against: Charlie Short
Eva Van Maren

Applicant/Applicant's Agent: Samantha Brooman

Together with:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- Comments from Historic England
- A suggested condition from the South Kesteven District Council Arboricultural Consultant

- Request for a financial contribution by Lincolnshire County Council Education and Cultural Services
- Comments of South Kesteven District Council's Environmental Protection Services
- Comments from the South Kesteven District Council Historic Buildings Advisor
- Comments from South Kesteven District Council Affordable Housing Officer
- Comments from the Lincolnshire County Council Footpaths Officer
- An objection from Stamford Civic Society
- Comments from Anglian Water Services
- No objection from the Environment Agency subject to conditions
- Comments from Heritage Lincolnshire
- No comments to make by the Welland and Deeping Internal Drainage Board
- A request for a financial contribution from NHS England
- Objections from Stamford Town Council
- No objections subject to conditions and informatives from Lincolnshire County Council Highways and SuDS Support
- No objection and comments from Western Power Distribution
- Representations received as a result of public consultation
- The additional information report issued on 28 September 2020 and officer comment thereon
- Comments made by members at the meeting

The Interim Head of Development Management left the meeting during consideration of this application and did not return. The Senior Planning Officer role was covered by Principal Planning Officers in attendance at the meeting.

Concerns raised by members on the application were as follows:

- Properties were within a high-risk flood area
- A neighbourhood plan was looking to protect the area of which the proposed development would sit, as an area of historic value
- Safety of pedestrians and motorists alongside nearby highway
- The Development would compromise the look and character of the area
- Not the right location for affordable housing

As the proposition was minded to refuse, please add a brief summary of the main concerns

A proposition was put forward that the Committee was minded to refuse the application. As the proposition to refuse the application was contrary to officer recommendations, the cooling off period set out in Article 9.1.9 (c) of the Council's Constitution was invoked, in line with the meeting procedure for

virtual Planning Committee meetings. In accordance with the Constitution, a recorded vote was taken:

For: Councillors Bisnauthsing, Dilks, Kaberry-Brown, Milnes, Selby Smith and Stevens

Against: Councillors Cottier, Exton and Reid

Abstain: Councillors Crawford and Adams

The vote was carried and those Committee Members who voted in favour of the proposition had five working days to provide the Head of Development Management with the planning reasons for their view, together with supporting evidence. The application would be placed on the agenda for consideration at a future meeting of the Planning Committee when the Interim Head of Development Management would provide his opinion on whether the reasons advanced were substantial enough for the authority to defend the decision at an inquiry. In light of any additional information, the Committee would then be empowered to determine the application without being fettered by their vote at the previous meeting.

8. Application S20/0129

Proposal: Change of use of land from storage (B8) to establishment and operation of a concrete block manufacturing facility (B2) including erection of buildings, storage, landscaping and bund.

Location: Land to the south of the A151, Colsterworth

Decision: To defer the application

The Chairman advised that application S20/0129 (item 8) had been withdrawn from the meeting. The deferral was at the request of the applicant.

The meeting adjourned at 15:48 and reconvened at 15:57.

9. Application S20/0093

Proposal: Erection of a building for dog agility training

Location: 4 North Drove, Twenty, PE10 0BJ

Decision: To approve the application subject to conditions

Noting:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents

- No comments from South Kesteven District Council, Environmental Protection Services
- No objections from Lincolnshire County Council Highways and SuDS Support
- No comments from the Environment Agency
- Comments from the Black Sluice Internal Drainage Board
- Comments from Heritage Lincolnshire
- Comments from Lincolnshire Fire and Rescue
- No representations were received as a result of public consultation
- Comments made by members at the meeting

It was proposed, seconded and agreed unanimously that the application be approved for the summary of reasons set out in the case officer's report and subject also 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. Location Plan (received by the Council on 6 March 2020)
 - II. Block Plan Rev 1d (received by the Council on 12 June 2020)
 - III. Proposed elevations and floorplan Rev 2 (received by the Council on 2 May 2020)

Unless otherwise required by another condition of this permission.

Pre-commencement Conditions

3. Before the development hereby permitted is commenced, a scheme for the treatment of surface and foul water drainage shall have been submitted to and approved in writing by the Local Planning Authority.

Drainage implementation

4. Before any part of the development hereby permitted is occupied/brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

Ongoing conditions Materials

5. Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only

the materials stated in the planning application forms and approved plans unless otherwise agreed in writing by the Local Planning Authority.

Hours of use

6. The building shall not be used for the purposes authorised by this permission other than between the following hours:

08:00hrs – 21:00hrs on Mondays to Sunday unless otherwise agreed in writing by the Local Planning Authority.

10. Application S20/0383

Proposal: Demolition of existing agricultural/storage structures and construction of new Estate Yard comprising sheds for storage of plant equipment, agricultural/estate vehicles, machinery and materials, with workshops and welfare facilities.

Location: The Piggery, Grimsthorpe Castle Estate, Swinstead

Decision: That the application is approved conditionally

Noting:

- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- No comments from Historic England
- No objections from Natural England
- Comments from South Kesteven District Council Arboricultural Consultant
- No comments from the Environment Agency
- No comments from the Welland and Deepings Internal Drainage Board
- Comments from South Kesteven District Council, Consultant Historic Building Advisor
- No objections from South Kesteven District Council, Environmental Protection Services
- Concerns and objections from Lincolnshire Gardens Trust
- Comments from Edenham Parish Council
- No representations from Swinstead Parish Council
- No objections from Lincolnshire County Council Highways and SuDS Support
- No representations received as a result of public consultation
- 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 also 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. Drawing nos. 1394-03, 1394-04, 1394-05, 1394-06 received on 5 March 2020

Unless otherwise required by another condition of this permission.

During Building Works

3. Before any construction work above ground is commenced, details of a tree planting scheme shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. planting plans
 - ii. written specifications (including cultivation and other operations associated with plant and grass establishment)
 - iii. schedules of trees, noting species, plant sizes and proposed numbers/densities where appropriate
4. If during the works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed in an appropriate remediation scheme submitted to and approved in writing by the local planning authority.

Ongoing conditions

5. Within a period of five years from the first occupation of the final unit of the development hereby permitted, any trees provided as part of the tree planting 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.
6. Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all

tree planting works shall have been carried out in accordance with the approved details.

11. Application S20/0632

Councillor Judy Stevens advised the Committee that as a member of the Parish Council, which had considered matters relating to the application, she would not participate in the debate or voting on the item. Councillor Stevens left the meeting at 16:36.

Proposal: Change of use of the site for dog exercise areas, obedience / agility classes, provision of fencing to dog training areas, hardstanding area for customer parking and the demolition of the existing stables buildings.

Location: 17 Eastgate, Deeping St James, Lincolnshire, PE6 8HH

Decision: Minded to refuse the application.

Noting comments made during the public speaking session by:

Parish Council:	Kate Shinkins-Hoppe
Against:	David Shelton Keith Rogers
For:	Laura Liddaman
Applicant/Applicant's Agent:	Sue Russell

Councillor Mike Exton left the meeting at 17:08.

Together with:

- No objections or observations from Peterborough City Council
- A recommendation from South Kesteven District Council, Environmental Protection Services
- Objections from Deeping St. James Parish Council
- No objections from Lincolnshire County Council Highways and SuDS Support
- Representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Local Plan and supplementary planning documents
- Site visit observations
- The additional information report issued on 28 September 2020 and officer comment thereon
- Comments made by members at the meeting

Members raised concerns regarding the proposal, these were as follows:

- The proximity of neighbouring properties

- Policy considerations, specifically SP5 was not felt appropriate
- Noise levels from the property not being monitored
- The local community objection was significant
- Lack of consideration to the emerging Deepings Local Plan

Councillor Jacky Smith left the meeting at 17:38.

A proposition was put forward that the Committee was minded to refuse the application. As the proposition to refuse the application was contrary to officer recommendations, the cooling off period set out in Article 9.1.9 (c) of the Council's Constitution was invoked, in line with the meeting procedure for virtual Planning Committee meetings. In accordance with the Constitution, a recorded vote was taken:

For: Councillors Bisnauthsing, Cottier, Crawford, Dilks, Kaberry-Brown, Milnes, Reid and Adams
Against: None
Abstain: Councillor Selby

The vote was carried and those Committee Members who voted in favour of the proposition had five working days to provide the Interim Head of Development Management with the planning reasons for their view, together with supporting evidence. The application would be placed on the agenda for consideration at a future meeting of the Planning Committee when the Interim Head of Development Management would provide his opinion on whether the reasons advanced were substantial enough for the authority to defend the decision at an inquiry. In light of any additional information, the Committee would then be empowered to determine the application without being fettered by their vote at the previous meeting.

12. Close of meeting

The meeting closed at 18:20.