

Minutes

Planning Committee
Wednesday, 16 December 2020,
10:00



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Meeting held virtually, via Skype

Committee members present

Councillor Bob Adams (Chairman)
Councillor Mrs Judy Smith (Vice Chairman)

Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Helen Crawford
Councillor Phil Dilks
Councillor Mike Exton
Councillor Mrs Rosemary Kaberry-Brown

Councillor Penny Milnes
Councillor Robert Reid
Councillor Ian Selby
Councillor Jacky Smith

Officers

Interim Head of Development Management (Jeff Upton)
Principal Planning Officer (Phil Jordan)
Principal Planning Officer (Chris Brown)
Legal Adviser (Mandy Braithwaite)
Acting Principal Democratic Officer (Shelley Thirkell)
Civic and Member Services Officer (Anita Eckersley)

54. Register of attendance, membership and apologies for absence

Councillor Charmaine Morgan was not in attendance. A register of attendance was taken, and it was confirmed that the rest of the Members of the Committee were present at the meeting.

55. Disclosure of interests

No interests were disclosed.

56. Minutes of the meeting held on 9 December 2020

The minutes of the meeting held on 9 December 2020 were agreed as a correct record.

57. 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: Deferred

58. Application S20/1434

Proposal: Proposed storage building for B1 and B8 use

Location: Green + Ltd, Tunnel Bank, Bourne, Lincolnshire, PE10 9LA

Decision: Approve subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- No objections from Cadent Gas Limited
- No comments from SKDC Environmental Protection Services
- Comments from Lincolnshire County Council Highways and SUDS Support
- No objections from Bourne Town Council
- Representations received as a result of public consultation
- Comments made by Members at the meeting

Members commented that it was good to see that rainwater would be collected. Queries raised were what other environmental measures such as solar panels would be provided and whether there should be any additional landscaping. The Committee was informed that existing landscaping around the site was considered sufficient and reference was made to section 7.8.1 of the main report regarding the sustainability of the building.

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; 1419-1_PL_LP01; Received 24 August 2020

- ii. Existing Site Plan; 1419-1_PL_SP01; Received 24th August 2020
- iii. Proposed Elevation Plan; 1419-1_PL_EL01 (REV A) Received 24 August 2020
- iv. Proposed Floor and Section Plan; 1419-1_PL_PL01 (REV A); Received 24 August 2020
- v. Revised Proposed Site Plan Highway Details; 1419-1_PL_SP02 (Rev C); Received 18 September

Unless otherwise required by another condition of this permission.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved plans.

Ongoing Conditions

- 4 Notwithstanding the provisions of Schedule 2, Parts 3 and 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall only be used for the purposes specified below and for no other purpose unless Planning Permission for a new use of the premises has been granted by the Local Planning Authority:
- Use permitted by Classes B1/E(g) only and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)

59. Application S20/1591

Proposal: To install air source heating unit at the rear of the house, extend the rear porch

Location: Rectory Cottage, 42 High Street, Ropsley, NG33 4BE

Decision: Approved subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents
- Comments from the SKDC Historic Buildings Advisor
- No objection or restrictions from Lincolnshire County Council Highways
- No comments from Ropsley Parish Council
- Representations received as a result of public consultation
- Comments made by Members at the meeting

The Committee welcomed the use of air source heating and it was noted that this form of heating would become more popular.

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

Approved Plans

- 2 The works hereby consented shall be carried out in accordance with the following list of approved plans:
 1. Existing Floor Plans - received 22 September 2020
 2. Amended Ground Floor Plans - received 6 November 2020
 3. Site Location Plan - received 28 September 2020

During Building Works

- 3 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 Samsung Specifications received 22 September 2020 unless otherwise agreed in writing by the Local Planning Authority.

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

No business was raised.

61. Close of the Meeting

The meeting closed at 10:43.