

Minutes

Planning Committee
Wednesday, 20 January 2021



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 Planning (Jeff Upton)
Principal Planning Officer (Phil Jordan)
Principal Planning Officer (Chris Brown)
Development Management Planner
(Steve Cadman)
Legal Advisor (Martha Rees)
Acting Principal Democratic Officer
(Shelley Thirkell)
Democratic Officer (Naomi Page)

Other Members

Councillor Virginia Moran (*In accordance
with Article 9.1.9 of the Council's
Constitution, Councillor Moran spoke in
connection with application S20/0065*)
Councillor Breda Griffin
Councillor Rosemary Trollope-Bellew

70. Register of attendance, membership and apologies for absence

Following a register of attendance, it was confirmed that twelve Members of the Committee were present. An apology for absence had been received from Councillor Morgan.

71. Disclosure of interests

Councillor Mrs Judy Smith disclosed a personal interest in application S20/0065 as the applicant was known to her personally. She confirmed that this would not influence her determination of the application.

Councillors Adams and Reid wished to note that they were both currently serving as Councillors for Lincolnshire County Council, who held an interest in application S18/1557.

72. Minutes of the meeting held on 23 December 2020

The minutes of the meeting held on 23 December 2020 were agreed as a correct record, subject to the removal of a duplication of Councillor Exton's name in the attendance list.

73. Application S18/1557

Proposal: Outline permission for residential development of existing school site to provide 40 dwelling units and associated garaging with approval being sought for access

Location: The Grantham Church High School, Queensway, Grantham

Decision: To approve the application subject to conditions and the completion of a S106 agreement

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent Lynette Swinburne

Together with:

- No objection subject to conditions from Lincolnshire County Council Highways and SuDS Support
- A comment from the Lincolnshire County Council Footpath Officers
- A financial contribution requested from NHS England
- A financial contribution requested by Lincolnshire County Council Education and Cultural Services
- Open space contributions requested from Sport England
- A comment made by the SKDC Affordable Housing Officer
- A request for the inclusion of a condition from SKDC Environmental Protection Services
- Two letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- The additional information report published on 18 January 2021 and officer comment thereon, including a proposed amendment to condition 3 (Approved Plans)
- Comments made by members at the meeting

The Case Officer informed the Committee of an additional condition (condition 12 below) that had been added since the agenda and additional information

report had been published. The condition would require submission of an on-site foul water drainage works scheme to be submitted, if the application was approved.

Concerns were raised by Members in relation to the impact of the development on the surrounding highway network and whether the application made best use of the land to benefit the community. A proposal was put forward to defer the application until a site visit could be undertaken. The proposal was seconded but on being put the vote, was not carried.

It was proposed, seconded and agreed that the application be approved subject to the conditions set out in the report and updated and subject to completion of a Section 106 planning obligation securing the requirements specified in the developer contributions section of the report.

Councillor Ian Selby requested for it to be recorded that he voted against the proposition to approve the application.

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 Planning, there are no extenuating circumstances which 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 criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon successful completion of the Section 106 Agreement, the approved application is to be subject to the following conditions:

Time Limit for Commencement

1 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:

- i. layout;
- ii. scale
- iii. appearance
- iv. landscaping

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

- 2 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.

Approved Plans

- 3 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i) Site Location Plan drawing no. 14/015/L/03 Rev A
 - ii) Access details only shown on the indicative layout plan drawing no. 14/015/L/03 Rev A

Unless otherwise required by another condition of this permission.

- 4 The development hereby permitted is for no more than 40 dwellings.

Before the Development is Commenced

- 5 Before the development hereby permitted is commenced, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing 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 for each dwelling, in accordance with the agreed scheme, prior to the first occupation of each dwelling hereby permitted.

- 6 Before the development hereby permitted is commenced, details of a scheme for the treatment of foul water drainage must be submitted to and approved in writing by the Local Planning Authority.
- 7 Before the development hereby permitted is commenced, details of a surface water drainage scheme must be submitted to and approved in writing by the Local Planning Authority.

The scheme shall:

- 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.

- 8 Before the development hereby permitted is commenced, details demonstrating that at least 10% of the dwellings would be constructed as "Accessible and Adaptable" in line with the standard set-out in Part M4(2) of the Building Regulations must be submitted to and approved in writing by the Local Planning Authority.

The development must be carried out in accordance with the approved details.

- 9 When an application is made for reserved matters, that application shall include plans showing the existing and proposed land levels of the site including site sections, spot heights, contours and the finished floor levels of all buildings with reference to neighbouring properties/an off-site datum point.

The development must be carried out in accordance with the approved details.

- 10 When an application is made for reserved matters, that application shall include details of a biodiversity mitigation and enhancement scheme. The scheme shall include a plan identifying the location of any mitigation and enhancement measures, along with a detailed schedule (and technical details as relevant) for each of the measures proposed.

The development must be carried out in accordance with the approved details.

- 11 No dwelling shall be commenced before the first 50 metres of estate road from its junction with the public highway, including visibility splays, have been completed to binder course level.

- 12 Prior to any construction above damp proof course, a scheme for on-site foul water drainage works, including connection point and discharge rate, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any phase, the foul

water drainage works relating to that phase must have been carried out in complete accordance with the approved scheme.

Before the Development is Occupied

- 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.
- 14 Before each dwelling is occupied, the roads and footways providing access to that dwelling, for the whole of its frontage from an existing public highway, shall be constructed to a specification to enable them to be adopted as Public Highway, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

74. Application S19/2235

Proposal: Residential development of 66 dwellings with associated infrastructure, access and open space

Location: Land adj Fire Station, off Bourne Road, Corby Glen

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

Noting comments made during the public speaking session by:

Applicant/Applicant's Agent Hannah Guy

Together with:

- No objections to the proposal and comments made by Corby Glen Parish Council
- Comments from SKDC Affordable Housing
- No objection to the proposal following the receipt of further information from SKDC Environmental Protection Services
- Comments made by Lincolnshire County Council Highways and SuDS Support and request for completion of a S106 Agreement
- A requested condition from Anglian Water
- No objections from the Fire Authority
- No objections from Natural England
- A request for conditions from the SKDC Tree Officer
- Comments and no objections from Lincolnshire County Council Minerals and Waste
- A Section 106 request from Lincolnshire County Council Education

- No objections from Lincolnshire Police
- No comments from the Environment Agency
- A Section 106 request from NHS England
- Comments from Sport England
- Comments from Heritage Lincolnshire
- Two letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- The additional information report published on 18 January 2021 and officer comment thereon, including a proposed amendment to condition 7 (Materials)
- Comments made by members at the meeting

It was proposed, seconded and agreed that the application be approved subject to the conditions set out in the report and updated and subject to completion of a Section 106 planning obligation securing the requirements specified in the developer contributions section 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 Planning, there are no extenuating circumstances which 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 criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

Upon successful completion of the Section 106 Agreement, the approved application is to be 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 (received by the Council on 24th December 2019);
 - ii. Site Layout Plan SK-03 Rev H (received by the Council on 1st December 2020);
 - iii. Roof Materials Plan 2 (received by the Council on 1st December 2020);

- iv. Facing Materials Plan 2 (received by the Council on 1st December 2020);
- v. Boundary Treatments Plan 2 (received by the Council on 1st December 2020);
- vi. Soft Landscaping Plan P20-2399_01 (received by the Council on 1st December 2020);
- vii. Soft Landscaping Plan P20-2399_02 (received by the Council on 1st December 2020);
- viii. House Type Design Sheets: 2228, 2309, 2310, 2324, 2328v2, 2329, 2440, 2432, 3311, and 3402 (received by the Council on 24th December 2019 and 1st December 2020)

Unless otherwise required by another condition of this permission.

Pre-commencement

Sustainability measures

- 3 Before the development hereby permitted is commenced, details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 must be submitted to and approved in writing 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 for each dwelling, in accordance with the agreed scheme, prior to the first occupation of each dwelling hereby permitted.

Construction Method Statement

- 4 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.

Archaeology

- 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. This evaluation should consist of a programme of trial trenching. 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.

During Building Works

Tree protection

- 6 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 5837:2012 and the methodology set out in the accompanying report and plan by Indigo Surveys Ltd dated May 2020. 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.

Materials

- 7 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. The submitted details shall be in broad accordance with the submitted Materials Plan.

Ecological appraisal

- 8 All works on site and to the building during construction shall be undertaken in accordance with the recommendations as set out in the Extended Phase 1 Survey report (Lockhart Garrett June 2018) and Reptile Survey Report (Lockhart Garrett June 2019) including badger safeguards, bat safeguards and installation of bat boxes.

Hard landscaping

- 9 Before any above ground 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. car parking/driveway layouts and materials;
 - iii. other vehicle and pedestrian access and circulation areas;
 - iv. hard surfacing materials;
 - v. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.).

Before the development is occupied

Drainage implementation

- 10 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 (Flood Risk Assessment, Millward, December 2019).

Soft Landscaping implementation

- 11 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 soft landscaping plans Soft Landscaping Plan P20-2399_01 (received by the Council on 1st December 2020) and Soft Landscaping Plan P20-2399_02.

Hard Landscaping implementation

- 12 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.

Landscaping Management Plan

- 13 Before any part of the development hereby permitted is occupied/brought into use, 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.

Landscaping Management Plan – implementation

- 14 For a period of not less than 5 years following the first occupation of the final dwelling/unit hereby permitted, the approved Landscape Management Plan shall be adhered to in full unless otherwise agreed in writing by the Local Planning Authority.

Parking and turning

- 15 Before any unit within the building hereby permitted is occupied, the car parking and turning area shown on Site Layout Plan Rev H shall have been constructed in accordance with the approved details including the marking out of individual bays and shall be retained as such and for no other purpose, including no parking within the turning area, for the lifetime of the development.

Footway and crossing provision

- 16 The development hereby permitted shall not be occupied before 2 metre wide footways, to connect the development to the existing footway network on Bourne Road and Swinstead Road and provision of a crossing point of Bourne Road, have been provided in accordance with details as set out in the submitted Transport Statement (ADC Infrastructure, December 2019). The works shall also include appropriate arrangements for the management of surface water run-off from the highway.

Boundary Treatments

- 17 Before any part of the development hereby permitted is occupied/brought into use, the works to provide the boundary treatments shall have been completed in accordance with the approved boundary treatment scheme.

Estate Road

- 18 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

Landscaping protection

- 19 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.

75. Application S20/0603

Proposal: Reserved Matters application relating to siting, design, external appearance, means of access or landscaping in connection with planning application S16/2285 for the erection of 19 dwellings

Location: Land Off Falcon Way, Bourne

Decision: To approve the application subject to conditions

Noting:

- No comments from Lincolnshire County Council Education and Cultural Services
- A comment from Heritage Lincolnshire
- Comments from the SKDC Affordable Housing Officer
- Comments and an informative requested from Environmental Protection
- No objection from Lincolnshire County Council Highways and SuDS Support
- Two letters of representation received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Comments made by members at the meeting

The Committee were informed that an amendment had been made to condition 2 since the agenda and additional information papers had been published. The case officer explained the reason for this amendment.

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 (incorporating the amendment made to condition 2):

Approved Plans

- 1 The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - Location Plan drawing no. 3012-01
 - Proposed Block Plan drawing no. 3012 - 02 rev O
 - Ground Floor Setting Out drawing no. 3012 - 09 rev C
 - Ancaster Elevations (plots 1 and 2) drawing no. 3012 - ANC – 01 rev C
 - Ancaster Ground Floor Layout (plots 1-4) drawing no. 3012 - ANC - 02 rev A
 - Ancaster First Floor Layout (plots 1-4) drawing no. 3012 - ANC - 03 rev C
 - Ancaster Attic Layout (plots 1-4) drawing no. 3012 - ANC2 – 04
 - Ancaster Elevations (plots 3 and 4) drawing no. 3012 - ANC2 – 01
 - Dunsby Elevations (plot 5) drawing no. 3012 - DUN - 01 rev C
 - Dunsby Ground Floor Layout (plot 5) drawing no. 3012 - DUN - 02 rev D
 - Dunsby First Floor Layout (plot 5) drawing no. 3012 - DUN - 03 rev D
 - Brandon Elevations (plot 6) drawing no. 3012 - BRAN - 01 rev C
 - Brandon Ground Floor Layout (plot 6) drawing no. 3012 - BRAN - 02 rev B
 - Brandon First Floor Layout (plot 6) drawing no. 3012 - BRAN - 03 rev C
 - Fulbeck Elevations (plots 7, 8) drawing no. 3012 - FUL - 01 rev B
 - Fulbeck (Hipped) Elevations (plots 18, 19) drawing no. 3012 - FUL - H01
 - Fulbeck Ground Floor Layout (plots 7, 8, 18, 19) drawing no. 3012 - FUL – 02 rev B
 - Fulbeck First Floor Layout (plots 7, 8, 18, 19) drawing no. 3012 - FUL - 03 rev B
 - Dowsby Elevations (plot 9) drawing no. 3012 - DOW - 01 rev B
 - Dowsby Ground Floor Layout (plot 9) drawing no. 3012 - DOW - 02 rev B
 - Dowsby First Floor Layout (plot 9) drawing no. 3012 - DOW - 03 rev B

- Caythorpe Elevations (plots 10 - 17) drawing no. 3012 - CAY - 01 rev D
- Caythorpe Ground Floor Layout (plots 10 - 17) drawing no. 3012 - CAY – 02 rev D
- Caythorpe First Floor Layout (plots 10 - 17) drawing no. 3012 - CAY - 03 rev D

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 2 The development must be carried out in accordance with the approved Construction Management Plan and Method Statement reference: DJDA/2019/280/CMP.001 and must be strictly adhered to throughout the construction period.

During Building Works

- 3 Before any construction work above ground is commenced, details of any soft landscaping works 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 plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- 4 Before any hard landscaping works are commenced, details of hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - i. boundary treatments;
 - ii. on-plot hard surfacing materials.
- 5 The approved sustainable building measures set-out in the SB1 policy statement dated 19th December 2018 shall be completed in full, prior to the first occupation of the dwellings hereby permitted.

Before the Development is Occupied

- 6 Before the end of the first planting/seeding season following the first occupation of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved soft landscaping details.

- 7 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.

Ongoing Conditions

- 8 Notwithstanding the provisions of Schedule 2, Part 1, Class E 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), no building, enclosure, swimming or other pool or container used for domestic heating purposes shall be constructed within the curtilage of any of the dwellings hereby permitted without Planning Permission first having been granted by the Local Planning Authority.
- 9 Notwithstanding the provisions of Schedule 2, Part 1, Class A 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), no enlargement, improvement or other alteration to the properties hereby permitted other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.
- 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.

76. Application S20/0065

Proposal: Construction of bungalow with detached garage, erection of boundary fencing, alterations to driveway

Location: 31 Halfleet, Market Deeping

Decision: Minded to refuse the application

The Chairman confirmed that on this occasion he would use his discretion to allow the Ward Member, Councillor Virginia Moran, to speak in the public speaking session in respect of application S20/0065, without having made the request in advance of the meeting.

Action

- 1. The appropriate officer to circulate an email to all Members reminding them of the protocol to follow for requesting to speak at Planning Committee meetings**

Noting comments made during the public speaking session by:

District Councillor

Councillor Virginia Moran

Together with:

- Comments and no objection from the SKDC Historic Buildings Advisor
- Comments and no objection from Lincolnshire County Council Minerals and Waste Planning
- Comments from the SKDC Arboricultural Consultant and a request for further information regarding the potential impact on surrounding trees
- No material objections from Market Deeping Town Council in response to the initial consultation, followed by an objection in response to the re-consultation
- No objection and a Highway Informative from Lincolnshire County Council Highways and SuDS Support
- Seven letters of representations received as a result of public consultation
- Provisions within the National Planning Policy Framework and the South Kesteven Core Strategy and supplementary planning documents
- Comments made by members at the meeting

Throughout the debate, Members raised several concerns and queried whether the application was compliant with policies DE1, SP1, SP2 and SP3 in the SKDC Local Plan.

Members raised the following concerns:

- The application site was situated by a busy road and could pose a highway risk during construction
- The photos displayed during the case officer presentation did not reflect how narrow the proposed site was
- Members felt that the application could be considered backland development
- The application was viewed as overdevelopment in relation to the size of the site
- The pitch of the roof proposed was not found to be in keeping with the character and nature of the surrounding area

13:15 - As the meeting had been in progress for over 3 hours, the Chairman asked for Members' consent to continue. Members agreed

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 Bellamy, Bisnauthsing, Crawford, Kaberry-Brown, Milnes, Reid, Mrs Jacky Smith and Adams (8)

Against: None (0)

Abstain: Councillors Dilks, Exton, Selby and Mrs Judy Smith (4)

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 Planning 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 Planning 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.

77. Close of the meeting

The meeting closed at 13:48.