

Minutes

Planning Committee
Wednesday, 17 February 2021



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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

Other Members

Cllr Paul Wood (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Wood spoke in connection with applications S20/1433 and S20/0669)

Councillor Adam Stokes (In accordance with Article 9.1.9 of the Council's Constitution, Councillor Stokes spoke in connection with application S20/0564)
Councillor Rosemary Trollope-Bellew

Officers

Principal Planning Officer (Phil Jordan)
Principal Planning Officer (Chris Brown)
Principal Planning Officer (Phil Moore)
Development Management Planner (Stephen Cadman)
Development Management Planner (Miranda Beavers)
Development Management Planner (Daniel Allen)
Legal Adviser (Martha Rees)
Acting Principal Democratic Officer (Shelley Thirkell)
Civic and Member Services Officer (Anita Eckersley)

78. Register of attendance, membership, and apologies for absence

An apology for absence had been received from Councillor Charmaine Morgan.

An apology for absence had also been received from Councillor Rosemary Kaberry-Brown however she joined the meeting at 14:00 prior to Agenda Item 8.

A register of attendance was taken, and it was confirmed that the remainder of the Committee were present.

79. Disclosure of interests

Councillors Bob Adams and Councillor David Bellamy disclosed a personal interest in application S20/2048 as they were Ward Members for the area.

Councillor Judy Smith disclosed a personal interest in application S20/0065 because the applicant had carried out gardening works for her.

80. Minutes of the meeting held on 20 January 2021

The minutes of the meeting held on 20 January 2021 were agreed as a correct record.

81. Application S20/0065

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

Location: 31 Halfleet, Market Deeping

Decision: That the application is refused

The Committee considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Comments but no objection from the SKDC Historic Buildings Advisor.
- Comments but 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.
- Letters of representations received as a result of public consultation.
- Comments made by Members at the meeting.
- Reasons for refusal assessment.

At the meeting of the Committee on 20 January 2021 Members decided that they were minded to refuse the application. Members had been reminded that they would be required to submit their reasons for refusal to the Interim Head of Development Management within five working days. These were listed in the case officer's report together with officer comment thereon.

Following questions posed to the Officers and debate, Members considered:

- The proposals were not in keeping with the character of the area.
- Members referred to and queried whether the application was compliant with policies DE1 (a, b and c), SP2, SP3, NPPF Para 70 and 122 and the SKDC Local Plan.
- The application was viewed as overdevelopment in relation to the size of the site.
- Members considered the application was backland development
- The potential for a negative impact on neighbouring properties due to additional noise and loss of privacy.
- Additional traffic in the back-garden area resulting from the proposed development and the potential impact on neighbours along with highway safety.

Members were advised that whilst the officer recommendation remained one of approval, the reasons for refusal relating to impact on the character of the area and loss of privacy to neighbouring properties were considered defensible at appeal, should Members remain minded to refuse the application.

A Member asked if an additional reason for refusal relating to noise and disturbance to neighbouring properties could be added and reference be made to conflict with the NPPF (sections 5 and 12). Officers advised there was no evidence to support the noise and disturbance reason for refusal, but it would be reasonable to include conflict with the relevant parts of the NPPF.

A proposal was made to refuse the application as per the advice from the Interim Head of Planning and with reference to the conflict with the NPPF (sections 5 and 12), which was seconded. As the Committee had been minded to refuse the application on 20 January 2021 and the cooling-off period had been invoked, a recorded vote was taken in accordance with the Council's Constitution.

For: Councillors Adams, Bellamy, Bisnauthsing, Crawford, Milnes, Reid, Jacky Smith, Judy Smith and Selby (9)

Against: (0)

Abstain: Councillors Dilks and Exton - (2)

The vote was carried, and the application was refused for the following reasons:

The proposed development would appear incongruous and at odds with the prevailing pattern of development resulting in harm to the character and appearance of the area. Furthermore, the dormer windows by reason of their orientation and proximity to the neighbouring property's garden, would result in overlooking and loss of privacy, detrimental to the residential amenities of the occupiers of the neighbouring property. This would be contrary to the

SKDC Local Plan Policies SP3 and DE1 and the NPPF (sections 5 and 12) and there are no other overriding material considerations that indicate otherwise.

82. Application S20/1433

Proposal: Installation of a solar farm comprising ground mounted solar PV panels with a generating capacity of up to 49.9MW, including mounting system, battery storage units, inverters, underground cabling, stock proof fence, CCTV, internal tracks and associated infrastructure, landscaping and environmental enhancements for a temporary period of 40 years and a permanent grid connection hub.

Location: Land South of the A1 (Foston By-Pass), Foston, Grantham

Decision: Approve subject to conditions

Noting comments made during the public speaking session by:

District Councillor: Cllr Paul Wood
Against: James Bliss
Applicant/Applicant's Agent: Peter Grubb (Savills)

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Foston Neighbourhood Plan 2016 – 2026.
- No objections from Foston Parish Council but a requested condition. Also, a request for further community consultation to be carried out.
- No objections from Long Bennington Parish Council but a requested condition.
- No objections from Westborough and Dry Doddington Parish Council but requests consideration of points raised.
- Comments from Highways England along with a request for landscape screening details.
- No objections from Lincolnshire County Council Highways and SuDS Support.
- Comments from the Upper Witham Drainage Board.
- Comments from Lincolnshire County Council – Footpaths.
- No comments or objections from SKDC Environmental Protection Services.
- No objections and comments from the Environment Agency.
- No objection from Natural England.
- Comments from the Lincolnshire Wildlife Trust.
- No objections from the Conservation Officer.
- Comments from Heritage Lincolnshire in respect of potential archaeological remains.

- No objection from the Ministry of Defence.
- No comments from the Civil Aviation Authority.
- Comments from the South Kesteven Climate Change Officer.
- Representations received as a result of public consultation.
- The additional information report issued on 15 February 2021 and officer comment thereon.
- Comments made by Members at the meeting.

Members raised the following:

- Landscaping provision in respect of mitigating the visual impact for residents and how long it would take to be effective.

Members were reminded that the private view for residents was not a material consideration, but everything would be done to minimise the impact by consideration of an effective landscaping scheme.

- Landscape provision to minimise glint and glare for traffic on the A1 and how long it would take to be effective.

Members were informed that a professional landscape adviser had been instructed to look at the scope of what would be required. The relevant condition would be considered in consultation with Highways England.

- What flood prevention measures would be in place.

Members were informed that the Drainage Board, EA, and Lead Local Flood Authorities had been consulted and they had not objected. It was noted that panels would be at least 80cms above ground and were located a good distance from the River.

- Whether the footpaths would remain accessible during construction.

It was noted that public rights of way would remain accessible, the laying of cables was usually undertaken quickly, and a small diversion would be available if required.

- What arrangements would be in place to maintain the batteries in the substation.

It was noted that how the substation and maintenance of the batteries would be undertaken was detailed in the report.

- Whether livestock would have access to the site.

It was noted that sheep would usually graze and that wildflower areas would be protected.

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 Limits

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The permission hereby granted shall expire 40 years from the date when electrical power is first exported from the solar farm to the electricity grid network, excluding electricity exported during initial testing and commissioning. Written confirmation of the first export date shall be provided to the Local Planning Authority no later than one calendar month after the event.

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. 20.06_100 Rev C
 - ii) Site Block Plan drawing no. 20.06_301 Rev A
 - iii) Proposed Site Block Plan DNO substation drawing no. 2006_302

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

- 4 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.
- 5 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.
- 6 Development must not commence until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The construction method statement shall set out details of all on-site construction works together with details of their timetabling. It shall include details of, and measures to secure:
 - The routes of construction traffic to access the site;
 - The phasing of construction works;
 - the formation and position of the temporary construction compounds; dust management and suppression;
 - Cleaning of site entrance, facilities for wheel washing and cleaning the adjacent public highway;
 - Pollution control, including the protection of water courses and ground water; subsoil surface water drainage; bunding and siting of

- fuel storage areas; sewage and foul water drainage and disposal; and emergency procedures and pollution response plans;
- Temporary site illumination during the construction period;
- The methods to be adopted to reduce the effects of noise occurring during the construction period to the lowest practicable levels and in accordance with B.S. 5228: Noise control on construction and open sites;
- Storage of materials and disposal of surplus materials;
- The construction of the accesses into the site, the erection of any entrance gates and the creation and maintenance of associated visibility splays;
- Method of working cable trenches, including soil storage and back-filling; and details of cable boring methodologies below roads, water courses and hedges;
- General soil storage and handling;
- Post-construction restoration/reinstatement of the working areas, including cable trenches and area covered by any matting or other areas where the soil has been disturbed or compressed;
- The sheeting of all heavy goods vehicles construction materials to, or spoil from, the site to prevent spillage or deposit of any materials on the highway;
- Details of control of surface water to prevent it entering the public highway or carrying sediment to the surface water drainage network in the vicinity of the site.
- Identification of buffer strips adjacent to water courses or retained vegetation features such as hedges or trees and sites where birds are nesting;
- Details of proposed measures to protect root protection areas during construction
- Means to exclude small animals from excavations.

Construction works must be carried out in full accordance with the agreed construction method statement.

- 7 Before any solar panels are installed a Landscape & Ecology Management Plan (LEMP) shall be submitted to and approved by the Local Planning Authority. Details shall include, but not limited to, details of the proposed new hedgerow(s) including any tree planting and any strengthening of existing hedgerow planting and shall include details of ground preparation, species and planting pattern. Thereafter the new planting shall be implemented in accordance with a timetable to be agreed in writing with the Local Planning Authority. The new hedgerow and tree planting shall be managed in accordance with the Management Specification set out in the LEMP
- 8 Cabling works to cross the A1 must not be commenced until details of the exact crossing point and methodology have been submitted to and

approved by the Local Planning Authority in consultation Highways England. Details must include, but not limited to, the following: geotechnical and drainage issues in compliance with the requirements of the Design Manual for Roads and Bridges.

- 9 Cabling works to cross the River Witham must not be commenced until details of the exact crossing point and methodology have been submitted to and approved by the Local Planning Authority.

The development must be carried out in accordance with details approved by this condition.

- 10 Before any works on the substation area shown on drawing no. 2006_302 are commenced, further details of the plant, fencing and any associated landscaping 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.

On-going Conditions

- 11 There shall be no permanent illumination on the site unless otherwise agreed in writing by the local planning authority.
- 12 All Landscape features within the site shall be managed in accordance with the submitted Landscape & Ecological Management Plan (LEMP).
- 13 If the solar farm hereby permitted (or any substantial sub-part of the farm) fails to produce electricity for supply to the grid for a continuous period of two years and there is no realistic prospect of the solar farm becoming operational again, a scheme shall be submitted to the Local Planning Authority for its written approval within 3 months of the end of that 6 month period for the repair or removal of the solar farm. Where repairs or replacements are required the scheme shall include a proposed programme of remedial works. Where removal of the solar farm is required the scheme shall include the same details required under the decommissioning condition of this permission. The relevant scheme shall thereafter be implemented in accordance with the approved details and timetable.

Decommissioning

- 14 Not later than 12 months before the expiry of this permission, a decommissioning and site restoration scheme shall be submitted for the written approval of the Local Planning Authority. The scheme shall make

provision for the removal of the solar panels and all other associated equipment & paraphernalia and the subsequent restoration of the site. The scheme shall include details of:

- the extent of equipment and foundation removal and the site restoration to be carried out;
- the management and timing of any works;
- a traffic management plan to address likely traffic impact issues during the decommissioning period;
- an environmental management plan to include details of measures to be taken during the decommissioning period to protect wildlife, habitats and tree features on the site;
- location of material laydown areas;
- full details of the removal of the solar arrays, associated buildings and plant, any trackways and sub-surface cabling and all associated works of ground restoration including trench backfilling;
- full details of all other works to restore the land to allow for agricultural production following the removal of structures from the site;
- a programme of implementation.

The approved scheme shall be implemented within 6 months of the expiry of this permission and then proceed fully in accordance with the agreed details in accordance with the decommissioning programme.

83. Application S20/2048

Proposal: Section 73 application to vary condition 2 (approved plans) of permission S18/1321

Location: Christian Salvesen Ltd, Burton Lane, Easton, NG33 5AU

Decision: That the application is approved subject to conditions

Both Councillor Adams and Councillor David Bellamy declared an interest in this application as they were ward councillors for the area.

Noting comments made during the public speaking session by:

Applicant's Agent: Sophie Watkin

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- Comments from Stoke Rochford and Easton Parish Council.
- No comments from Heritage Lincolnshire.

- No objections but comments from Lincolnshire County Council Highways and SuDS support.
- Comments from the Upper Witham Internal Drainage Board.
- No comments from the Environment Agency.
- No objection from NATs Safeguarding.
- No comments from Historic England.
- No comments or objections from the Ministry of Defence.
- No comments from Highways England.
- No comments from the Gardens Trust.
- No comments received from the Lincolnshire County Council Minerals.
- No comments received from the Lincolnshire Fieldpaths Association.
- No comments received from the Ramblers Association.
- No comments received from SKDC Environmental Protection.
- No comments received from Anglian Water.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from InvestSK Ltd.
- Representations received as a result of public consultation.
- Comments made by Members at the meeting.

Members commented on the following:

- Why the original application that had been 'time critical' and approved in 2018 but not started.

The applicant's agent noted that due to the confidentiality of the reasons, this could not be discussed.

- The height and size of the building were queried.

It was noted that the building was the same size as the previous proposed building.

- Whether the height of the building would be in the flight path for the nearby Ministry of Defence airfield.

It was noted that the Ministry of Defence had been consulted and they had noted that the application related to a site outside the Ministry of Defence Safeguarding areas.

Members were reminded that the application before them was a Section 73 application and consideration should only be given to the proposed minor amendments to 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 permission S18/1321.

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the list of approved plans as set out within the submitted Drawing Schedule (received 1st December 2020) together with the Location Plan (L0001 A) and Landscape Masterplan (70042740_LA_SW_001 PO1)

And read in accordance with the following application documents:

- Transport Assessment (TA) and Draft Travel Plan Framework, prepared by WSP; and Transport Statement and Framework Travel Plan (Stantec, November 2020)
- Landscape Masterplan, prepared by WSP
- Lighting Assessment & Strategy, prepared by PWP
- Sustainability Assessment, prepared by WSP
- Noise Assessment, prepared by WSP and Noise Review (WSP, October 2020)
- Flood Risk Assessment, prepared by WSP
- Ecology Assessment, prepared by WSP
- Phase One Ground Report, prepared by WSP
- Tree Survey, prepared by WSP
- Statement of Community Engagement, prepared by UK NLP
- Planning Statement and Planning Statement Addendum, prepared by iSec
- Landscape & Visual Impact Assessment - September 2018 (Rev 3) and LVIA Addendum Letter (WSP, October 2020)
- Heritage Report - September 2018 (Rev 3)
- Economic Impact, Tourism Impact Addendum - prepared by WSP referenced 70042740, dated August 2018
- XPO Off Site Management Strategy
- Signage Plan
- Exempt Works definition

Unless otherwise required by another condition of this permission.

During Building Works

- 3 No works other than those set out in the "Statement regarding exempt enabling works" associated with the development approved by this planning permission shall take place until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until the works have been

carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

- 4 No above ground construction or frame of any building associated with the development approved by this planning permission shall take place until a detailed scheme for signage to promote and enhance the visibility of Easton Walled Garden based upon the principles of those identified on drawing A0701 A has been submitted to and agreed in writing by the Local Planning Authority. In the event that the identified scheme cannot be delivered, details of an alternative scheme shall be presented to the Local Planning Authority for agreement in writing. The agreed scheme shall then be implemented in full prior to the first use of any building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.
- 5 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.
- 6 No works other than those set out in the "Statement regarding exempt enabling works" associated with the development approved by this planning permission shall take place until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority.

This strategy will include the following components:

- i. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
- ii. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- iii. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

- 7 Notwithstanding the submitted details, no works other than those set out in the "Statement regarding exempt enabling works" associated with the development approved by this planning permission shall take place until a detailed lighting strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

This information shall set out the lighting approach for the building and the site including access roads and communal areas, and shall include a layout plan with beam orientation, a schedule of equipment in the design (luminaire type, mounting height, aiming angles, luminaire profiles and measures to prevent light pollution), and shall be accompanied by an assessment of the impact of the proposed lighting solution upon the general landscape and character of the area. The lighting solution should be devised based upon best practice by the Institute of Lighting Professionals (such as Guidance Notes for the Reduction of Obtrusive Light GN01:2011).

The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Before the Development is Occupied

- 8 No part of the development shall be used or occupied until the works to widen Burton Lane to accommodate 2 way traffic from the existing main site entrance to the proposed car park accesses have been completed in full in accordance with the agreed details within the application.
- 9 Prior to any part of the permitted development being brought into use a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

- 10 The development hereby permitted shall not be brought into use until details of a Skills, Training and Employment Plan, has been submitted to and approved in writing by the Local Planning Authority.

The plan will aim to promote training and employment opportunities at the site and in particular in connection with the operation of the buildings hereby permitted, and include:

- Measures to ensure the owner and contractors work directly with local employment and training agencies;
- Targets for employing local labour
- Targets for work experience opportunities
- Measures to provide training opportunities in respect of any new jobs created
- Targets for employing and training out of work South Kesteven residents and the measures to be undertaken to achieve these targets.
- Advertisement of all employment and training opportunities to be undertaken within South Kesteven prior to them being advertised elsewhere.
- Supporting the delivery of a suitable job matching service for vacancies on the site
- Work placement opportunities designed to support education and learning working with local colleges and universities.
- Supporting the integration of local subcontractors and suppliers, helping to develop a wider business base.
- Participation in initiatives with local schools to promote education and support the transition between school and work.
- Commitment to up-skilling existing employees.
- Measures to provide verifiable monitoring information regarding training and employment and requirements to submit monitoring information on the plan at regular intervals to the LPA.

The site and buildings shall thereafter only be operated in accordance with the agreed plan and any amendments to the plan shall be agreed in writing with the LPA.

- 11 Before the end of the first planting/seeding season following the occupation/first use of any part of the development hereby permitted, all soft landscape works shall have been carried out in accordance with the approved landscaping masterplan (0042740_LA_SW_001 rev PO1)
- 12 Prior to the occupation/first use of any part of the development hereby permitted, a Full Travel Plan (based on the principles of the submitted Framework Travel Plan) shall be submitted to the Local Planning Authority for agreement in writing. The Full Travel Plan shall be implemented from the date of first use/occupation of the development

and shall be in place/action at all times when the development permitted is in use. No cessation of the Travel Plan requirements shall take place unless the express consent of the Local Planning Authority is given.

- 13 Notwithstanding the submitted details, prior to the construction of any external surfaces of the buildings hereby permitted are commenced, samples of the materials proposed for all external surfaces shall be submitted to or made available for inspection by the Local Planning Authority. The Local Planning Authority would wish to see the use of materials with a "matt" finish utilised on the external surfaces, in order to prevent/reduce reflection of light and glare. No installation of external surfaces on the buildings shall take place until the aforementioned samples have been agreed in writing by the Local Planning Authority.
- 14 Within a period of five years from the first use of the buildings, any trees or plants provided as part of the approved soft landscaping scheme, 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.

84. Application S20/0669

Proposal: One mobile home and one touring caravan for a traveller that works in forestry.

Location: Land North of Bennington Bait, Valley Lane, Long Bennington

Decision: Minded to refuse the application

Noting comments made during the public speaking session by:

District Councillor:	Councillor Paul Wood
Parish Council:	Councillor Stephen Pearson
Against:	Philip Goodman

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- No objections but comments from Lincolnshire County Council highways and SuDS support.
- No comments from the Environment Agency.
- A request from the Environmental Protection Services (SKDC) for further details in respect of A1 noise and odour from the adjacent maggot farm.
- No comments from Heritage Lincolnshire.
- Objections from Long Bennington Parish Council.

- Representations received as a result of public consultation.
- The additional information report issued on 15 February 2021 and officer comment thereon.
- Comments made by Members at the meeting.

Members also considered:

- Whether the applicant owned the site.
It was noted the applicant did own the site.
- Whether the site provided acceptable amenities. Members felt that it would not contain acceptable amenities in its current state.
- Alternatives for the applicant, should the application be refused and what Traveller accommodation provision was available in the District.
- Whether air quality studies in respect of the A1 and an odour assessment had been undertaken.
- Whether pre-engagement with the local authority had taken place prior to the applicant purchasing and moving onto the site.
It was noted that no apparent pre-engagement had been undertaken.
- Whether a local connection was a consideration.
Members were informed that local authorities were required to take account of cross boundary need for traveller accommodation.
- The potential for other travellers to join the site.
It was noted that the condition stated that any permission would be for the applicant and their resident dependants only.
- Whether need had been identified.
Members were reminded that “need” did not have to be established.
- Reference was made to considerations in respect of the provision of sites for Gypsies and Travellers, under Local Plan Policy H5:
 - a. An acceptable living environment for its residents;
 - b. Good access to the highway network and would not cause traffic congestion or safety problems;
 - c. Reasonable proximity to shops, schools and health facilities;
 - d. The site was not identified as an area at risk of flooding in the Strategic Flood Risk Assessment (SFRA);

13:00 - As the meeting had been in progress for over 3 hours, the Chairman asked for Members’ consent to continue. Members agreed

A proposition was made that the Committee be 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, Milnes and Reid (4)
Against: Councillor Selby (1)
Abstain: Councillors Adams, Crawford, Dilks, Exton, Mrs Jacky Smith and, Mrs Judy Smith (6)

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.

The meeting was adjourned at 13:25 and reconvened at 14:01

Councillor Dilks left the meeting at 13.25.

Councillor Kaberry-Brown joined the meeting at 14:00.

85. Application S20/1485

Proposal: Expansion of the existing HGV parking to form an additional 40 spaces in two areas of undeveloped site

Location: Moto Service Area, Old Great North Road, Great Gonerby, NG32 2AB

Decision: Approved subject to conditions

Members considered:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- No objections from Lincolnshire County Council highways and SuDS.
- No objections from Highways England.
- No comments from the Environment Agency.
- Representations as a result of public consultation.
- Comments made by Members at the meeting.

During debate Members discussed:

- The potential impact of additional HGV vehicles for Travel Lodge guests.
- Whether consultation with all businesses on the site had taken place. It was confirmed that all businesses had been consulted and that Moto Hospitality, which covered the whole site, were the applicant.
- Landscaping and trees.

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. 7149_01 Received on 4th Sept 2020
 - ii. 7149_02 Received on 4th Sept 2020
 - iii. 7149_03 Received on 4th Sept 2020

Unless otherwise required by another condition of this permission.

Before the Development is Commenced

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

During Building Works

- 4 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;

- 5 The development hereby approved shall be carried out in accordance with the recommendations contained within the following reports:

- Preliminary Ecological Appraisal Ref: 20961/E1

- 6 Prior to the installation of any external lighting associated with the development hereby approved, a scheme for the provision of external lighting together with a Lighting Assessment (including design, size and

illuminance) shall be submitted to and approved in writing by the Local Planning Authority. No external lighting other than details approved by this condition shall be installed within the HGV parking areas hereby approved.

Before the Development is brought into use

- 7 Before any part of the development hereby permitted is brought into use, the works to provide the surface water drainage shall have been completed in accordance with the approved details
- 8 Before the end of the first planting/seeding season following the first use 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.

Ongoing conditions

- 9 Within a period of five years from the first use 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 Dilks returned to the meeting at 14:20

86. Application S20/0345

Proposal: Erection of an earth sheltered dwelling house with associated soft/hard landscaping and the erection of three commercial buildings.

Location: Land West of Bridge End, Colsterworth

Decision: Withdrawn by the applicant

The Chairman noted that the applicant had requested that this item be withdrawn from this agenda as they were awaiting an Ecology Report.

87. Application S20/0564

Proposal: Erection of 3 attached dwellings

Location: Land to the South of 141 Stamford Street, Grantham, NG31 7BS

Decision: Minded to refuse the application

Noting comments made during the public speaking session by:

District Councillor: Councillor Adam Stokes
Against: Steven Parfitt

Together with:

- Provisions within the National Planning Policy Framework, the South Kesteven Local Plan and supplementary planning documents.
- No comments from Environmental Protection Services (SKDC).
- No objections, subject to informatives, from Lincolnshire County Council Highways and SuDs Support.
- No comments from Witham Third Internal Drainage Board.
- Representations as a result of consultation.
- Comments made by Members at the meeting.

Members considered the following during debate:

- Members referred to policies DE1 (b) NPPF page 32, 105d and 106 and the SKDC Local Plan which had been updated after the approval of the previous application which had elapsed.
- Whether the application would be an overdevelopment in relation to the size of the site.
- Whether the proposals were in keeping with the character of the area.
- The potential for a negative impact on neighbouring properties due to loss of privacy.
- Additional traffic in the area and the potential impact on neighbours
- Access for emergency services vehicles.
- Whether the frontage of the properties could be moved back to enable off-street parking.
It was noted that officers had asked the applicant if they wished to further amend the scheme, but the applicant had requested the application be determined in the presented format.
- Distance from the site to amenities and the town centre.

A proposition put forward was that the Committee be 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, Crawford, Dilks, Kaberry-Brown, Milnes, Reid and Mrs Judy Smith (7)
Against: Councillor Bellamy (1)
Abstain: Councillors Adams, Exton, Selby, Mrs Jacky 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.

88. Close of meeting

The Meeting closed at 15:31.