

Minutes

Planning Committee
Thursday, 16 September 2021, 13:00.



SOUTH
KESTEVEN
DISTRICT
COUNCIL

**Council Chamber – South Kesteven House,
St Peter's Hill, Grantham. NG31 6PZ**

Committee members present

Councillor Helen Crawford (Chairman)
Councillor Mrs Judy Smith (Vice-Chairman)

Councillor David Bellamy
Councillor Harrish Bisnauthsing
Councillor Phil Dilks
Councillor Mrs Rosemary Kaberry-Brown
Councillor Penny Milnes
Councillor Charmaine Morgan
Councillor Nick Robins
Councillor Penny Robins
Councillor Ian Selby
Councillor Jacky Smith
Councillor Judy Stevens

Officers in attendance

Nicola McCoy-Brown (Director of Growth and Culture)
Emma Whittaker (Assistant Director of Planning)
Graham Watts (Head of Democratic Services)
Phil Jordan (Principal Planning Officer)
Chris Brown (Principal Planning Officer)
Adam Murray (Senior Planning Officer)
Alice Atkins (Democratic Officer)

43. Register of attendance, membership and apologies for absence

Apologies for absence had been received from Councillor Robert Reid.

Councillor Nick Robins would be substituting for Councillor Robert Reid and Councillor Judy Stevens would be substituting in the Committee's vacancy.

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

44. Disclosure of interests

No interests were disclosed.

45. Minutes of the meeting held on 26 August 2021

The minutes of the meeting held on 26 August 2021 were agreed as a correct record.

46. Application S21/0458

Proposal: Use of Land for B8 Outside Storage

Location: Roseland Business Park, Roseland Way, Long Bennington

Decision: To approve the application conditionally

Noting comments made during the public speaking session by:

Against: Councillor John Leventhall

Applicant: Michael Sibthorp

Together with:

- No adverse impacts on the character and appearance of the area, subject to conditions.
- No adverse impacts on neighbouring land uses.
- Lincolnshire County Council (as Local Highways Authority) have confirmed that the highways impact is not considered to be severe.
- Traffic Management Plan conditioned to alleviate impact of vehicles travelling through Long Bennington.
- In accordance with the development plan, and no material considerations to indicate refusal.
- Additional condition proposed to restrict external lighting, unless otherwise approved in writing by the LPA

Members commented on:

- Whether Lincolnshire County Council Highways (LCC Highways) had approved the proposal, with regards to the new route.

It was confirmed that a condition had been included regarding the Traffic Management Plan which requires submission of details concerning the new route. Following the submission of these details, LCC Highways would be consulted.

- The possibility of LCC Highways laying an additional slip road to the south of Long Bennington A1.

It was noted that although Officers could not advise on behalf of LCC Highways, it was unlikely that any slip road would be built due to the scale of the application.

- Whether Anglia Water been consulted, as the Parish Council had advised Long Bennington was a flood risk area.

It was noted that the Environment Agency and Lincolnshire County Council had been consulted as the main authorities responsible for flood risk assessment with regards to the application. Neither party had raised any objections.

- Whether any condition regarding overnight parking would be included in the proposed Traffic Management Plan.

It was confirmed that there was no specific requirement for overnight parking, as this had not been considered a reasonable condition due to the nature of the application.

- Whether there would be an increased risk of flooding to the site as a result of the development.

The Officer advised that the nature of the proposed development involved permeable tarmac, which would have an improved rate of infiltration compared to the existing system and so should not result in an increased rate of run off.

- Whether the proposed surface would track possible pollutants coming off site.

It was noted that Environmental Health had been originally consulted and had raised concerns. The proposal had since been amended to include permeable tarmac which had alleviated the concerns of Environmental Health.

- Whether a more appropriate surface treatment for the area had been considered, with regards to the rural nature of the proposal's location.

It was noted that the proposal's location was a former airfield, and although considered rural, this was within the context of a built environment. The surface treatment chosen had therefore been deemed appropriate for the area.

Members were advised that if they disagreed that the surface was appropriate in its current form, they could refuse the application or request a different surfacing.

- Whether the permeable tarmac surface could support a potential future requirement for HGV accommodation.

It was noted that the proposal was intended for the accommodation of cars rather than HGVs.

- Members considered the addition of a landscaping condition to protect the biodiversity of the area and to limit the visual impact of the proposal.

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 additional amendments:

- The inclusion of a condition for the submission of a landscaping strategy to ensure that the works are sympathetic to the visual amenities of the locality and to enhance the biodiversity of the development
- That the Local Planning Authority request the consideration of options for overnight lorry parking as part of the Traffic Management Plan

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Site Location Plan (Drawing Ref: MSP.1733/103) received 10 March 2021
 - b. Block Plan (Drawing Ref: MSP.1733/104) received 10 March 2021
 - c. Flood Risk Statement (Mike Sibthorp Planning) received 10 August 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Landscaping Strategy

3. Before any development other than clearance works, details of a hard and soft landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - a. Proposed finished levels and contours
 - b. Means of enclosure
 - c. Vehicle and pedestrian access and circulation areas
 - d. Hard surfacing materials
 - e. Planting plans
 - f. Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - g. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.

Reason: To appropriately protect the visual amenities of the area, and to support the enhance of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036.

Before the Development is Occupied

Hard Landscaping Implementation

4. Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

Reason: To appropriately protect the visual amenities of the area, and to support the enhancement of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036.

Soft Landscaping Implementation

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

Reason: To appropriately protect the visual amenities of the area, and to support the enhancement of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036.

Surface and Foul Water Drainage Implementation

6. Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage as set out in the

Flood Risk Statement (Mike Sibthorp Planning) (August 2021) shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted Local Plan.

Traffic Management Plan

7. Before any part of the development hereby permitted is occupied, a Traffic Management Plan shall include details of the following:
 - a. Number of vehicle movements per day
 - b. Number of vehicle movements per day
 - b. Vehicle Routing Plan (to include measures to reduce the number of vehicles, in particular HGVs, contracted to the site operator, travelling through Long Bennington).
 - c. Arrangements for enforcement of the Traffic Management Plan / actions to be taken in the event of any identified breaches.
 - d. Evidence of consultation with Highways England in respect of seeking additional signage on the A1, north of Long Bennington, to deter HGV traffic from travelling through the village; and
 - e. Evidence of consultation with Long Bennington Parish Council in respect of the proposed Traffic Management Plan

The approved Traffic Management Plan shall thereafter be implemented and maintained strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proposed development does not give rise to unacceptable adverse impacts on residential amenity in accordance with Policy DE1 and EN4 of the South Kesteven Local Plan and Section 12 and Section 15 of the National Planning Policy Framework.

Ongoing Conditions

Storage Height Restrictions

8. Goods / materials shall not be stacked, stored or deposited on the outside areas of the site at a height exceeding 4.0 metres from the ground level.

Reason: To appropriately protect the visual amenities of the area in accordance with Policy EN1 and DE1 of the South Kesteven Local Plan 2011-2036.

9. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by the

Local Planning Authority prior to first occupation / use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To appropriately protect the visual amenities of the area in accordance with Policy EN1 and DE1 of the South Kesteven Local Plan 2011-2036.

47. Application S21/0459

Proposal: Use of Land for B8 Outside Storage

Location: Roseland Business Park, Roseland Way, Long Bennington

Decision: To approve the application conditionally

Noting comments made during the public speaking session by:

Against: Councillor John Leventhall

Applicant: Michael Sibthorp

Together with:

- No adverse impacts on the character and appearance of the area, subject to conditions.
- No adverse impacts on neighbouring land uses.
- Lincolnshire County Council (as Local Highways Authority) have confirmed that the highways impact is not considered to be severe.
- Traffic Management Plan conditioned to alleviate impact of vehicles travelling through Long Bennington.
- In accordance with the development plan, and no material considerations to indicate refusal.
- Additional condition proposed to restrict external lighting, unless otherwise approved in writing by the LPA

Members commented on:

- Whether it could be ensured that the same additional amendments would be made to application S21/0459 as had been made to S21/0458.

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 additional amendments:

- The inclusion of a condition for the submission of a landscaping strategy to ensure that the works are sympathetic to the visual amenities of the locality and to enhance the biodiversity of the development

- That the Local Planning Authority request the developers of the proposal to provide consideration of options for overnight lorry parking as part of the Traffic Management Plan

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - a. Site Location Plan (Drawing Ref: MSP.1733/101) received 10 March 2021
 - b. Block Plan (Drawing Ref: MSP.1733/102) received 10 March 2021
 - c. Flood Risk Statement (Mike Sibthorp Planning) received 10 August 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

Landscaping Strategy

3. Before any development other than clearance works, details of a hard and soft landscaping scheme shall have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
 - a. Proposed finished levels and contours
 - b. Means of enclosure
 - c. Vehicle and pedestrian access and circulation areas
 - d. Hard surfacing materials
 - e. Planting plans
 - f. Written specifications (including cultivation and other operations associated with plant and grass establishment)
 - g. Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate.

Reason: To appropriately protect the visual amenities of the area, and to support the enhance of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036

Before the Development is Occupied

Hard Landscaping Implementation

4. Before any part of the development hereby permitted is occupied / brought into use, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

Reason: To appropriately protect the visual amenities of the area, and to support the enhancement of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036.

Soft Landscaping Implementation

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

Reason: To appropriately protect the visual amenities of the area, and to support the enhancement of the District's biodiversity interests, in accordance with Policy EN1, EN2 and DE1 of the South Kesteven Local Plan 2011-2036.

Surface and Foul Water Drainage Implementation

6. Before any part of the development hereby permitted is occupied, the works to provide the surface and foul water drainage as set out in the Flood Risk Statement (Mike Sibthorp Planning) (August 2021) shall have been completed in accordance with the approved details.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Policy EN5 of the adopted Local Plan.

Traffic Management Plan

7. Before any part of the development hereby permitted is occupied, a Traffic Management Plan shall include details of the following:
 - a. Number of vehicle movements per day

- b. Vehicle Routing Plan (to include measures to reduce the number of vehicles, in particular HGVs, contracted to the site operator, travelling through Long Bennington).
- c. Arrangements for enforcement of the Traffic Management Plan / actions to be taken in the event of any identified breaches.
- d. Evidence of consultation with Highways England in respect of seeking additional signage on the A1, north of Long Bennington, to deter HGV traffic from travelling through the village; and
- e. Evidence of consultation with Long Bennington Parish Council in respect of the proposed Traffic Management Plan

The approved Traffic Management Plan shall thereafter be implemented and maintained strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the proposed development does not give rise to unacceptable adverse impacts on residential amenity in accordance with Policy DE1 and EN4 of the South Kesteven Local Plan and Section 12 and Section 15 of the National Planning Policy Framework.

Ongoing Conditions

Storage Height Restrictions

8. Goods / materials shall not be stacked, stored or deposited on the outside areas of the site at a height exceeding 4.0 metres from the ground level.

Reason: To appropriately protect the visual amenities of the area in accordance with Policy EN1 and DE1 of the South Kesteven Local Plan 2011-2036.

9. No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by the Local Planning Authority prior to first occupation / use of the site. Any external lighting that is installed shall accord with the details so approved.

Reason: To appropriately protect the visual amenities of the area in accordance with Policy EN1 and DE1 of the South Kesteven Local Plan 2011-2036.

48. Application S21/1514

Proposal: Removal of existing portable office building and toilet block building and erection of new office building (including new staff welfare facilities canteen, drying room, toilets, and showers)

Location: Hangar 8, Roseland Business Park, Long Bennington, NG23 5FF ES Global

Decision: To approve the application conditionally

Members noted:

- Principle of development is acceptable
- No conflict with Long Bennington Neighbourhood Plan Policy LB3
- No adverse impacts on the character and appearance of the area
- No adverse impacts on neighbouring land uses
- Lincolnshire County Council (as Local Highways Authority) have confirmed that the highways impact is not considered to be severe
- In accordance with the development plan, and no material considerations to indicate refusal

Members commented on:

- Whether Lincolnshire Fire and Rescue had been consulted regarding the isolated nature of the proposal's location.

It was noted that although Lincolnshire Fire and Rescue had not been directly consulted, they had been made aware of the application and had provided no comments.

- Whether those looking to park overnight could make use of the facilities.

It was noted that the application would result in no impact on any overnight parking.

- Whether any minor landscaping could be requested in order to break up the concrete space.

Officers advised that a request for landscaping had not been necessary due to the proposal consisting of small building. The proposal would be an improvement in terms of visual impact when compared to what it would be replacing.

- Members debated the use of landscaping. It was noted that the inclusion of greenery around the edge of the building would support the mental health of those using it.

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 additional amendments:

- The inclusion of a condition for the submission of a landscaping strategy to ensure that the works are sympathetic to the visual amenities of the locality and to enhance the biodiversity of the development

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. Drawing No.5209/00/100 P1, Location Plan
 - ii. Drawing No.5209/00/102 P1, Proposed Building Location Plan received
 - iii. Drawing No.5209/01/101 P1,Ground Floor Plan
 - iv. Drawing No.5209/01/102 P1 Roof Plan
 - v. Drawing No.5209/01/103 P1 South and East Elevations
 - vi. Drawing No.5209/01/104 P1 North and West Elevations

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

3. Should the developer during excavation and construction works of the said development site find any area of the site where it is suspected that the land is contaminated then all works must stop, and the local planning authority notified immediately. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared in accordance with current good practice and legislation and submitted to and approved by the Local Planning Authority, and the approved remediation shall thereafter be implemented. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policies EN2 and EN4 of the adopted South Kesteven Local Plan and national guidance contained in the NPPF paragraphs 178 and 179.

- 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;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

- 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 6 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 soft landscaping details.

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan

49. Application S21/2178

Proposal: Erection of a single 2-storey detached self build family dwelling and single storey double garage with associated landscaping works.

Location: Bridge House, Village Street, Pickworth, NG34 0TD

Decision: To approve the application conditionally

Noting comments made during the public speaking session by:

District Ward Councillor: Sarah Trotter (as read out by the Democratic Officer)

Against: Ian Roberts (Pickworth Parish Meeting)

Applicant: Joe Griffiths

Together with:

- Principle of development established under outline consent ref: S20/0475
- Concern raised with initial design
- Applicant and agent have proactively engaged with design officer to amend scheme
- Revised design considered acceptable for site and surrounding context
- No significant adverse impacts on residential amenity of neighbouring occupiers
- Drainage and sustainable buildings details to be secured by condition
- Additional landscaping conditions recommended to ensure dwelling assimilates with surroundings
- Adequate access, parking and turning arrangements
- Recommended for approval subject to conditions in main report and additional items paper

Members commented on:

- Whether the privacy of residents would be impeded by the proposed development.

It was noted that the proposal was a significant distance from any neighbouring properties and would therefore not impede the privacy of residents.

- Whether the planting of evergreen trees had been considered.

It was confirmed that an additional landscaping condition had been included which would require the development to be appropriately assimilated with its surroundings.

- Members expressed support for the landscaping condition to consider Bridge House which was one of the oldest houses in Pickworth.
- Members discussed the which trees would be most appropriate to plant under the landscaping condition.

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.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following list of approved plans:
 - i. (08)009 REV P05 block and location plan received 5 July 2021
 - ii. (08)010 REV P03 floor plans received 5 July 2021
 - iii. (08)011 REV P03 elevations received 5 July 2021
 - iv. (08)014 REV P02 garage plans received 5 July 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before Development is Commenced

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.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

4. Before the development hereby permitted is commenced, all existing trees identified within the Tree report BALDS017-21, Revision B dated June 2021 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.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policies EN2 and DE1 of the adopted South Kesteven Local Plan.

5. No development shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 have 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.

Reason: To ensure the dwellings are constructed to a standard that mitigates against climate change as required by Local Plan Policy SB1.

6. 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. hard surfacing materials;

Reason: Hard landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

During Building Works

7. The development must be carried out in accordance with the Great Crested Newt District Level Licence numbered 2021-00093-EPS-DLL received 17 September 2021.

Reason: This condition is necessary in order to ensure that the proposal does not have an unacceptable impact on biodiversity and protected species.

8. 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.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

9. 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;

Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

Before the Development is Occupied

10. Before each dwelling of the development hereby permitted is occupied, the external surfaces for that dwelling shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

11. 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.

Reason: To ensure the provision of satisfactory surface and foul water drainage is provided in accordance with Policy EN5 of the adopted South Kesteven Local Plan.

12. 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 details.
Reason: Soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.
13. 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.
Reason: Hard landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.
14. Before any dwelling hereby permitted is occupied, the parking and turning area accompanying the dwelling shall have been constructed in accordance with the approved details shown on drawing no. (08)009 REV P05 block and location plan received 5 July 2021 and shall be retained as such and for no other purpose thereafter.
Reason: To allow vehicle to park and turn within the site and leave in forward gear and to reduce any additional on street parking in the interests of highway safety in accordance with South Kesteven Local Plan Policy ID2.

Ongoing Conditions

15. 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.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policies DE1, EN3 and OS1 of the adopted South Kesteven Local Plan.

50. Application S21/1219

Proposal: Fabric refurbishments to the link and Engineering blocks, including replacement glazing and re-roofing works

Location: Grantham College, Stonebridge Road, Grantham

Decision: To approve the application conditionally

Noting comments made during the public speaking session by:

Applicant: David Morgan

Together with:

- Principle of development is acceptable
- No adverse impacts on the character and appearance of the area with increase in floor space proposed, refurbishment works only
- No impact on the setting of the Grantham Conservation area
- No adverse impacts on neighbouring land uses
- In accordance with the development plan, and no material considerations to indicate refusal

Members commented on:

- How the applicant had made efforts to enhance the building and add sustainable LED lighting.

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.
Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

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

Drawing No.101-320 P001A Site Location Plan received 30 June 2021
Drawing No.101-320 P002 Block Plan received 18 June 2021

Drawing No.101-320 P0020 Proposed Basement Plan received 18 June 2021
Drawing No.101-320 P0021 Proposed Ground Floor Plan received 18 June 2021
Drawing No.101-320 P0022 Proposed First Floor Plan received 18 June 2021
Drawing No.101-320 P0023 Proposed Roof Plan received 18 June 2021
Drawing No.101-320 P0024 Proposed Roof Cross Sections received 18 June 2021
Drawing No.101-320 P0025 Proposed Ground Floor RCP received 18 June 2021
Drawing No.101-320 P0031 Proposed Engineering Block Elevations (colour) received 18 June 2021
Drawing No.101-320 P0032A Proposed Link Block Elevations received 22 September 2021
Drawing No.101-320 P0034 Proposed Window Schedule - Link Block received 18 June 2021
Drawing No.101-320 P0035 Proposed Window Schedule - Engineering Block received 18 June 2021
Drawing No.101-320 P0036 Proposed Door Schedule 18 June 2021
Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Building is Occupied

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, plans and email dated 21 September 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

51. Application S21/1372 and S21/1373

Proposal: Installation of a 7m by 3.5m sunken swimming pool on the Eastern side of the property, 3.5m parallel to the kitchen (LBC Ref S21/1373)

Location: St Vincents, St Vincents Road, Grantham, NG31 9EJ

Decision: To approve the application conditionally

Members noted:

- No harm to listed building considered and no above ground development proposed

- SKDC Conservation Officer has raised no objections
- Archaeology – no objections raised
- Proposal considered to comply with policies DE1 & EN6 of SKDC Local Plans and Section 16 of NPPF

Members commented:

- Whether it could be confirmed that there would be no above surface building work relating to the application.

It was confirmed that there would not be.

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.

Reason: In order to ensure that the works are commenced in a timely manner, as set out in Sections 18 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Approved Plans

2. The works hereby consented shall be carried out in accordance with the following list of approved plans:
 - i. Location plan received 07 July 2021
 - ii. Proposed block plan, received 14 July 2021
 - iii. Proposed elevations, received 07 July 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

During Building Works

3. Prior to the completion of the excavation of the swimming pool hereby permitted, details of the materials to be used in relation to the pool surround (including any potential landscaping) must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

Prior to occupation/first use

4. Before any part of the development hereby permitted is brought into use, the detailing of the pool surround shall have been completed in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

52. Application S21/1201

Proposal: Submission of details reserved by conditions 2 (historic building record) and 5 (landscaping) of S21/0113 (Reserved matters application for details relating to external appearance, layout, scale, and landscaping, with associated open space and infrastructure for the erection of 373 new dwellings, pursuant to Outline Planning Permission under application ref: SK.94/0125/12.)

Location: Land South of Harvey Close and West of Wincanton Way, Bourne

Decision: To approve the historic building record submitted in relation to condition 2 of reserved matters permission ref: S21/0113, and not to approve the landscaping details submitted in relation to condition 5 of reserved matters permission ref: S21/0113

Members noted:

Condition 2 evaluation:

- Historic Building Recording at Bridge 234 ref: LP3919E-HBR-v
Condition 5 evaluation:
 - Development principles established through outline consent SK.94/0125 for wider Elsea Park development
 - Reserved matters for this zone approved in March under ref: S21/0113
 - No conditions protecting bridge on outline consent
 - Bridge 234 not listed or in conservation area
 - Express planning permission would not be required to demolish bridge
 - Elsea Park Community Trust support proposals

Members commented on:

- Whether Officers had been approached by the Bourne History Group, who had made potential plans regarding the future of the bridge, and whether these plans had been appraised.

It was noted that no suggestions about an alternative use of the space had been received in the form of a valid Discharge of Conditions Application. The Officer advised that the Committee were not to consider the acceptability of alternative schemes, but to consider the acceptability of the submitted details in relation to the requirements of the conditions.

- Members discussed the historic interest surrounding the bridge, as well as its railway heritage past.
- Members discussed the possibility of allowing for an alternative application to come forward and for this to be assessed.
- Members discussed the importance of retaining the bridge, citing its historical significance and possible damage to the Council's reputation if it were removed.

Members were advised of the legal risks associated with a refusal of the application. It was noted that nothing existed legally which required the retention of the bridge and that it would be unreasonable to refuse the application based on a preference to retain it.

- Members noted their dissatisfaction with the submitted details, referring to limited efforts made by the developer to recognise the historic significance of bridge 234.
- Members discussed the level of public interest around retaining the bridge.
- Members debated whether the previous condition included an implicit intention to demolish bridge.
- Members discussed the possibility of deferring the application.

Members were again reminded of the legal risks associated with refusing the application. It was advised that the Committee could not require the developer to retain the bridge.

- Members discussed the possibility of amending condition 5 to allow for a requirement to retain at least part of the fabric of the bridge.

It was proposed, seconded and **AGREED** to approve the historic building record submitted in relation to condition 2 of reserved matters permission ref: S21/0113.

It was proposed, seconded and **AGREED** not to approve the landscaping details submitted in relation to condition 5 of reserved matters permission ref: S21/0113 for the following reason:

The proposed landscaping details for the pocket park included the demolition of bridge 234. The total loss of the bridge and replacement with a paved area would fail to preserve its significance as a non-designated heritage asset contrary to Local Plan Policy EN6. Further, the levelling of the natural landscape in that part of the site would fail to retain its natural features contrary to Local Plan Policy DE1.

Members **AGREED** to seek a meeting with the applicant and/or applicant's agent to discuss the possibility of retaining the bridge. It was agreed that the Assistant Director of Planning was to seek to organise the meeting, with a member of the Planning Committee to attend on behalf of the Committee.

(Councillor Penny Robins and Councillor Nick Robins left the meeting at 16:35, during consideration of the above item.)

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

There was none.

54. Close of meeting

The Chairman closed the meeting at 16:45.