

Minutes

Planning Committee

Thursday, 19 May 2022, 1.00 pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Helen Crawford (Chairman)

Councillor David Bellamy

Councillor Phil Dilks

Councillor Penny Milnes

Councillor Robert Reid

Councillor Penny Robins

Councillor Ian Selby

Councillor Judy Stevens

Councillor Ashley Baxter

Councillor Gloria Johnson

Councillor Kaffy Rice-Oxley

Councillor Nick Robins

Other Members in attendance

Councillor Virginia Moran

Councillor Sarah Trotter

Officers in attendance

Alan Robinson (Deputy Chief Executive)

Phil Jordan (Principal Planning Officer)

Adam Murray (Principal Planning Officer)

Ellie Sillah (Principal Planning Officer)

Mark Howells (Legal Advisor)

Amy Pryde (Democratic Services Officer)

151. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Judy Smith, Rosemary Kaberry-Brown, Jacky Smith, Harish Bisnauthsing and Charmaine Morgan.

Councillors Ashley Baxter, Gloria Johnson, Nick Robins and Kaffy Rice-Oxley acted as substitutes, for this meeting only.

Councillor David Bellamy acted as Vice-Chairman, for this meeting only.

Councillor Ashley Baxter would be leaving the meeting at 2:45pm.

152. Disclosure of interests

Councillor David Bellamy confirmed that he would be speaking as Ward Councillor for Application S21/1906 but would not be involved in the vote or debate.

Councillor Ashley Baxter confirmed that he would be speaking as Ward Councillor for Application S21/2138 but would not be involved in the vote or debate.

Councillor Judy Stevens declared an interest in relation to S21/2138 that was a member of the Deepings Neighbourhood Planning Group.

(The Chairman adjourned the meeting for 15 minutes to ensure Committee Members could read the Additional Information papers.)

153. Minutes of the meeting held on 21 April 2022

The minutes of the meeting held on 21 April 2022 were proposed, seconded and **AGREED** as a correct record.

154. Application S21/2138

Proposal:	Erection of a new discount foodstore (Use Class E) with access, car parking, landscaping and other associated works.
Location:	Land To The East Of Peterborough Road Market Deeping, PE6 8GQ.
Decision:	To authorise the Assistant Director of Planning to REFUSE planning permission for the reasons set-out in section 12 of this report.

Noting comments made in the public speaking session by:

District Ward Councillor:	Councillor Ashley Baxter Councillor Virginia Moran
Against:	Christine Weguelin
For:	Kate Bleloch and Marcin Koszyczarek

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, the Deepings Neighbourhood Plan, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, the National Planning Policy Framework (NPPF) and supplementary planning documents.
- Comments received from LCC Highways/LLFA.
- Comments received from the Drainage Board.
- Site observations.

- 53 representations in objection and approx. 112 representations in support received as a result of publicity.

During questions to public speakers, Members commented on:

- Whether another planning application was imminent for an additional discount store and whether the leases for the land in relation to this had been acquired back into control.
- The impact of the proposed discount foodstore on town centre businesses.
- The retail offer of the proposed discount foodstore.

During questions to officers and debate, Members commented on:

- The outcome of the sequential test.
- The availability and suitability of the site.
- The number of discount retailers the town could support.
- The level of car parking provision available in the town centre to support an additional store.
- The need to support independent retailers in the area.
- Provisions within the Deepings Neighbourhood Plan.
- The views of existing retailers in relation to the proposed development.

It was proposed, seconded, and **AGREED** to refuse the application for the following reasons outlined in the Case Officer's report:

The proposed development would result in a prominent, unattractive visual impact, particularly when entering the Deepings from the A15 North/Bourne roundabout, identified as Important Gateway 1 in the adopted Deepings Neighbourhood Plan. It would therefore be contrary to Deepings Neighbourhood Plan policy DNP10, Policy DE1 of the Local Plan, and Paragraph 130 of the NPPF.

- In conclusion, none of the additional items alter the recommendation to refuse the application. However it is recommended that the first reason for refusal is separated into 2 separate reasons as follows:

Reason 1

The application site is outside of the town centre. Based on the information and evidence available, including independent retail advice, there is a sequentially preferable site at land to the west of The Deepings Shopping Centre at Market Deeping. The applicant's reasons for dismissing this alternative site as not being available or suitable have not been adequately substantiated. Therefore, the sequential test has not been passed and the proposal fails to comply with Policy DEP2 of the Local Plan, and paragraphs 87 and 88 of the NPPF.

Reason 2

The applicant has provided insufficient information to demonstrate that the proposed development would not give rise to significant adverse impacts on existing, committed and planned public and private investment within centres in the catchment area and on town centre vitality and viability, including local consumer choice and trade in town centres and the wider retail catchment. The proposal therefore does not comply with paragraph 90 of the NPPF and Policy DEP2 of the adopted SKDC Local Plan (2020).

Reason 3 (as per recommendation report)

The proposed development would result in a prominent, unattractive visual impact, particularly when entering the Deepings from the A15 North/Bourne roundabout, identified as 'Important Gateway 1' in the adopted Deepings Neighbourhood Plan. It would therefore be contrary to Deepings Neighbourhood Plan Policy DNP10, Policy DE1 of the adopted Local Plan, and Paragraph 130 of the NPPF.

155. Application S21/1906

Proposal:	Reserved matters for appearance, layout, scale and access for the erection of 70 dwellings following Outline permission S18/2379.
Location:	Land West Off A1 And North Of Bourne Road, Colsterworth
Decision:	To authorise the Assistant Director of Planning to approve the submitted reserved matters details, subject to conditions outlined in this report

Noting comments made in the public speaking session by:

District Ward Councillor:	Councillor David Bellamy
Against:	Arthur Marshall Ken Vickers
Applicant's Agent:	Paul Slater

(Councillor Robert Reid arrived at 14:50)

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, the National Planning Policy Framework (NPPF) and supplementary planning documents.
- Comments received from Colsterworth Parish Council.
- Comments, including proposed conditions, received from LCC Highways.

- Comments received from Environmental Protection.
- Comments received from Anglian Water.
- Comments received from National Highways.
- No objections received from Environment Agency.
- Comments received from the Drainage Board.
- Comments received from the Project Partnership Officer.
- No comments received from Historic England.
- No comments received from Gardens Trust.
- Comments received from Lincolnshire Fire and Rescue Services.
- Site observations.
- Representations received as a result of publicity.

During questions to public speakers, Members commented on:

- The layout of the proposed development, particularly regarding its proximity to existing bungalows.
- Concerns around the location of the proposed attenuation pond with relation to rainwater flooding.
- Concerns relating to the proposed drainage strategy.
- The level of engagement the applicant had undertaken with Anglian Water.
- The improvements made to the proposed application, particularly the addition of the street trees.
- The maintenance of the proposed street trees.
- Concerns raised by neighbouring residents.
- Concerns relating to the proximity of the nearby roundabout to the access to the proposed development.
- Whether a more detailed drainage report could be provided.
- Satisfaction was expressed with regards to the residential designs.
- Concerns relating to parking.

During questions to officers and debate, Members commented on:

- A need for the applicant to address the concerns expressed by Members.
- The windows afforded by the proposed development.
- A need to reassess the proposed drainage strategy.
- The proximity of the proposed LEAP to the A1.
- A need for the applicant to engage in consultation with the Parish Council and the relevant Ward Member prior to the application being represented to the Planning Committee.

It was proposed, seconded, and **AGREED** to authorise the Assistant Director of Planning to DEFER the application in order to allow the applicant to review the issues raised:

- Impact on 9/10 Meadow Close. Need to consider dwelling designs or ideally change house types to bungalows.
- Clarify why ground conditions allow infiltration in the attenuation basin, but not for swales as part of the wider drainage strategy.
- Provide rationale for why the access could not come off the roundabout (needs consultation and endorsement from LCC).
- Agreed landscaping details.
- Justification for parking (include RS request to change remove rear parking area).

156. Application S21/0808

(Councillor Judy Stevens left the meeting)

Proposal:	Outline application (with all matters reserved except access and layout) for the erection of 1 dwelling and associated access.
Location:	Land at Pickworth Grange, Village Street, Pickworth
Decision:	To authorise the Assistant Director of Planning to GRANT planning permission subject to conditions outlined in this report.

Noting comments made in the public speaking session by:

District Ward Councillor:	Councillor Sarah Trotter
Pickworth Parish Meeting:	Mark Houldey
Against:	Aaron Bell
	Clare Murray
Applicant:	Mark Tucker

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, the National Planning Policy Framework (NPPF).
- Comments received from Pickworth Parish Meeting.
- Comments received from LCC Highways/suDS comments.

During questions to officers and debate, Members commented on:

- Whether the Planning Inspectors report of 1992 was considered on the application, as some information, policies and the Council's Local Plan were still relevant to give weight on the application.
- Concerns over local flooding.

- Clarification on whether the Planning Inspector had taken away the permitted development rights or the right to develop the land. It was confirmed the Planning Inspector's appeal decision was removing the permitted development rights.
- Concerns over the proposals changing the street scene.
- A query on the proposed site location and the driveway access.
- Whether a covenant could be included within the application to exclude outbuildings or garages to be built.
- Concerns over retention of the proposed hedge, landscape and open space.
- Clarification was provided by the Legal Advisor on permitted development rights in relation to the Planning Inspectors report from 1992.
- What the Council could do to 'give weight' to the Inspectors comments.

It was clarified that the outline application was for layout and access only.

It was proposed, seconded, and **AGREED** that the application be **REFUSED** for the following reason:

By virtue of the harm to the prevailing open character of the application site, in conjunction with the adjacent Village green, the application proposals would be contrary to Policy SP3(d), DE1 and SD1 of the adopted South Kesteven Local Plan 2011-2036 and Section 12 of the NPPF. There are no material considerations of sufficient weight to grant planning permission contrary to the development plan.

157. Application S21/1780

Proposal:	Erection of 3(no) holiday let units and use of existing static caravan for holiday let purposes
Location:	Woodlands, Fen Lane, Long Bennington
Decision:	To authorise the Assistant Director for Planning to GRANT planning permission subject to conditions.

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, Long Bennington Neighbourhood Development Plan, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document, National Planning Policy Framework (NPPF).
- No comments received from Cadent Gas.
- No comments received from Environment Agency.
- Comments received from Lincolnshire County Council (Highways and SuDS).
- No comments received from Lincolnshire Fieldpaths Association.

- No comments received from Lincolnshire Police Crime prevention Officer.
- Comments received from Long Bennington Parish Council.
- Comments received from National Highways (Highways England).
- Comments received from SKDC Arboricultural Advisor.
- Comments received from SKDC Environmental Protection Officer.
- Comments received from Upper Witham Internal Drainage Board.
- Comments received from Ministry of Defence.

During questions to officers and debate, Members commented on:

- A query was raised on owners of the land to the east of the site.
- That the land to the East of the site was an illegal dumping site and has previously set on fire. It was suggested that a fire hydrant be installed if the Committee were to approve the application.
- Concern over the microlight strip and whether it had planning permission. There was a permitted development right on the microlight strip for temporary use of land.
- Clarification on the public bridleway and whether this would remain or be re-routed.
- What the outcome would be if the applicant requested more caravans on the site at a later date.
- Concerns were raised over policing aircraft movement and the residency status of the caravans.
- Whether the ongoing occupancy restriction conditions could include the details of motor vehicle registration and aircraft registration.
- Concerns over the condition and location of a fire hydrant. The condition would be worded to capture details of firefighting measures.

It was proposed, seconded and **AGREED** that the application be approved on the basis that firefighting measures were included and 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:

- a. Proposed Block Plan (Ref: MSP.1828/002A)
- b. Proposed Floor Plan and Elevations (Ref: MSP.1828/003)

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

Tree Protection Plan

3) No works or development shall take place until a final site specific arboricultural method statement and tree protection plan for the protection of the retained trees has been submitted to and approved by the LA in writing. The method statement and plan shall meet with the standards set out in the BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. The protection scheme and plan shall be completely implemented prior to site preparation, clearance and building works starting on site and not removed until entirely complete. The protection scheme must include details of all trees to be retained and positioning of tree protection fencing and ground covers to create construction exclusion zones. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner without the prior written approval of the LA. An arboricultural site monitoring protocol shall be agreed with and approved by the LA in writing in respect to tree protection.

Reason: In the interest of amenity, tree health and for the avoidance of doubt.

No-dig surfaces

4) No works or development shall take place until a detailed site specific method statement has first been submitted to and approved in writing by the Local Planning Authority, including details of a new no-dig hard surface.

The no-dig method of hard surface construction inside the RPAs of the retained trees will utilise a cellular confinement system that disperses downward forces in a horizontal manner thereby reducing the risk of compaction on the roots of the nearby retained

trees. It will build up the levels slightly rather than digging down using permeable materials to allow the transfer of water, oxygen, and nutrients. The methodology shall meet with the minimum standards set out in the BS5837: 2012 Trees in Relation to Design, demolition and Construction -Recommendations and the Guidance Note 12 published by the Arboricultural Association

An arboricultural site monitoring protocol shall be agreed with and approved by the Local Planning Authority in writing in respect of the new no-dig surface.

Reason: In the interest of amenity, tree health and for the avoidance of doubt.

Hard and Soft Landscaping Details

- 5) No development shall take place until 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:
- 6)
- 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: Hard and soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1 of the adopted Local Plan.

Surface Water Drainage Strategy

- 7) 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. The drainage details must:
- Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development

- Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site
- Provide attenuation details and discharge rates which shall be restricted to the brownfield runoff rate
- Provide details for 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 the adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

No hardstanding areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision of satisfactory surface and foul water drainage in accordance with Local Plan Policy EN5 and to prevent environmental and amenity problems arising from flooding.

During Building Works

Sustainable Buildings

- 8) Before any works on the external elevation of the development hereby permitted are begun, details demonstrating how the proposed development 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 building; 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 dwelling hereby permitted.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1.

Ecological Mitigation

- 9) The development hereby permitted shall be carried out in accordance with the recommendations contained in Section 5 of the submitted Preliminary Ecological Appraisal (Inspired Ecology Limited) (December 2021).

Reason: To ensure a satisfactory form of development which would have no significant impact on protected species or other ecological assets, and to secure a biodiversity net gain in accordance with Policy EN2 of the adopted South Kesteven Local Plan.

Before Development is Occupied

Materials Implementation

- 10) Before any part of the development hereby permitted is occupied, the proposed units must have been completed in accordance with the details stated in the 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.

Hard Landscaping Implementation

- 11) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

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

Soft Landscaping Implementation

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

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

Ongoing

Occupancy Restriction Conditions

- 13) The holiday accommodation hereby approved shall be occupied only in strict accordance with the following requirements:
- i. The holiday lodges shall be occupied for holiday purposes only.
 - ii. The holiday lodges shall not be occupied as a person's sole, or main place of residence.
 - iii. A register of occupancy of the holiday lodges, to include the details of motor vehicle registration numbers, the names and addresses of all occupants and their arrival and departure dates, shall be kept by the site manager and shall be made available at all reasonable times for inspection by officers of the local planning authority".

Reason: To ensure that the permitted holiday lodges are not occupied for permanent residential use having regard to the site's location outside of the main built-up area of an existing setting within the District, and the overall spatial strategy for residential development set out in Policy SP1 and SP2 of the adopted South Kesteven Local Plan.

Soft Landscaping Protection

- 14) 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policies DE1 and EN2 of the adopted South Kesteven Local Plan.

Lighting Scheme

- 15) No floodlighting, security lighting or other external lighting shall be installed or operated on the site other than in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the visual amenity of the area and limit pollution in accordance with Policies EN4 and DE1 of the adopted South Kesteven Local Plan.

158. Application S21/2094 and S21/2095

Application S21/2094

Proposal: Erection of a new-built sheltered housing scheme of 20 no. flats with communal facilities and parking including demolition of an outbuilding listed by curtilage to 44-46 Watergate, and alteration / refurbishment of existing building on 20 Swinegate

Location: 20 and 20B Swinegate, Grantham

Decision: To authorise the Assistant Director for Planning to GRANT planning permission subject to the completion of a Section 106 Agreement and subject to conditions outlined in this report.

Application S21/2095

Proposal: Demolition of an outbuilding listed by curtilage to 44-46 Watergate

Location: 20 and 20B Swinegate, Grantham

Decision: To authorise the Assistant Director for Planning to GRANT consent subject to conditions.

These applications were discussed and debated together, however, were voted on separately.

Councillor Robert Reid declared that he was the Cabinet Member for Housing and Property and therefore, would not participate in the debate or vote on the two applications.

Noting comments made in the public speaking session by:

Colleague of SKDC: Head of Housing Technical Services - Julie Martin
Against: James Smith
For: Councillor Robert Reid (Cabinet Member for Housing and Property)

Together with (S21/2094):

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- Comments received from Anglian Water.
- No comments received from Cadent Gas.
- Comments received from Environment Agency.
- Comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- No comments received from Lincolnshire County Council (Education).
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Lincolnshire Fire & Rescue.
- No comments received from Lincolnshire Police Crime Prevention Officer.
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from National Grid.
- Comments received from NHS Lincolnshire CCG.
- Comments received from SKDC Arboricultural Advisor.
- Comments received from SKDC Conservation Officer.
- Comments received from SKDC Environmental Protection Officer.
- Comments received from SKDC Principal Urban Design Officer.
- Comments received from Upper Witham Internal Drainage Board.
- No comments received from Victorian Society.

Together with (S21/2095):

- Provisions within the South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework (NPPF).
- No comments received from Grantham Civic Society.
- No comments received from Heritage Lincolnshire.
- Comments received from Historic England.
- Comments received from SKDC Conservation Officer.

During questions to public speakers, Members commented on:

- Clarification was provided that the social housing proposed would be for individuals aged 55 and over.

During questions to officers and debate, Members commented on:

- Whether the proposed units would contribute towards the overall Council's housing stock of 650 a year. It was confirmed that they would fall under the housing contribution.
- The Principal Planning Officer clarified that impacts on safety and wellbeing from parking provision had been considered significantly by Lincolnshire County Council. Lincolnshire Police were satisfied that the public thoroughfare would be covered by CCTV surveillance. A

construction management plan was included as part of a condition that deals with matters in terms of noise and dust. The town centre policy encouraged residential use in any case and permitted development rights which allowed retail users to convert to residential uses if necessary.

- How many parking spaces would be available? The area in red on the report showed the existing arrangements that would need to be moved. It was confirmed that the scheme would reduce the capacity of the car park to 79 spaces from 92.
- Whether there would be a height restriction on entry and exit to the car park and if emergency services would be able to gain access.
- Concerns were raised on the entry/exit of the revised car park layout onto a busy main road, rather than the site itself.
- It was clarified that standing advice from Lincolnshire Fire & Rescue related to distances to a fire hydrant and whether any additional sprinkler mechanisms were required in a building dependant on the metric volume of the building.
- Whether residents would have dedicated parking for the residents. It was confirmed that specific parking would not be provided for residents, 4 spaces would be provided in association with the development for visitors.
- Further concern was raised on where support staff would be able to park to visit and care for individuals living in the proposed sheltered housing.
- Whether incorporating one-way entry/exit for the car park would enable more car parking spaces to be kept.

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. Proposed Site Block Plan (Drawing Ref: 3769 SH-03 Rev A)
 - b. Proposed Ground Floor Plan (Drawing Ref: 3769 SH-04 Rev B)

- c. Proposed Upper Floor Plans (Drawing Ref: 3769 SH-05 REV A)
- d. Proposed Elevations & Sections 1 (Drawing Ref: 3769 SH-06 Rev B)
- e. Proposed Elevations & Section 2 (Drawing Ref: 3769 SH-07 Rev B)
- f. Proposed External Windows & Doors Details 1 (Drawing Ref: 3769 SH-08)
- g. Proposed External Windows & Doors Details 2 (Drawing Ref: 3769 SH-09)
- h. Proposed Alterations to Watergate Car Park (Ref: 2021-9230-001)

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

Phasing Plan and Timetable

- 3) Prior to the commencement of any works or site preparations pursuant to this planning permission, a phasing plan and timetable shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall outline the programme of works, including the completion of the required contaminated land survey, and the phasing of the demolition works as part of the wider redevelopment project.

Thereafter, the scheme shall be carried out in accordance with the approved phasing details.

Reason: To ensure that the development as a whole proceeds in an orderly and co-ordinated manner.

Surface Water Drainage Strategy

- 4) Before the development hereby permitted is commenced, a scheme for the treatment of surface water drainage and Flood Risk Assessment, to include Section 19 investigations / mitigation, shall have been submitted to and approved in writing by the Local Planning Authority. The drainage 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 the brownfield runoff rate
- Provide details for 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 the adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime and to ensure that flood risk is decreased.

No dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full, in accordance with the approved details.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of, or upstream of, the permitted development, and to prevent environmental and amenity problems arising from flooding, in accordance with Local Plan Policy EN5.

Contaminated Land Survey

- 5) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until a Phase II Site Investigation assessing the ground conditions of the site and incorporating chemical analysis, identified as appropriate by the submitted Contaminated Investigation Report (Ground Engineering) (Ref: C14348) has first been submitted to and approved in writing by the Local Planning Authority.

The ground investigation shall be undertaken in accordance with current industry good practice.

Subject to the results of the above, the Applicant will also be required to submit a detailed scheme for remediation works and measures to be undertaken to avoid risk from contaminants and / or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include the

nomination of a competent person to oversee the implementation of the works.

Reason: Previous activities associated with the 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. To ensure that the development does not contribute to, and is not put at an unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with Paragraph 174 of the NPPF, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan.

Demolition Method and Construction Management Plan

6) No development shall take place, including demolition of buildings hereby approved, until a Demolition Method Statement and 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 noise, dust and vibration, traffic generation and drainage of the site during the demolition and construction stages 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 Demolition Method Statement shall be strictly adhered to through the demolition period.

The Construction Management Plan and Method Statement shall be strictly adhered to throughout the construction period.

Reason: To ensure that the permitted development is adequately drained without creating or increasing flood risk to land or property adjacent to, or downstream of the permitted development during construction and to ensure that suitable traffic routes are agreed, and to ensure that the demolition and construction period does not give rise to unacceptable adverse impacts on the amenities of neighbouring properties.

Ecological Protection and Enhancement

- 7) Before the development hereby permitted is commenced, a Biodiversity Mitigation and Enhancement Plan must have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be based upon the recommendations from Section 5 of the submitted Preliminary Ecological Appraisal (Andrew Chick) (January 2022). 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 measure proposed. It should also include details of an appropriate lighting strategy in accordance with the recommendations of the report.

Thereafter the development shall be carried out in accordance with the approved details, and the enhancement measures shall be implemented prior to occupation of any dwellings on site.

Reason: To ensure that the proposed development adequately protects Protected Species in accordance with Local Plan Policy EN2 and the Wildlife and Countryside Act 1981.

During Building Works

Materials Details

- 8) Before any works on the external elevation of the development hereby permitted are begun, samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted will have been submitted to and approved in writing by the Local Planning Authority. Materials shall be in broad accordance with the details indicated on the Proposed Elevations Plans and outlined in the submitted Application Forms.

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

Sustainable Building Measures

- 9) No development above damp-proof course shall take place until details demonstrating how the proposed dwelling would comply with the requirements of Local Plan Policy SB1 and SD1 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 building; 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.

Reason: To ensure the development mitigates and adapts climate change in accordance with Local Plan Policy SB1 and SD1.

Hard and Soft Landscaping Details

- 10) No development above damp-proof course shall take place until 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:

- Proposed finished levels and contours
- Means of enclosure
- Vehicle and pedestrian access and circulation areas
- Hard surfacing materials
- Planting plans
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate

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

Before the Development is Occupied

Materials Implementation

11) Before any part of the development hereby permitted is occupied, the dwellings must have been completed in accordance with the approved external materials details.

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

CCTV Implementation

12) Before any part of the development hereby permitted is occupied, the CCTV monitoring scheme must have been completed, in accordance with the approved Proposed Ground Floor Plan (Drawing Ref: 3769 SH-04 Rev B).

Reason: In the interests of residential amenity in accordance with Policy DE1 of the adopted South Kesteven Local Plan, and to avoid the development proposals giving rise to crime and / or the fear of crime in accordance with Section 12 of the Framework.

Hard Landscaping Implementation

13) Before any part of the development hereby permitted is occupied, all hard landscaping works shall have been carried out in accordance with the approved hard landscaping details.

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

Access Arrangements

14) Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land within the visibility splays illustrated on Drawing Ref: 3769-SH-03-A dated 13 January 2022 and, thereafter, the visibility splays shall be kept free of obstructions exceeding 0.6 metres in height.

Reason: For drivers intending to enter the highway at the proposed access to have sufficient visibility of approaching traffic to assess whether it is safe to complete the manoeuvre.

Verification Report

15) Prior to any part of the permitted development being occupied, 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. The report shall have been submitted by the nominated competent person approved and shall include:

- A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with the agreed remediation objectives
- As built drawings of the implemented scheme
- Photographs of the remediation works in progress; and
- Certificates demonstrating that imported and / or material left in situ is free from contamination.

The scheme of remediation shall thereafter be maintained in accordance with the approved details.

Reason: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the NPPF.

Ongoing

Soft Landscaping Implementation

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

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

Previously unknown contamination

- 17) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by 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.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources and the development site. This is in line with Paragraph 174 of the NPPF.

Soft Landscaping Protection

18) 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, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved designs and in accordance with Policies DE1 and EN2 of the adopted South Kesteven Local Plan.

S21/2095: 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 Section 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:

a. Proposed Ground Floor Plan (Drawing Ref: 3769 SH-04 Rev B)

Unless otherwise required by another condition of this permission.

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

Before Works Commence

Phasing Plan and Timetable

- 3) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until a Phasing Plan and Timetable has first been submitted to and approved in writing by the Local Planning Authority. The submitted details shall outline the programme of works, and matters such as the timing for phasing for the demolition of the outbuilding in relation to the wider redevelopment project.

Thereafter, the works shall be carried out in accordance with the approved phasing details.

Reason: To ensure that the works proceed in an orderly and co-ordinated manner.

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

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