

# Minutes

## Planning Committee

Thursday, 16 June 2022, 1.00 pm

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



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

---

### Committee Members present

Councillor David Bellamy (Chairman)  
Councillor Penny Milnes (Vice-Chairman)

Councillor Phil Dilks  
Councillor Penny Robins  
Councillor Nick Robins  
Councillor Ian Selby  
Councillor Judy Stevens  
Councillor Ian Stokes  
Councillor Helen Crawford  
Councillor Gloria Johnson  
Councillor Paul Wood

### Officers in attendance

Nicola McCoy-Brown (Director of Growth and Culture)  
Emma Whittaker (Assistant Director of Planning)  
Phil Jordan (Principal Planning Officer)  
Adam Murray (Principal Planning Officer)  
Ellie Sillah (Principal Planning Officer)  
Mark Howells (Legal Advisor)  
Amy Pryde (Democratic Services Officer)

---

## 1. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Harish Bisnauthsing, John Cottier, Robert Reid, Judy Smith and Rosemary Kaberry-Brown.

Councillor Helen Crawford substituted for Councillor Judy Smith.

Councillor Gloria Johnson substituted for Councillor Rosemary Kaberry-Brown.

Councillor Paul Wood substituted for Councillor Harish Bisnauthsing.

## 2. Disclosure of interests

Councillor Penny Milnes declared that she would be speaking as a Ward Councillor for application S21/1974 and therefore, would not participate in the debate or vote.

## 3. Minutes of the meeting held on 13 May 2022

The minutes of the meeting held on 13 May 2022 were proposed, seconded, and **AGREED** as a correct record.

## 4. Application S21/1974

**Proposal:** Erection of 12 (no) dwellings comprising 10 (no) affordable housing units and 2 (no) market housing units; formulation of new private drives and associated landscaping to provide vehicular and pedestrian access from South Heath Lane.

**Location:** Land north of South Heath Lane, Fulbeck

**Recommendation:** To authorise the Assistant Director of Planning to REFUSE planning permission

Noting comments made in the public speaking session by:

District Ward Councillor:  
Parish Council (Fulbeck):  
Applicant's agent:

Councillor Penny Milnes  
Councillor David Morison  
James Rigby

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 Anglian Water.
- No comments received from Cadent Gas.
- No comments received from Heritage Lincolnshire.
- Comments received from Lincolnshire County Council (Highways and SuDS).
- Comments received from Lincolnshire County Council (Education).
- No comments received from Lincolnshire Wildlife Trust.
- No comments received from Lincolnshire Crime Prevention Officer.
- Comments received from NHS Lincolnshire.
- Comments received from Fulbeck Parish Council.
- Comments received from SKDC Tree Officer.
- Comments received from SKDC Affordable Housing Officer.
- Comments received from SKDC Planning Policy Officer.
- Comments received from SKDC Environmental Protection.

- Comments received from SKDC Principal Urban Design Officer.
- No comments received from National Grid.
- No comments received from Ward Member.

During questions to public speakers, Members commented on:

- The modern, urban design of the proposed properties was queried due to being 'out of character' of other properties in the village.
- How the 12 properties would meet local needs in Fulbeck.
- A quantity of people who had completed the survey was questioned. 63 out of 262 people had answered the Housing Needs Survey.
- How the proposal met the needs of residents with physical disabilities.

During questions to officers and debate, Members commented on:

- The number of concerns with the current application that had been identified within the Officers' report, which cumulatively meant that the application could not be supported in its current guise.

It was proposed, seconded and **AGREED** that the application be REFUSED for the reasons set out in the Case Officer's report.

## 5. Application S22/0471

<b>Proposal:</b>	Use of land for dog exercising / training (Resubmission following consent ref: S21/0899) (Minor revisions)
<b>Location:</b>	Land North Of The Leas Hough Road Grantham Barkston
<b>Recommendation:</b>	To authorise the Assistant Director of Growth to approve the application subject to conditions.

Together with:

- Provisions within the South Kesteven Local Plan 2011-2036, National Planning Policy Framework (NPPF).
- No comments received from Parish Council.
- Comments received from LCC Highways & SuDS.
- Comments received from Environmental Protection Services (SKDC).

The Principal Planning Officer clarified that the application was a resubmission to assess revisions from the previously approved scheme with the main change being the re-positioning of the fence.

During questions to officers and debate, Members commented on:

- Clarification was sought as to why the application was classed as a major application. It was confirmed that the application was over one hectare in size, therefore is classed as a major application.
- Concerns were raised over noise and the distance between the application site and the nearest houses. It was confirmed that the nearest property was 92 metres away.
- Members were pleased with the informal parking being enclosed.

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:

MSP.1742/101H

Unless otherwise required by another condition of this permission.

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

### **Before the Development is Occupied**

- 3 Prior to first use of the development hereby approved, the access parking area as shown on proposed block plan MSP.1742/101H shall be provided. Any hard surfacing used shall be permeable. The parking area shall be retained for the lifetime of the development.

Reason: In the interest of highway safety.

- 4 Prior to first use, a dog waste bin (as shown on the proposed block plan MSP.1742/101H) shall be provided on site and a contract shall be entered into with SKDC Commercial Waste Team.

Reason: In the interest of amenity.

### **Ongoing Conditions**

- 5 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order), the premises shall only be used for dog exercise or dog training sessions, as expressly authorised by this permission, and for no other purpose at any time.

Reason: To ensure that the local planning authority retains control over development normally permitted under The Town and Country Planning (General Permitted Development) (England) Order 2015 or any amending legislation.

- 6 No more than 5no. group training sessions shall take place on site per week and no training sessions shall take place on any bank holidays or public holidays. Training sessions shall be held within daylight hours on Monday - Friday restricted to hours between 08:30 to 19:30 during days when daylight hours exceed these times; 09:00 and 19:30 on Saturdays; and 10:00 and 16:00 on Sundays. Each training session shall last for no more than 2 hours.

Reason: In the interests of residential amenity.

- 7 No more than 4no. dogs shall be allowed on site at any given time other than during training sessions.

Reason: In the interest of residential amenity.

- 8 During training sessions, there shall be no more than 4no. dog owners in attendance with up to a maximum of 8no. dogs.

Reason: In the interest of residential amenity and highways safety.

- 9 The site shall be secured by locked gate at all times outside of the specified hours of use.

Reason: In the interest of residential amenity.

- 10 No amplifying equipment shall be used on site at any time.

Reason: In the interest of residential amenity.

- 11 The hours of use for the dog exercising/training facility hereby approved shall be restricted to daylight hours between 08:30 and 19:30 Monday to Friday; 09:00 and 19:30 on Saturday; and 10am to 4pm on Sunday.

Reason: In the interest of residential amenity

- 12 There shall be a minimum of 30 minutes between the end of a training session and the start time of the next training session to allow sufficient time for participants to leave/arrive safely.

Reason: In the interests of highways safety and to ensure there is sufficient parking provision on site at all times.

- 13 Notwithstanding the provisions of Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be constructed within or on the boundary of the curtilage of the site other than the fence shown on approved plan MSP.1742/101H.

Reason: The Local Planning Authority considers that further development could cause detriment to the character of the area, and for this reason would wish to control any future development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 14 The applicant shall keep an up to date booking register with details of users of the site and times used (including training sessions). The register shall be available for inspection at all times by the Local Planning Authority upon request.

Reason: To ensure the applicant is adhering to the limitations set out by the conditions in the interest of residential amenity.

- 15 The mixed native hedgerow and trees as shown on proposed block plan MSP.1742/101H along the south and east boundaries of the site shall be planted within the first planting season (between December and March) following commencement of the development and shall be retained for the lifetime of the development.

Reason: In the interest of visual amenity, residential amenity and biodiversity.

- 16 The safety/user rules shall be clearly displayed on site at all times. The sign shall not exceed 0.3 square metres and shall not be illuminated.

Reason: In the interest of public safety and to comply with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

## 6. Application S22/0790 and S22/0794

### Application S22/0790

**Proposal:** Discharge of condition 3 (Joinery details) of pp S21/2477  
**Location:** 7A Abbey Road, Bourne  
**Recommendation:** To authorise the Assistant Director of Planning to APPROVE the discharge of condition

### Application S22/0794

**Proposal:** Hand painted sign on existing shop front fascia  
**Location:** 7A Abbey Road, Bourne  
**Recommendation:** To authorise the Assistant Director of Planning to GRANT advertising consent, subject to conditions

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

Together with (S22/0790) and (S22/0794):

- 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 Conservation Consultant.

During questions to officers and debate, Members commented on:

- Clarification was sought on whether the application decision would have been taken under delegated powers, had the applicant not been related to a District Councillor.
- It was highlighted that the shop design was similar to the 'Shop Front Scheme' being completed in Grantham.
- Members complimented the overall design of the application.

It was proposed, seconded, and **AGREED** that the applications be approved for the summary of reasons set out in the Case Officer's report.

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

There were none.

**8. Close of meeting**

The Chairman closed the meeting at 14:02.