

# Minutes

## Planning Committee

Wednesday, 8 November 2023, 1.00 pm

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



**SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL**

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### Committee Members present

Councillor David Bellamy (Chairman)

Councillor Pam Byrd

Councillor Paul Fellows

Councillor Phil Gadd

Councillor Tim Harrison

Councillor Penny Milnes

Councillor Vanessa Smith

Councillor Ian Stokes

Councillor Mark Whittington

Councillor Paul Wood

### Officers

Emma Whittaker (Assistant Director of Planning)

Phil Jordan (Development Management and Enforcement Manager)

Adam Murray (Principal Development Management Planner)

Venezia Ross-Gilmore (Senior Planning Officer)

Arevik Jackson (Legal Advisor)

Amy Pryde (Democratic Services Officer)

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### 56. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Charmaine Morgan, Harrish Bisnauthsing, Gloria Johnson.

### 57. Disclosure of interests

Councillor Mark Whittington declared an interest in relation to S23/1023. The application site was within his District and County Council Wards in Barrowby.

### 58. Minutes of the meeting held on 12 October 2023

The minutes of the meeting held on 12 October 2023 were **AGREED** as a correct record.

## 59. Application S23/1023

<b>Proposal:</b>	Outline application for the erection of up to 400 dwellings, public open space (including outdoor sports pitches, an associated community pavilion (Use Class F2), outdoor fitness stations, and play areas), internal circulation routes and associated drainage and utilities (Access for approval only)
<b>Location:</b>	Rectory Farm. Barrowby Road, Grantham
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and the completion of a Section 106 Agreement

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Rectory Farm Planning Brief Supplementary Planning Document, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Anglian Water.
- Comments received from Barrowby Parish Council.
- No comments received from Cadent Gas.
- No comments received from Environment Agency.
- No comments received from Grantham Civic Society.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- Comment received from Lincolnshire County Council (Education).
- Comments received from NHS Lincolnshire Integrated Care Board.
- Comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Lincolnshire Wildlife Trust.
- Comments received from National Highways.
- Comments received from Natural England.
- No comments received from Network Rail.
- Comments received from SKDC Planning Policy – Affordable Housing Officer.
- Comments received from SKDC Conservation Consultee.
- Comments received from Environmental Protection.
- Comments received from SKDC Urban Design Officer.
- Comments received from Sport England.

During questions to Officers and debate, Members commented on:

- It was noted that commencement of development was for 3 years. It was queried as what commencement was defined as.

The Principal Planning Officer clarified that commencement could be defined in many ways under the Planning Act. For this application, commencement was defined by the digging of a trench to accommodate foundations or any utilities.

- It was queried as to who would be responsible for the maintenance of the communal land.

It was confirmed that a condition related to a landscape management plan which would cover the communal green space on the site. The developer would arrange for a private management company to be responsible for the open space. There may be an opportunity for Barrowby Parish Council to come forward and maintain the land, if they wished to.

- Whether there was the geographical space for local schools to expand geographically following the S106 funding for education.

In terms of the request from Lincolnshire County Council Education Authority, they had received a direction for an expansion of Poplar Farm Primary School. In terms of secondary and sixth form education, the request was to identify appropriate provision within Grantham secondary schools.

- It was queried as to whether there would be any adequate mitigation for the loss of ground-nesting birds prior to reserved matters stage, as the Wildlife Trust had shared concerns. It was further questioned as to whether the mitigation would dedicate an area of land for the purpose of ground-nesting birds.

The Principal Planning Officer informed the Committee that matters relating to landscaping was a reserved matter and was not appropriate at this stage of the application, however, could still be provided at reserved matters stage. Details of mitigation would come through as part of the reserved matters for landscaping.

It was noted that the proposal provided an area of green land which was restricted public access of the open space, which may provide opportunities to adequately mitigate concerns at the right stage.

- A query was raised in relation to the donation requested from Lincolnshire County Council on bus services. It was further queried on the timeframe of the running of the bus services and what the consequences of when the subsidy is used up would be.

The contribution worked by a contribution from the Phase 1 developments to establish the bus service that served Rectory Farm. The contribution being requested as part of this application was to extend the service into the evening hours. The contributions were calculated on subsidising the bus service for 5 years to establish the viability. Beyond 5 years, the service would be open to the market to maintain the viability if required.

- Whether the proposal catered for elderly individual's living in the properties.

The Principal Planning Officer clarified that the housing mix would become part of the reserved matters stage.

Members were informed that an informative to the Applicant could be included to put forward specific expectations of the application at the reserved matters stage.

- Concern was raised over the safety of pedestrian crossing spaces in and around the site and how this could be improved.

It was confirmed that possible future projects from Lincolnshire County Council may cover the existing and future needs to provide safer crossing routes from Barrowby at the A52/A1 junctions.

- The timeframe of facilities being provided was queried and whether they would be built in at this stage or at reserved matter stage of the application.

It was highlighted that conditions included time obligations for the S106 funding to be utilised. In terms of sport provision, a condition referred to the sports strategy and outlined phasing, when the pavilion would be provided and maintenance arrangements.

- It was queried as to what stage details of archaeological findings would be addressed.

A condition on the permission obligated detailed a scheme of an archaeological mitigation strategy, which was based on an extent of archaeological investigation taking place on the site as part of phase 1 permissions. More detailed investigations on interests of the site would take place on the site, if approved.

- Whether any archaeological findings could be incorporated into the design details of the application and landscaping.

The planning brief (supplementary document) was based on the initial archaeological investigation that had been completed. The informal open space and trim trail was purposely left out of the application for archaeological interpretation. This aspect would fall under the landscaping detail at reserved matters stage.

One Member noted that Barrowby Parish Council had raised some concerns, however, were very supportive of the application.

The Assistant Director of Planning addressed their concerns which related to the cycling route, site maintenance and the bus service provision.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions and the completion of a Section 106 Agreement.

### **Schedule of Condition(s)**

## **Time Limit for Commencement**

### Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission, or two years from the approval of the last reserved matters, whichever is the latter.

Reason: In order that development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended)

### Time Limit for Reserved Matters

- 2) Details of the reserved matters set out below shall have been submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Appearance
- ii. Layout
- iii. Landscaping
- iv. Scale

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

Reason: To enable the Local Planning Authority to control the development in detail and in order that the development is commenced in a timely manner, as set out in Section 92 of the Town and Country Planning Act 1990 (as amended).

## **Approved Plans**

### Approved Plans (Access)

- 3) The development hereby permitted shall be carried out in accordance with the following list of approved plans (in relation to the access only):

- i. Site Access Plan (Ref: 9142-512-001/Rev A)

Unless otherwise required by another condition of this permission.

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

## Parameters Plans & Landscaping Strategy

- 4) The development hereby permitted shall be carried out in accordance with the broad principles of the following plans and documents:
- i. Illustrative Masterplan (Ref: P22-1573-01/Rev O)
  - ii. Landscape and Open Space Parameters Plan (Ref: P22-1573-04/Rev G)
  - iii. Density Parameters Plan (Ref: P22-1573-05/Rev G)
  - iv. Movement and Access Parameters Plan (Ref: P22-1573-06/Rev G)
  - v. Building Heights Parameters Plan (Ref: P22-1573-08/Rev D)
  - vi. Land Use Parameters Plan (Ref: P22-1573-09/Rev B)
  - vii. Landscape Strategy (Ref: CSA/5132/115/Rev C)
  - viii. Design and Access Statement (Ref: P22-1573-10/Rev C) (Pegasus Group) (March 2023)

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

## **Before the Development is Commenced**

### Phasing Plan

- 5) Prior to the submission of any reserved matters application, a detailed phasing plan and timetable for the development, based on the submitted Indicative Phasing Plan (Ref: P22-1573-07/Rev F), that identifies stages at which each element of the proposed development shall be commenced, completed and made available for use (including the landscaping and open space, outdoor sports facilities, play equipment, housing and highways infrastructure), shall be submitted to and approved in writing by the local planning authority.

Thereafter, the phasing plan and timetable for the development shall be implemented as approved.

Reason: To ensure that the development comes forward in a timely manner.

### Written Scheme of Investigation

- 6) Before the development hereby permitted is commenced, a written scheme of archaeological mitigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, all works on site shall be carried out in accordance with the approved Scheme of Archaeological Mitigation.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

### Site Levels

- 7) As part of any reserved matters application(s) for the application site, plans showing the existing and proposed land levels of the site (including spot heights, contours and finished floor levels of all buildings) with reference to an off-site datum point, shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved details, and the site levels completed as approved in accordance with the approved Phasing Plan and Timetable required by Condition 5 above.

Reason: In the interests of the visual amenity of the area and in accordance with Policy DE1 of the adopted South Kesteven Local Plan 2011-2036.

### Materials

- 8) As part of any reserved matters application(s) relating to appearance, details of the materials (including the colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted 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.

### CEMP

- 9) Before the development hereby permitted is commenced, a detailed Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures to mitigate against the adverse effects of vehicular movements, noise, dust and vibration and means to manage drainage during the construction stage of the development. The submitted CEMP shall include:

- a. The phasing of the development, to include access construction.
- b. The hours of construction work and deliveries
- c. The parking of all vehicles of site operatives and visitors.
- d. The loading and unloading of all plant and materials.
- e. The storage of all plant and materials used in constructing the development.
- f. Wheel washing facilities.
- g. The routing of all vehicles associated with the construction stage of the development.
- h. A strategy stating how surface water will be managed during construction and protection measures for any sustainable drainage features. This should include drawing(s) showing how the drainage systems (temporary or permanent) connect to an outfall (temporary or permanent) during construction.
- i. A Dust Management Plan. The scheme shall include details of all dust suppression measures and methods to monitor emissions of dust arising from the development.

Thereafter, the approved CEMP 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.

#### Arboricultural Impact Assessment, Tree Protection Plan

- 10) No works or development shall take place until a final, detailed arboricultural method statement and tree protection plan for the protection of retained trees has been submitted to and approved in writing by the Local Planning Authority. 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 Local Planning Authority.

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

## Surface and Foul Water Drainage Strategy – Details

- 11) 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. The drainage details must:
- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
  - b. Provide details of how runoff will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm even, with an allowance for climate change, from all hard surfaces within the development into the existing local drainage infrastructure and watercourse system without exceeding the runoff rate for the undeveloped site.
  - c. Provide attenuation details and discharge rates which shall be restricted to 96.8 litres per second.
  - d. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
  - e. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

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.

## Ground Contamination

- 12) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
- a. A desk top study documenting all the previous and existing land uses of the site and adjacent land (Phase 1);

Should the Phase 1 study identify potentially contaminative uses, the Applicant shall proceed to a Phase 2 site investigation detailed below:

- b. A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and if required.

- c. A detailed scheme for remedial works (should such works be required) 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 nomination of a competent person to oversee the implementation of the works.

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 future residents and users of the development; and in accordance with Policy EN4 (Pollution Control) of the adopted Local Plan and guidance contained in the NPPF.

### Sports Pitch Strategy

- 13) As part of any reserved matters application(s) for the site, the following documents shall have been submitted to and approved in writing by the Local Planning Authority, following consultation with Sport England:
- a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing fields, which identifies any constraints which could adversely affect playing field quality; and
  - b. Where the results of the assessment carried out pursuant to (a), identify any constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints shall be submitted. The scheme shall include a written specification of the proposed soils structure, proposed drainage, cultivation and any other operations associated with grass and sports turf establishment and a programme of implementation.
  - c. A schedule of playing field maintenance, including a programme for implementation for a minimum period of five years starting from the commencement of the use of the development.

The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the approved scheme.

Reason: To ensure that the playing field is established as a functional playing field to an adequate standard and is fit for purpose; and in accordance with Local Plan Policy OS1.

### **During Building Works**

### Ecological Works

- 14) All works on site shall be carried out in accordance with the recommendations of the Ecological Impact Assessment (CSA Environmental, March 2023)

Reason: To provide ecological enhancement and comply with Policy EN2 of the adopted South Kesteven Local Plan and Section 15 of the NPPF.

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

#### A52 / A1 junction improvements

- 15) No part of the development hereby permitted shall be occupied until the improvement schemes identified for the A1 / A52 western (northbound) junction and A1 / A52 (southbound) junction have been completed and open to traffic to the satisfaction of the Local Planning Authority in consultation with the Highways Authority(s) for the A1 and A52 trunk roads.

Reason: To ensure that the A1 and A52 have adequate capacity to accommodate the additional traffic generated by the development.

#### Acoustic Design Implementation

- 16) Before any dwelling hereby permitted is occupied, the scheme for acoustic mitigation and ventilation, as detailed in the Noise Risk Assessment and Acoustic Design Statement (Noise.co.uk, February 2023) shall have been completed in full.

Reason: To ensure that future residents of the development benefit from an appropriate level of amenity in accordance with Policy DE1 and EN4 of the adopted South Kesteven Local Plan.

#### Estate Road

- 17) Before any dwelling is occupied, all of that part of the estate road and associated footways that forms the junction with the main road, and which will be constructed within the limits of the public highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority.

Reason: in the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials,

manholes and gullies that may otherwise remain for an extended period at dissimilar, interim construction levels.

#### Drainage Implementation

- 18) Before any part of the development hereby permitted is occupied / brought into use, the works to provide the surface and foul water drainage shall have been completed in accordance with the approved details.

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

#### Landscape and Ecological Management Plan

- 19) Before any part of the development hereby permitted is occupied / brought into use, a landscape and ecological management plan shall have been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- a. Long term design objectives
  - b. Management responsibilities; and
  - c. Maintenance schedules for all landscaped areas, other than privately owned, domestic gardens.

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings and in accordance with Policy DE1, EN2 and OS1 of the adopted South Kesteven Local Plan.

#### Contamination Verification

- 20) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:
- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
  - b. As built drawings of the implemented scheme.
  - c. Photographs of the remediation works in progress; and
  - d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved scheme.

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 future residents and users of the development; and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

### Sustainable Buildings

- 21) Prior to the occupation of each dwelling hereby approved, works shall be undertaken to confirm with the sustainable building measures detailed in the approved Energy and Sustainability Statement (AES Sustainability Consultants) (November 2022), including provision of infrastructure for electric car charging points.

Reason: To ensure the development mitigates against and adapts to climate change, in accordance with Policy SB1 of the adopted South Kesteven Local Plan 2011-2036.

### **Ongoing**

#### Number of Dwellings

- 22) The number of dwellings to be constructed on the application site shall not exceed 400 in total.

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

#### Landscape and Ecological Management Plan

- 23) Following the first occupation of the final dwelling hereby permitted, the approved Landscape and Ecological Management Plan shall be adhered to in full, unless otherwise agreed in writing by the Local Planning Authority.

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

#### Soft Landscaping Protection

- 24) 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 the condition above, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscaping in accordance with the approved details and in accordance with Policies DE1, EN2 and OS1 of the adopted South Kesteven Local Plan.

## 60. Application S22/2308

<b>Proposal:</b>	Erection of 21 affordable dwellings with associated access, landscaping, parking and cycle storage provision
<b>Location:</b>	Land to the rear of Larch Close and Shaw Road, Grantham
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions and completion of a Section 106 Agreement.

Noting comments in the public speaking session by:

Applicant's Agent                      Mark Bradbeer – Michael Dyson Associates

Together with:

- Provisions within South Kesteven Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Anglian Water.
- No comments received from Association of Gardens Trust.
- Comments received from Heritage Lincolnshire.
- No comments received from Historic England.
- No comments received from Lincolnshire County Council (Education).
- No comments received from Lincolnshire County Council (Highways & SuDS).
- Comments received from Highways Capacity.
- Comments received from Site Layout.
- Comments received from Flood Risk and Drainage.
- Comments received from Off-Site Improvements.
- Comments received from National Highways.
- No comments received from National Grid.
- Comments received from NHS Lincolnshire ICB.

- No comments received from SKDC Environmental Protection Officer.
- Comments received from Noise Assessment.

*(Councillor Phil Gadd joined the meeting at 13:40).*

Councillor Mark Whittington declared an interest that the application sat within his Lincolnshire County Council division.

During questions to Public Speakers, Members commented on:

- Whether there would be a way to mitigate the provision of establishing a safe path crossing on Trent Road.

Condition 10 provided the requirement for an uncontrolled pedestrian crossing to be provided, if the application be approved.

- Whether an unmaintained green space may lead to future anti-social behaviour.

The applicant's intention was to maintain the area of public open space, features had been introduced to the building design to increase natural surveillance in order to reduce the potential for anti-social behaviour. The landscape strategy proposed would encourage biodiversity and make better use of the grass spaces.

The Principal Planning Officer clarified that public open spaces were well valued and the policy in place sought to protect open space as much as possible. The Council's Local Plan included a permissive approach that allowed the loss of open spaces where it should meet certain criteria, it was a matter of judgment from the Committee.

- It was queried as to what process was followed in the allocation process of an open space on an estate development.

The Assistant Director of Planning emphasised the importance of open spaces and good design and the need to protect open spaces. Open spaces on housing estates were expected to be managed by the developer, the Planning Authority could not prevent anyone from building on the open spaces subject to planning permission.

- Clarification was sought around the type of housing the application would provide. It was queried as to whether the houses would be rented out to existing people on the South Kesteven council house waiting list.

It was confirmed that the properties would be rented out to existing people on the South Kesteven council house waiting list.

- Whether the houses had any green mitigations proposed in relation to solar panels, charging points etc.

Climate change mitigations were covered by condition as detailed in the report.

- Whether anyone would have access to the maintained green space area as part of the proposal. Concern was raised on the open space being subject to anti-social behaviour. It was suggested that the open space be made smaller and for residents to have access to it.

The Planning Officer clarified that the private gardens for each property and the open space behind the rear gardens would only be accessible to the Council for maintenance s opposed to the residents of the site.

The boundary plan of fencing around the open space site had suitable provision to restrict access.

During questions to Officers and debate, Members commented on:

- It was queried as to whether any further housing developments would be brought forward on Shaw Road, Grantham.

The Committee were informed that future housing developments could not be predetermined or assumed. The Committee could only assess the application as seen in terms of whether the scheme was acceptable on its own merits.

It was noted that the Council were acting as a Planning Authority and not as a landowner for the application decision.

- Concern was raised on the partial noise assessment that had taken place and the internal noise impacts on the proposed properties and whether any noise mitigations could be put into place.
- Further concern was raised on the properties on the south boundary of the site, which was adjacent to industrial land, which was proposed to become the Council's new depot.

A full noise assessment had been carried out as part of the initial submission of the application. The scheme had evolved throughout the course of the application and there had been variations in terms of the scheme. The assessment provided a conclusion that internal noise would be satisfactory, subject to noise mitigations such as triple glazed windows etc. External noise levels were also sufficient in terms of the 2 metre acoustic high fencing.

In terms of properties to the south boundary of the site in relation to the proposed new depot for the Council. The current lawful use of that land was for a food processing site; therefore, this application would need to be assessed on that basis. The emphasis would be on the new depot to demonstrate that it would not have an unacceptable impact on this application, if approved. Liaison within the Council had taken place in regard to the proposed new depot and this application.

- Concern was raised on the properties that were adjacent to the A1 road and whether triple glazing windows would be included.

Noise mitigations would be included as part of the proposal.

- Clarification was sought on whether Lincolnshire County Council's comments on links to the development related to additional development.

The land to the north of the site was covered by a village green status, which was a separate legal matter in terms of planning process. The comments were around allowing connectivity on the possibility and provision of future developments coming forward in the future.

- One Member suggested further ways in which noise control could be further mitigated. Further concern was raised on the possible noise received at the properties from the A1 road.

It was further noted that the original noise assessment was based on a worse-case scenario. The 2 metre-high acoustic fencing would be along the bund and would be placed alongside another rear fence. The final scheme of noise mitigation would potentially be triple glazing windows.

The mitigation in place for noise was suitable and would be sufficient.

- Assurance was sought on whether all properties would have the space to store three bins and where the storage of the bins would be. It was further queried whether the site would include a cycle shelter.

The Principal Planning Officer confirmed that the number of bins for storage was unknown, however, bin and cycle stores had been included as part of the submitted plans.

The different types of open spaces were discussed. Informal and formal open space came under the same policy requirement

- One Member queried the tenure and type of affordable housing being proposed.

The Assistant Director of Planning informed the Committee of the different types of affordable housing that could be provided, including rented products, intermediate products including shared ownership. The Council typically requested that developers provide up to 30% on a general scheme to be affordable and of that 30%, that there be a 60/40 split between rented and the shared ownership products. This proposal was for affordable rented products.

- One Member raised disappointed of the one response received from residents living within the area of the site. Ways to further engage on consultation with local residents, to increase a response rate were discussed.

The Assistant Director of Planning confirmed that 62 letters had been sent to properties within proximity of the site, and site and press notices were displayed.

The DM & Enforcement Manager further clarified that a pre-planning consultation had taken place on the scheme previously.

Members raised further concerns on the open space and the impact on the A1 road in relation to the closeness and noise of the possible future depot.

- It was queried as to whether an air quality assessment had taken place on the proposed site.

Members were informed that an air quality assessment had not taken place, however, the Environmental Protection Team had not raised any particular concern or need for an assessment.

One Member emphasised the need for social housing in the District.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions and completion of a Section 106 Agreement.

### **Schedule of Condition(s)**

#### **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 Plan (Ref: 004-PL-8635/Rev E)
  - b. Proposed Boundary Treatment Plan (Ref: 005-PL-8635/Rev B)
  - c. Apartment Block 1 (2-storey) – Proposed Floor Plans (Ref: 104-PL-8635/Rev A)
  - d. Apartment Block 1 (2-storey) – Proposed Elevations Plan (Ref: 204/PL08635/Rev C)
  - e. Apartment Block 2 (3-storey) Proposed Floor Plans (Ref: 105-PL-8635)

- f. Apartment Block 2 (3-storey) – Proposed Elevations Plan (Ref: 205-PL-8635/Rev B)
- g. House Type 1 (2-bed) – Proposed Elevations Plan (Ref: 201-PL-8635/Rev B)
- h. House Type 1 (2 bed) Proposed Floor Plans (Ref: 101-PL-8635)
- i. House Type 2 (2-bed) – Proposed Elevations Plan (Ref: 202-PL-8635/Rev A)
- j. House Type 2 (2 bed) Proposed Floor Plans (Ref: 102-PL-8635)
- k. House Type 3 (4-bed) – Proposed Elevations Plan (Ref: 203-PL-8635/Rev B)
- l. House Type 3 (4-bed) Proposed Floor Plans (Ref: 103-PL-8635)
- m. Landscape Masterplan (Ref: D9049.001/Rev B)

Unless otherwise required by another condition of this permission.

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

### **Before the Development is Commenced**

#### Archaeological Investigation

- 3) Before the development hereby permitted is commenced, a written scheme of archaeological investigation shall have been submitted to and approved in writing by the Local Planning Authority.

Thereafter, the archaeological investigations shall be completed in accordance with the approved details.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

#### Construction Management Plan

- 4) No development, including demolition of buildings hereby approved, shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan and Statement shall include measures to mitigate the adverse impacts during the construction stages of the permitted development and shall include:
- a. The phasing of the development, including access construction
  - b. The on-site parking of all vehicles of site operatives and visitors
  - c. The on-site loading and unloading of all plant and materials.
  - d. The on-site storage of all plant and materials used in constructing the development.

- e. Dust suppression measures
- f. Wheel washing facilities
- g. A strategy stating how surface water runoff 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 (temporary or permanent) connect to an outfall (temporary or permanent) during all construction works.

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

Reason: In the interests of the residential amenity of the neighbouring properties.

#### Noise Impact Assessment Update

- 5) Before the development hereby permitted is commenced, a comprehensive noise assessment to determine the level of noise both internally and externally, shall have been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

The written report(s) shall identify and consider the potential impacts on all identified receptors. All investigations must be carried out in accordance with the current best practice, and the written reports shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the residential amenity of future occupiers of the development.

#### Drainage Strategy

- 6) 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 scheme shall be based on the submitted Proposed Drainage Strategy (Ref: B24598-JNP-92-XX-DR-C-2002-P01) and the details must:

- a. Be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.
- b. Provide flood exceedance routing for storm events greater than the 1 in 100 year event.
- c. 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 runoff rate for the undeveloped site.

- d. Provide attenuation details and discharge rates which shall be restricted to 2 litres per second.
- e. Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- f. Provide details of how the scheme shall be maintained and managed over the lifetime of the development, including any arrangements for adoption by any public body or Statutory Undertaker and any other arrangements required to secure the operation of the drainage system throughout its lifetime.

Thereafter, no dwelling shall be occupied until the approved scheme has been completed or provided on 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.

### Ground Conditions

- 7) No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing:
  - a. A detailed scheme for remedial works and measures to be undertaken to avoid risks 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 this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site is suitable for the intended end users; and in accordance with Local Plan Policy EN4 (Pollution Control) and national guidance contained in the NPPF.

### **During Building Works**

#### Remediation Scheme

- 8) If the Noise Assessment, required under Condition 5 above, determines that remediation is required, before any development above foundation level, a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall be carried out in accordance with the approved noise remediation scheme, including in accordance with any approved phasing scheme.

Reason: In the interests of the residential amenity of future occupiers of the development.

### Sustainable Building

- 9) No development above damp-proof course shall take place until details demonstrating how the proposed dwellings would comply with the requirements of Local Plan Policy SB1 have been 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 development, details of water efficiency; and the provision of electric car charging infrastructure.

The approved sustainable building measures shall be completed in full for each dwelling / unit, in accordance with the agreed scheme, prior to the first occupation of each dwelling / unit hereby permitted.

Reason: To ensure that the development mitigates against, and adapts to, climate change in accordance with Policy SB1 of the South Kesteven Local Plan.

### Construction Hours

- 10) Construction work on site shall only be carried out between the hours of 0730 and 1800 Monday to Friday, and 0900 to 1300 on Saturdays. Construction work shall not be carried out on Sundays or Public Holidays; unless otherwise agreed in writing by the Local Planning Authority.

The term “construction work” shall include all mobile and fixed plant and machinery, radios and the delivery of materials.

Reason: To minimise noise impacts on the adjacent residential dwellings.

### Ecological Mitigation

- 11) All works on site, including construction works, shall be carried out in accordance with the recommendations contained within the Preliminary Ecology Report (Andrew Chick) (Dated June 2021), including the installation of bat and bird roosting boxes.

The scheme of bat roosting boxes are to be installed on site prior to first occupation of the development hereby permitted, and shall be retained for the lifetime of the development.

Reason: In the interests of best ecological practice and in accordance with Policy EN2 of the adopted South Kesteven Local Plan 2011-2036.

#### Previously Unidentified Contamination

- 12) Should the developer, during excavation and construction works of the approved development site, find any area 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 in writing by the Local Planning Authority. Thereafter, the approved remediation scheme shall be implemented in accordance with the approved details. Following the completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing by the Local Planning Authority prior to the first occupation of the dwellings hereby permitted.

Reason: Previous activities associated with the site may have caused, or had the potential to cause, land contamination and to ensure that any site investigation and remediation will not cause pollution, in the interests of the amenities of future residents and users of the development; and in accordance with Local Plan Policy EN4 (Pollution Control).

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

##### Noise Validation Testing

- 13) Before any dwelling hereby permitted is occupied, a verification report that scientifically and technically demonstrates the effectiveness of the noise remediation scheme, as required, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the residential amenity of future occupiers of the development.

##### Shaw Road Pedestrian Crossing

- 14) No part of the development hereby permitted shall be occupied before the works to improve the public highway (by means of an uncontrolled pedestrian crossing connecting people from Shaw Road over Trent Road) has been certified complete by the Local Planning Authority.  
Reason: To ensure safe means of connectivity to the permitted development.

#### Estate Road Surface Levels

- 15) Before any dwelling hereby permitted is occupied, all of that part of the estate road and associated footways that form the junction with Shaw Road, and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details that shall first be submitted to, and approved in writing by the Local Planning Authority.

Reason: In the interests of safety, to avoid the creation of pedestrian trip hazards within the public highway from surfacing materials, manholes and gullies that may otherwise remain for an extended period of time at dissimilar, interim construction levels.

#### Materials Implementation

- 16) Before the dwellings hereby permitted are first occupied, the external materials 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.

#### Hard Landscaping Implementation

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

Reason: Hard landscaping makes an important contribution to development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

#### Contamination Verification

- 18) The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall have been submitted by the agreed competent person and identify that the approved remedial works have been implemented. The report shall include, unless otherwise agreed in writing:
- a. A complete record of remediation activities, and data collected, as identified in the remediation scheme to support compliance with the agreed remediation objectives.
  - b. As built drawings of the implemented scheme
  - c. Photographs of the remediation works in progress; and
  - d. Certificates demonstrating that imported and / or material left in situ is free from contamination.

Thereafter, the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

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 future residents and users of the development, and in accordance with Policy EN4 of the adopted South Kesteven Local Plan and national guidance contained in the National Planning Policy Framework.

## **Ongoing**

### Soft Landscaping Implementation

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

Reason: Soft landscaping makes an important contribution to the development and its assimilation with its surroundings, and in accordance with Policy DE1 and EN6 of the adopted South Kesteven Local Plan.

### Soft Landscaping Protection

- 20) 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 Policy DE1 and EN2 of the adopted South Kesteven Local Plan.

## 61. Application S23/1248

<b>Proposal:</b>	Erection of two single storey rear extensions, demolition of external walls to ground floor WC, to be replaced with internal plasterboard walls and demolition of a wooden porch. Internal works including reinstatement of fireplaces and radiator improvement works.
<b>Location:</b>	Deepings Library, 93 High Street, Market Deeping, PE6 8ED
<b>Recommendation:</b>	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

Applicant Pam Byrd

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Neighbourhood Plan.
- Comments received from Market Deeping Town Council.
- Comments received from Peterborough City Council.
- Comments received from Deeping St James Parish Council.
- No comments received from Lincolnshire County Council.
- Comments received from SKDC's Conservation Consultant.

*(Councillor Pam Byrd did not participate in the debate or vote on this application, due to being the Applicant).*

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to 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. Location Plan received 5 September 2023
- ii. Proposed Block Plan re. 8690-CPMG-01-ZZ-DR-A-7003 REV P01 received 5 September 2023
- iii. Proposed Plans re. 8690-CPMG-01-ZZ-DR-A-2001 REV P01 received 5 September 2023

Unless otherwise required by another condition of this permission.

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

### 62. Application S23/1249

**Proposal:** Erection of two single storey rear extensions, demolition of external walls to ground floor WC, to be replaced with internal plasterboard walls and demolition of a wooden porch. Internal works including reinstatement of fireplaces and radiator improvement works.

**Location:** Deepings Library, 93 High Street, Market Deeping, PE6 8ED

**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, National Planning Policy Framework (NPPF) and Neighbourhood Plan.
- Comments received from Market Deeping Town Council.
- Comments received from Peterborough City Council.
- Comments received from Deeping St James Parish Council.
- Comments received from SKDC's Conservation Consultant.
- Comments received from Cadent Gas.

*(Councillor Pam Byrd did not participate in the debate or vote on this application, due to being the Applicant).*

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to 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 development hereby consented shall be carried out in accordance with the following list of approved plans:

- i. Location Plan received 5 September 2023
- ii. Proposed Block Plan re. 8690-CPMG-01-ZZ-DR-A-7003 REV P01 received 5 September 2023
- iii. Proposed Plans re. 8690-CPMG-01-ZZ-DR-A-2001 REV P01 received 5 September 2023

Unless otherwise required by another condition of this consent.

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

### **Before the Development is Commenced**

- 3) Before the installation of any of the new external windows and doors hereby consented, full details of all proposed joinery works for those windows/doors, including 1:20 sample elevations and 1:1 joinery profiles, shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 4) Before any of the works on the external elevations for the building(s) hereby permitted are begun, samples and detailing of the stone 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.

## Before the Development is Occupied

- 5) Before the part of the building being altered is first brought into use, the joinery works shall have been completed in accordance with the approved joinery details.

Reason: To ensure the satisfactory preservation of the building and in accordance with Policy EN6 of the adopted South Kesteven Local Plan.

- 6) Before any part of the development hereby permitted is occupied/brought into use, the external surfaces 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.

### 63. Application S23/1694

**Proposal:** Retrospective planning application for a covered walkway between the side of the property and the existing fence.  
**Location:** 12 Hadleigh Close, Grantham, Lincolnshire NG31 8UE  
**Recommendation:** To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- No comments received from Lincolnshire County Council Highways.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** planning permission, subject to conditions.

### Approved Plans

- 1) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
- i. Site Location Plan (received 15/09/23)
  - ii. Block Plan Existing (received 15/09/23)
  - iii. Block Plan Proposed (received 15/09/23)
  - iv. Elevation Plan: Existing and Proposed (received 15/09/23)

Unless otherwise required by another condition of this permission.

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

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

There were none.

**65. Close of meeting**

The Chairman closed the meeting at 15:04.