

Minutes

Planning Committee

Thursday, 8 August 2024, 1.00 pm

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



SOUTH
KESTEVEN
DISTRICT
COUNCIL

Committee Members present

Councillor Penny Milnes (Vice-Chairman)

Councillor David Bellamy

Councillor Pam Byrd

Councillor Helen Crawford

Councillor Patsy Ellis

Councillor Tim Harrison

Councillor Paul Wood

Councillor Max Sawyer

Officers

Emma Whittaker (Assistant Director of Planning)

Adam Murray (Principal Development Management Planner)

Kevin Cartwright (Senior Planning Officer)

James Adams (Conservation Officer)

Craig Dickinson (Assistant Planning Officer)

Martha Rees (Legal Advisor)

Amy Pryde (Democratic Services Officer)

28. Register of attendance and apologies for absence

Apologies for absence had been received from Councillors Charmaine Morgan, Vanessa Smith, Paul Fellows, Sarah Trotter, Gloria Johnson and Harrish Bisnauthsing.

The Cabinet Member for Planning sent his apologies for this meeting.

Councillor Max Sawyer substituted for Councillor Vanessa Smith.

29. Disclosure of interests

The Chairman declared an interest on behalf of all Committee Members on application S24/0539 due to the Council being the landowner. All Members had been trained and would determine the application accordingly, notwithstanding the Council's interest. Members would not need to make a further declaration unless they had anything further to declare, in respect of the application.

Councillor Tim Harrison declared an interest on applications S24/0795 and S24/0940. He did not participate in the debate or votes for these applications.

30. Minutes of the meeting held on 11 July 2024

The minutes of the meeting held on 11 July 2024 were proposed, seconded and **AGREED** as a correct record.

31. Application S24/0539

Proposal: Construction of new retail unit and associated car parking, access and servicing on an existing redundant overflow car park

Location: Vacu Lug Traction Tyres Ltd, Gonerby Road, Grantham

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

Noting comments in the public speaking session by:

District Ward Councillors	Paul Martin and Paul Stokes
Against	David Mardle
Agent	Emma Lancaster

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from LCC Highways & SuDS.
- Comments received from Environmental Protection.
- Comments received from Tree Officer.
- Comments received from Lincolnshire Wildlife Trust.
- No comments received from Great Gonerby Parish Council.

During questions to Public Speakers, Members commented on:

- A previously refused application on the same site.

Application S0307/2235 was a previous application on the same site that was refused.

- Whether there was a speed camera on the same road as the application site.

The Ward Councillor confirmed there was a speed camera going downhill towards the Arnoldfield area.

- Whether there was a pedestrian crossing adjacent to the entrance of the site, which was within close proximity to the school.
- Concern was raised on cars turning right into the site down the hill, it was queried whether a survey had been carried out.

It was confirmed that the application was accompanied by a Transport Technical Note which had been produced by a qualified technical highway consultant, where speed surveys and traffic counts had taken place.

- Whether any weight could be given to the new Government in relation to possible changes in the NPPF.

The Assistant Director of Planning stated that a consultation on the NPPF was currently taking place, and the possible changes could not be given weight at this stage. However, there had been Written Ministerial Statements published, which outlined the forthcoming direction for policy, and these were a material planning consideration but could be given limited weight at this stage.

The Highways Authority had not stated that there would be a severe impact on this application and had no evidence to support their suggestions.

The Chairman outlined paragraph 115 of the NPPF:

'Developments should only be prevented or refused on highway grounds if there would be a unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe.'

During questions to Officers, Members commented on:

Issues around highway safety

- Whether a highway impact would need to be severe for Lincolnshire County Council to recommend a refusal on safety grounds. It was queried as to how Officers had come to the decision of approval of the application.

The Senior Planning Officer informed the Committee that Lincolnshire County Council had not stated a severe impact. They had merely raised concern that the application was detrimental to highway safety. Their concerns had been interpreted around the level of provision of parking for the factory itself. Lincolnshire County Council felt there was no guarantee that customers would go into the site and use the parking and had raised concern on drop-offs and vehicles parking on the road.

The Highway Authority did not have any standards as to what the parking provision should be. Lincolnshire County Council had not challenged whether the level of parking provision was sufficient, they had merely challenged whether customers would utilise the car park.

The Assistant Director of Planning referred the Committee to their Planning training. It was noted that the issue around parking had to be underpinned by evidence on insufficient car parking and consequences in terms of impact on highway safety. The Council had requested further information and Lincolnshire County Council had stated they would not support an appeal on this application, if refused.

- Whether Highways made decisions on quantitative rather than qualitative based on their experience.

Highways was underpinned by evidence in terms of highway transport assessments, junctions, site lines which were underpinned by standards and measurements. It was highlighted that Highways was very technical.

The Assistant Director of Planning suggested a condition whereby the Applicant's had to use a parking management plan to ensure that the issue around visitors not utilising the car park was addressed.

- One Member queried where HGV's would park on the proposed site and for other sites within the vicinity of a warehouse nature.
- A question was raised as to why Lincolnshire County Council had not provided evidence to support their reason for recommended refusal.
- One Member highlighted that other shops within Grantham had issues around the parking provision and visitors not utilising the car park, but using the side of the road.

Egress and impact on amenity and open space

- It was noted that whilst on the site visit, a van had parked on the junction of the site.

The Assistant Director of Planning noted that all road users should adhere to the rules of the road, Highway Code and traffic regulations when they are enforced. A Planning Permission should not be refused on the basis of breaking rules of the road and laws.

During debate, Members commented on:

Issues around highway safety

- Concerns was raised over cars parked on the road heading north up the hill and wanting to turn right into the site. Concern was raised that vehicles would be over the central reservation line on Gonerby Road prior to turning into the site.
- That cars had been seen speeding down the hill, although there had been a speed camera fitted further up Gonerby Road.
- Concern was raised on the safety of children attending the nearby school.

- Other businesses within the vicinity in terms of the parking provision.
- Lincolnshire County Council's recommended refusal and from an expert's opinion and why they would not defend their recommendation at appeal.

Lincolnshire County Council had informed the South Kesteven District Council that they will not be defending the application at appeal. It would be up to South Kesteven District Council to take Lincolnshire County Council's comments to appeal and to defend it.

The Legal Advisor clarified that Lincolnshire County Council had not raised objection to the actual access arrangements of the site and considered this to be safe. They were content with the number of car parking spaces being provided.

Lincolnshire County Council only had concerns relating to the operator of the store and that they could not guarantee that existing car parking issues experienced in the site's location won't be worsened. Officers had suggested that car parking being mitigated via a car parking management plan to address concerns raised by Lincolnshire County Council.

The Chairman informed the Committee of the suggested condition as part of the additional information reports:

'Prior to the occupation of the store, hereby permitted a car park management scheme shall be submitted to and approved in writing by the Local Planning Authority.'

Reason: To ensure a satisfactory form of development in the interests of Highway safety.'

- The Committee were wary of approving a planning permission in line with the safety of children being the upright importance.
- It was highlighted that Members could no provide evidence on something that didn't exist, however, existing factors on the site could be used as evidence: 60mph to 30mph downhill, bus stop, HGV's and cars turning right.
- That the delivery management plan including permitted times for delivery lorries. The delivery hours coincided with school start and finish times. It was queried whether a delivery management plan had been received.

The Senior Planning Officer clarified that the delivery management plan was to protect the amenity of the neighbouring occupiers in terms of noise whilst delivering rather than accessing the site to deliver.

Notwithstanding Lincolnshire County Council's concerns raised on the application. They had not mentioned the car parking or arrangements for delivery within the site or accessing/exiting the site.

A condition secured deliveries to take place outside of school hours, Mondays – Saturdays, no Sundays and Bank Holidays (9:30am-15:00pm and 16:00pm-18:00pm).

It was suggested that the application be deferred for a traffic assessment to be completed to address the sensitivity of concerns of children.

The Assistant Director of Planning informed the Committee that a deferment would require detailed reasons of what further information would be expected from the Applicant. Once heard again with additional information, the scheme should then be acceptable.

- Whether EV charging points would be included on the site, if approved.

It was suggested that delivery times changed to 14:30pm-16:30pm, in order to allow time for children to be picked up from clubs etc.

- How often Local Authorities go against Highways recommendations.

The Chairman highlighted that an objection from Highways was unusual.

Egress and impact on amenity and open space

- That the scale of the site harmed the character and amenities of the area in line with policies.
- Members noted that open space should be utilised in better ways.
- The one-way traffic system on the site was discussed.
- One Member requested advice on which material considerations could apply to this application, and which ones could be ruled out.

The Assistant Director of Planning clarified that there was no definitive list of material considerations, and which could apply to this application, and which ones could be ruled out.

It was proposed, seconded and **AGREED** to authorise the Assistant Director of Planning to **REFUSE** planning permission, for the following reasons:

- 1. The application scheme would result in vehicles, including heavy goods vehicles parking on the public highway, which, due to the proximity to the primary school and other large scale commercial and employment land uses that have a prevalence of larger vehicles, accessing them would lead to restricted visibility at nearby junctions and crossing points resulting in an unacceptable impact on highway safety, contrary to Policy ID2 of the adopted South Kesteven Local Plan and paragraph 115 of the National Planning Policy Framework.**
- 2. The application scheme would result in the partial loss of an area of informal open space, which would result in harm to the character and**

appearance of the area, contrary to Policy DE1, OS1 and E4 of the adopted Local Plan, and Section 12 of the National Planning Policy Framework. In this case, the Local Planning Authority does not consider that the public benefits associated with the proposal, including the additional employment generated, would outweigh the identified harm.

(The Committee adjourned for a 10-minute break)

32. Application S23/2364 & S23/2365

Proposal: Change of use and alterations to form 2no. dwellings and erection of 4no. dwellings to replace demolished unsafe structures
Location: Rear of 35 Watergate, Grantham, Lincolnshire
Recommendation: To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor	Tim Harrison
Against	Michael Ellison
On behalf of the Applicant	D Chantry, Kerrchan Limited

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Environmental Protection Services (SKDC).
- Comments received from LCC Highways & SuDS Support.
- Comments received from Heritage Lincolnshire.
- Comments received from SKDC Historic Buildings Advisor.

(Councillor Tim Harrison did not participate in the debate or vote for this item).

During questions to Public Speakers, Members commented on:

- Whether the scheme seemed acceptable.

The Public Speaker highlighted that proposed windows would have an outlook of a blank wall.

- How the Public Speaker would address objections made within the report.
- What percentage of the original brickwork and pantiles would be suitable for re-use.

It was confirmed the old building was involved in a fire. All bricks and materials that were suitable to re-use had been obtained to manufacture.

During questions to Officers, Members commented on:

- Clarification was sought around the previous use of the building.

The Officer clarified that the building was previously used as a public house and was utilised as employment/commercial use. It was not used as a residential property.

The Assistant Director of Planning clarified that the Burgage plot was an original medieval planning form for the plot. It was important that the Committee recognised and respected the existence of the Burgage plot.

- It was requested that amenity issues were summarised.

Issues raised were principally in relation to the south of the development being in close proximity to The Priory and their associated garden area on overlooking and loss of privacy.

- Whether Policies and Conservation Area requirements permitted to allow new build on a Burgage plot.
- If there was a biodiversity net gain with the proposed property.

The Planning Officer confirmed that the plan was to reinstate through the loss of the building, whereby the Burgage plot was identified as the long linear nature of the built form, which sat behind the host property fronting onto Watergate.

- One Member raised concern regarding parking and a 'U' turn to turn around or reverse back down the linear road.

There was a long linear access to the site and the parking provision would be predominantly along the northern boundary of the site. Members were reminded the Town Centre location which was acceptable for deliveries and emergency services.

In the absence of an objection from the Highway Authority, access and exit of the site must be in forward gear, otherwise Highways would have expressed concerns to refuse on safety grounds.

- Members queried whether the houses could be reversed on the site, where windows could face North towards the car park

The Committee were provided with photographs of the building that had been demolished. The proposed design attempted to replicate some of the openings that were all principally on the southern elevation and the gable elevation.

- That the usage of the property would be used as domestic properties, rather than a Burgage plot. It was noted that this needed to be taken into consideration.

The gable end of the property would be replicated as part of the new- build, and the other elevations would be southern facing.

- Concern around lack of amenity space.

There was limited amenity space for future residents. The space was utilised for parking and turning.

The southern outlook was close to the boundary, however, this relationship was not unusual for a Town Centre location.

- Further clarification was sought around the use of the site in the year leading up to demolition.

The building had been derelict for a long period of time leading up to demolition and had gone into severe disrepair. However, the building had previous been a stable, coach house, storage and a pub.

During debate, Members commented on:

- Amenity and overlooking aspect to the children's play area at The Priory.
- Orientation of the facades. Plot 6 which would overlook The Priory would have obscure and non-opening windows on the upstairs windows which would mitigate the overlooking issues.

The Officer had liased with the Building Control Team, where obscure glazed and non-opening windows had been discussed. It could pass building regulations; however, the property would require mechanical means of ventilation. Fire escapes and exits could be addressed by the layout of the building via an existing hallway and through the core of the building.

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 planning application form, and with the following list of approved plans:

- i. Site Location Plan – WG-30 Rev B
- ii. Block Plan as Proposed – WG-35 Rev B
- iii. Site Plan as Proposed – WG36 Rev B
- iv. Converted Buildings Plans and Elevations WG-38 Rev B
- v. New Build Plans and Elevations WG-37 Rev C
- vi. Bin Store Plan and Elevations WG-41

Unless otherwise required by another condition of this permission.

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

Before Development is Commenced

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

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 and Paragraph 199 of the NPPF.

4 The archaeological investigations shall also have been completed in accordance with the approved details before development commences.

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 and Paragraph 199 of the NPPF.

5 No development shall take place until a 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 traffic generation and drainage of the site during the construction stage 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.

Reason: To ensure a satisfactory form of development.

6 Prior to any works in relation to the conversion hereby permitted a level 2 historic building record shall be undertaken and submitted to and approved in writing by the Local Planning Authority. The results of the survey shall then be submitted to the Local Planning Authority and the Historic Environment Record on completion of the conversion works.

Reason: In order to ensure the historic elements of the building are adequately recorded prior to conversion.

During Building Works

7 Before any of the works on the external elevations of the new building elements hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces, including any rebuilding and/or infill shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken 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.

8 Before any construction work above ground is commenced, details of the hard landscaping works shall have been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

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

9 Construction work shall only be carried out between the hours of 7:30 am to 6:00 pm Monday to Friday and 9:00 am to 1:00 pm on a Saturday. Construction work shall not be carried out on Sundays or Public Holidays. The term 'construction work' shall include mobile and fixed plant/machinery, (e.g. generators) radios and the delivery of construction materials.

Deliveries of construction materials shall only take place between 8:00 am and 5:00 pm, Monday to Friday and between 9:00 am and 5:00 pm on a Saturday. No deliveries shall take place on a Sunday or Public Holiday.

Reason: To ensure a satisfactory form of development and in the interests of residential amenity.

Before the Development is Occupied

10 Before the first unit is occupied, all surface/sewage/used water connections shall have been made in strict accordance with a drainage strategy that has first been submitted to and approved in writing by the Local Planning Authority.

The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the proposed drainage is suitable for the development, in the absence of any technical information relating drainage within the current application, to ensure that the development will accord with Policy EN5 of the Local Plan.

11 Prior to the occupation of unit 6, the first-floor southern facing bedrooms 1 and 2 windows shall have been installed with obscure glazing and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington - Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

Reason: To safeguard the privacy of the occupiers of the neighbouring/adjoining properties.

12 Before any part of the development hereby permitted is occupied/brought into use, the works to provide an area for the storage of refuse and recycling shall have been completed in accordance with the approved details and shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse.

13 Following first occupation of any part of the development hereby permitted, the vehicle parking and turning areas shall have been completed in

accordance with approved plan WG-36 Rev B and shall not be used for any purpose other than for the parking and turning of private vehicles and motorcycles belonging to the occupants of the property and their visitors/servicing and deliveries.

Reason: To ensure that adequate parking provision is provided and retained in order to minimise on street parking and to ensure that vehicles can enter and leave premises in a forward gear in the interests of highway safety

Ongoing Conditions

14 Notwithstanding the provisions of Schedule 2, Part 1, 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 enlargement, improvement or other alteration to the property other than those expressly authorised by this permission shall be carried out without Planning Permission first having been granted by the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to ensure the

15 Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

Reason: To ensure a satisfactory form of development and in the interests of public safety.

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** listed building consent, 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 Sections 18 and 74 of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with planning application form, and with the following list of approved plans:
- i. Site Location Plan – WG-30 Rev B
 - ii. Block Plan as Proposed – WG-35 Rev B
 - iii. Site Plan as Proposed – WG36 Rev B
 - iv. Converted Buildings Plans and Elevations WG-38 Rev B
 - v. New Build Plans and Elevations WG-37 Rev C
 - vi. Bin Store Plan and Elevations WG-41

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

- 3 Notwithstanding the submitted details before any of the works on the external elevations for the building(s) hereby permitted are begun, samples of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces, including any rebuilding and/or infill shall have been submitted to and approved in writing by the Local Planning Authority.

This shall include precise details of the reclaimed and salvaged materials to be used as shown on WG-38 Rev B.

The works shall be undertaken 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.

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

The works shall be undertaken in accordance with the approved details.

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

- 5 Before any of the works on the external elevations for the building(s) hereby permitted are begun, specification of the lime mortar proposed to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

The works shall be undertaken in accordance with the approved details.

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

33. Application S24/0828

Proposal:	Loft conversion, dormer windows and external alterations
Location:	46 Casterton Road, Stamford
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Noting comments in the public speaking session by:

District Ward Councillor	Harrish Bisnauthsing (statement)
Against	Kenneth Mills
Applicant	Elisabeth Belisle/Neil Needham

Together with:

- SKDC Local Plan 2011-2036, Stamford Neighbourhood Plan 2016-2036, Design Guidelines Supplementary Planning Document and National Planning Policy Framework.
- Comments received from Stamford Town Council.
- No comments received Lincolnshire County Council (Highways and SuDS).
- Comments received from SKDC Conservation Officer.

(Councillor Tim Harrison returned to the meeting).

During questions to Public Speakers, Members commented on:

- Whether the neighbour would be satisfied if the roof height was reduced.

The neighbours main concerns were around the visual impact of the windows on the West frontage that would overlook their front garden.

- Whether the neighbours front garden was their main amenity area.

It was confirmed the neighbours main amenity area was their front garden, especially during summer months.

During questions to Officers and debate, Members commented on:

- Whether the application was within the Conservation Area.

The Planning Officer confirmed that the application was not within the Conservation Area and the closest point of the Stamford Conservation Area was 100 metres away down from Casterton Road.

- Whether a property on Casterton Road had a precedent for approving modernisation permission due to a recent demolition and replacement of a property.

It was noted that High Lodge along Casterton Road had been demolished and replaced. This property was within the Stamford Conservation Area. There were established examples on Casterton Road for these types of developments.

- Clarification was sought around the land behind the proposed development, as it was slightly raised. Properties behind the proposed development were higher up due to the site incline.

The Planning Officer noted that the property had steps leading up to the front door and along the back garden. There was a steep slope all the way up to Radcliffe Road, where two-storey dwelling elevated over both plots on Casterton Road.

- Confirmation was requested of the 45 degree angle diagram from the window in terms of overlooking.

The window distance to the neighbours front garden was around 10-11 metres. The distance and the angle from the proposed first floor bedroom window had been conditioned to be obscure glazed.

- Whether the angle from the balcony windows complied with the 45 degree rule.

The bifold balcony window would comply with the 45 degree rule. It was proposed that these windows were increased in height, meaning there may be a perception of overlooking.

The Assistant Director of Planning reminded Members there was a degree of overlooking from the street into the neighbours front garden. The overlooking harm would need to be compared with the existing situation to the proposed.

- Clarification was sought around the windows by the balustrade and whether the windows were full length.

The Planning Officer confirmed that the windows by the balustrade were proposed as floor to ceiling. It was clarified the balcony had no floor space was not walkable. The properties cladding would project further from the gable end and the balustrade itself would sit within the cladding. The balustrade would sit 1.1 metres above the floor level in that room, which should address any overlooking concerns.

It was clarified that the first floor window would be obscure glazed and one window by the balustrade would be obscure glazed.

- Whether there was overlooking impact on any other neighbours surrounding the property in terms of design.

Part of a previous refusal was due to the East elevation of the property having windows overlooking a garden to the East of the property. However, the windows had been removed as part of this new application.

- Whether the additional height had any impact and whether this would be the tallest domestic property within the local area that may set a precedent for future applications.

The Planning Officer highlighted that the property would be the tallest within the immediate vicinity. Due to ground levels, properties on Radcliffe Road would have an increased height.

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:

- a. Proposed Floor Plans (Ref: 22/4423/P04/Rev A)
- b. Proposed Elevations (Ref: 22/4423/P05)

Unless otherwise required by another condition of this permission.

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

During Building Works

Materials Details

- 3) Before any works on the external elevations for the development hereby permitted is begun, a specification of the materials (including colour of any render, paintwork or colourwash) to be used in the construction of the external surfaces shall have been submitted to and approved in writing by the Local Planning Authority.

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

Before the Development is Occupied

- 4) Before any part of the development hereby permitted is occupied/brought into use, the external elevations 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, and the Stamford Neighbourhood Plan.

- 5) Before any part of the development hereby permitted is occupied / brought into use, the 1st floor window on the western elevation of the dwelling (identified as serving bedroom 1 on the approved plans) shall have been installed with obscure glazing to at least 1.7m above the floor level immediately below the centre of the window, and with no opening part being less than 1.7m above the floor level immediately below the centre of the opening part. The obscure glazing must be obscured to a minimum of Pilkington – Privacy Level 3 or an equivalent product. Once installed, the window units shall thereafter be retained as such at all times.

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

- 6) Before any part of the development hereby permitted is occupied / brought into use, the timber balustrade to exterior of the 2nd floor windows on the western elevation of the dwelling (as shown on the

approved plans) shall be installed and shall thereafter be retained for the lifetime of the development.

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

34. Application S24/0795

Proposal:	Change of use and conversion of former bank building (Use Class E(c)(i) to ancillary public reception and function rooms for the adjacent hotel, The Angel and Royal (Use Class C1).
Location:	No.6 High Street Grantham NG31 6PN
Recommendation:	To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions

Noting comments in the public speaking session by:

Applicant Dean Harrison

Together with:

- Provisions within SKDC Local Plan 2011-2036 and National Planning Policy Framework (NPPF).
- Comments received from Lincolnshire County Council Highways.
- Comments received from Environmental Protection.
- Comments received from Historic England.
- Comments received from Conservation Officer.
- Comments from the Local MP.

(The Committee adjourned for 5 minutes).

(Councillor Tim Harrison left the meeting at 16:05 and did not return).

*(It was proposed, seconded and **AGREED** to extend the meeting until the end of business).*

The Assistant Director of Planning clarified that a late representation had been received from a local MP on whether the proposal included any disabled access.

During debate, Members commented on:

- Members were pleased with the proposed plans for the frontage of the building, in keeping with the High Street.

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) Site Location Plan, drawing ref. 205 CP01A (received 21/05/24)
- ii) Proposed Site Plan, drawing ref. 205 CP02 (received 10/05/24)
- iii) Proposed Basement Plan, drawing ref. 205 CP06A (received 22/05/24)
- iv) Proposed Ground Floor Plan, drawing ref. 205 CP03 (received 10/05/24)
- v) Proposed First Floor Plan, drawing ref. 205 CP04 (received 10/05/24)
- vi) Proposed Second Floor Plan, drawing ref. 205 CP05 (received 10/05/24)
- vii) Proposed Elevations, drawing ref. 205 CP07 (received 10/05/24)
- viii) Proposed Long Section, drawing ref. 205 CP08 (received 10/05/24)

Unless otherwise required by another condition of this permission.

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

35. Application S24/0940

Proposal:	Conversion of three redundant ground floor ancillary rooms to guest bedroom with ensuite
Location:	15 Swinegate, Grantham, Lincolnshire, NG31 6RJ
Recommendation:	To authorise the Assistant Director – Planning to GRANT listed building consent, subject to conditions.

Together with:

- Provisions within SKDC Local Plan 2011-2036, Design Guidelines for Rutland and South Kesteven and National Planning Policy Framework

It was proposed, seconded and **AGREED** to authorise the Assistant Director – Planning to **GRANT** listed building consent, 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 permitted shall be carried out in accordance with the following list of approved plans:

- i. 206 P01 – Location & Site Plan received 31 May 2024
- ii. 206 P02A – Proposed Ground Floor Plan [received 31 May 2024]
- ii. 206 P03 – Proposed South & East Elevation [received 31 May 2024]

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) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

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

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

There were none.

37. Close of meeting

The Chairman closed the meeting at 16:30.

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