

Present:

Chairman: Councillor David Brown  
Vice-Chairman: Councillor Sue Ransome

Councillors: Alison Austin, Peter Bedford, Michael Cooper,  
James Edwards, Jonathan Noble, Brian Rush, Paul Skinner  
and Stephen Woodliffe

Officers: Development Manager, Senior Planning Officer, Legal  
Officer Planning and Senior Democratic Services Officer

### **183 APOLOGIES**

There were apologies for absence from Councillors Stephen Raven, Claire Rylott and Yvonne Stevens.

### **184 MINUTES**

The minutes of the Committee's last meeting, held on 26<sup>th</sup> June 2018, were agreed as a correct record and signed by the Chairman.

### **185 DECLARATION OF INTERESTS**

Standing declarations of interests were reported with respect to:

- Councillors Alison Austin and Paul Skinner as Members of Lincolnshire County Council;
- Councillors David Brown, Michael Cooper and Sue Ransome as Members of the South East Lincolnshire Local Plan and Councillor Alison Austin as a County Council Member of that Committee; and
- Councillors Peter Bedford and Michael Cooper as the Council's representatives on the internal drainage boards.

With respect to Planning Application B/18/0012, Councillor Peter Bedford declared that he was a close friend of the family applying for permission and, with respect to Planning Application B/18/0136, that he was a close friend of the manager of the site and his partner; in both cases he would leave the meeting for the entire duration of consideration of the applications.

Councillor Brian Rush declared that a fellow Councillor had spoken to him regarding Planning Application B/18/0136, but he had advised the Councillor that he could not speak on the matter.

With respect to Planning Application B/18/0119, Councillor Sue Ransome declared that she had visited Bridge House School 3-4 years previously as a Member of a County Council sub group and Councillor Stephen Woodliffe declared he had visited the school as Mayor. Both Members confirmed that this would not influence their consideration of the application.

With respect to Planning Application B/18/0012, Councillor Paul Skinner declared that he knew one of the applicants, Mr John Wood, because both served on an internal drainage board, but that he did not know him well and he would not be influenced by this in consideration of the application.

**186 PLANNING APPLICATION B 17 0396**

**Application Type: Full Planning Permission**

**Proposal: Construction of 18 dwellings (including 3 affordable dwellings) garages, public open space, estate road and new vehicular access following demolition of existing dwelling**

**Site: Land to the rear of Westminster Terrace, South Street, Swineshead, Boston**

**Applicant: Mrs Sarah Beardsley**

The Senior Planning Officer presented the report and advised the meeting that the site plan included in the agenda pack for this item was incorrect; the correct plan had been e-mailed to Members and hard copies were circulated at the meeting. Also, an amendment to Condition 18 was recommended to include the word “additional” with respect to windows.

Mr R Morgan addressed the Committee in objection to the application as the occupier of 4 Cope Court for 12 years on the grounds that the site was in open countryside outside the village boundary and the adverse effect on his property. In particular, plot 14 would significantly affect his residential amenity in terms of loss of outlook and privacy due to the short separation distance even with the proposed plans to mitigate this. Mr Morgan requested that the proposed dwelling be built further away from the boundary to provide a similar separation distance to the other proposed dwellings, which the size of the application site would easily allow for. Mr Morgan also expressed concern about damage that could be caused to his property by the use of pile foundations during construction.

Mr C Wicks, the applicant’s agent, then addressed the Committee. Mr Wicks’ main points were that, although the application site was in open countryside, it followed the form and shape of the village. Significant amendments had been made to the proposed dwelling on plot 14 to mitigate the impact on existing dwellings. This was a low density proposal for various types of quality dwellings that would enhance the village and existing amenities. In addition, it would provide on-site parking for the local brass band’s practice building. The property known as Harwin House, which was not worthy of listing, would be demolished. All consultees were satisfied with the application and the applicant was agreeable to the proposed section 106 obligation and the amendment to condition 18.

Following debate, to address Members’ concerns, the Legal Advisor suggested that the word “future” be added to Condition 8 with respect to management responsibilities.

It was proposed by Councillor Michael Cooper and seconded by Councillor Paul Skinner that authority be delegated to the Development Manager to grant planning permission

upon satisfactory completion of the section 106 obligations, as recommended by the Senior Planning Officer, with the addition of the word “additional” with respect to windows in Condition 18 and the word “future” with respect to management responsibilities in Condition 8.

Vote: 7 for, 2 against, 1 abstention

**RESOLVED that authority be delegated to the Development Manager to grant planning permission upon satisfactory completion of a section 106 planning obligation with the Council requiring the provision of 3 affordable housing units and a contribution of £50,974 towards education, and subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Proposed site layout ref 16-2316-P-02 rev N (2H/27)
- Location plan ref 16-2316-P-03 rev E (3D /27)
- Plans and elevations- plot 1 ref 16-2316-P-04 rev A (4a/27)
- Plans and elevations – plot 2 ref 16-2316-P-05 (5/27)
- Plots 3 and 4 ref 16-2316-P-06 (6/27)
- Plots 5, 6, 9 and 10 ref 16-2316-P-07 (7/27)
- Plans and elevations plot 7 ref 16-2316-P-08 (8/27)
- Plans and elevations plot 8 ref 16-2316-P-09 (9/27)
- Plans and elevations plot 11 ref 16-2316-P-10 (10/27)
- Plans and elevations plot 12 ref 16-2316-P-11 (11/27)
- Plans and elevations plot 13 ref 16-2316-P-12 (12/27)
- Plans and elevations plot 15 ref 16-2316-P-14 (14/27)
- Plans and elevations plots 14 and 16 ref 16-2316-P-15 rev A (15a/27)
- Plans and elevations – plot 17 ref 16-2316-P-16 (16/27)
- Plans and elevations – plot 18 ref 16-2316-P-17 (17/27)
- Garage details plots 2 and 13 ref 16-2316-P-18 (18/27)
- Garage details plot 7 ref 16-2316-P-21 (21/27)
- Garage details plots 8,11 and 17 ref 16-2316-P-22 rev A (22a/27)
- Garage details plots 1, 12 and 15 ref 16-2316-P-23 rev A (23a/27)
- Garage details plots 14 and 16 ref 16-2316-P-24 rev A (24a/27)
- Garage details plot 18 ref 16-2316-P-25 (25/27)
- Garage details plots 4,9 and 10 ref 16-2316-P-20 rev A (26A/27)

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3. No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The scheme shall include:

- a) boundary treatment
- b) hard surface materials
- c) planting schedules (species, sizes densities)
- d) existing trees to be retained/removed

**Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policies G1 and H3.

4. All landscape works, including the approved fencing scheme, shall be carried out in accordance with the approved details and in accordance with timescales that shall be submitted to and agreed in writing by the Local Planning Authority before any development takes place above ground level. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

**Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policies G1 and H3.

5. No development shall take place above slab level until details of the materials proposed to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the new buildings are in keeping with the character of the area and to accord with Adopted Local Plan Policy G1.

6. The development hereby approved shall be carried out in accordance with the approved flood risk assessment dated October 2017 Version 1 by RM Associates including the following mitigation measures detailed within the FRA:

- The finished floor level of the dwellings shall be no lower than 3.7m AOD
- Flood resistant and resilient construction techniques shall be utilised as described.

**Reason:** To reduce the risk of flooding to the proposed development and future occupiers and to accord with the objectives of Local Plan policy G1.

7. The proposed area of public open space as shown on plan Proposed site layout ref 16-2316-P-02 rev N (2H/27) shall be laid out in a manner to be submitted to and agreed in writing by the Local Planning Authority before any development takes place above slab level. The public open space shall be made available for use in accordance with timescales to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To provide a satisfactory level of publicly available amenity open space within the development and to accord with Adopted Local Plan Policy H4.

8. A landscape management plan including future management responsibilities and maintenance schedules of the public open space shall be submitted to the Local Planning Authority before the occupation of any dwelling. The management plan shall be carried out as approved.

**Reason:** To ensure the long term maintenance of the public open space in the interests of the amenity of residents and to accord with the objectives of Local Plan policy H4.

9. The first floor bathroom windows in the rear elevations of the chalet bungalows on plots 14, 15 and 16 as shown on approved layout plan ref 16-2316-P-02 rev N (2H/27) shall be permanently fixed and fitted with obscure glazing before occupation and retained in that form thereafter.

**Reason:** in the interests of residential amenity of the neighbouring occupants and to accord with the objectives of Local Plan policy G1.

10. The Swineshead Public Footpath 11 which is located to the west of the site shall not be obstructed whilst works are being carried out on the site.

**Reason:** To maintain public right of way and public safety and to accord with the objectives of the NPPF (2012).

11. In the event that pile foundations are to be used in the construction of this development, details of the pile foundations and a method statement which identifies the measures to be taken to ensure that the amenity of neighbours are not adversely affected by noise and disturbance during the insertion of the pile foundations shall be submitted to and approved in writing by the Local Planning Authority before development commences on site. The works shall be carried out in accordance with the approved statement.

**Reason:** This is a pre-commencement condition in order to protect the amenity of the neighbours should pile foundations be used. This condition accords with the objectives of Local Plan policy G1.

12. Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses. The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

**Reason:** To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to accord with the objectives of Local Plan policy G6.

13. No dwellings shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number 16-2316-P-02 Rev. N dated 22-6-18 has been completed.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site and to enable calling vehicles to wait clear of the carriageway of South Street. This Condition accords with the objectives of Local Plan policy G6.

14. Before any dwelling is commenced, 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 existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted and approved in writing by the Local Planning Authority.

**Reason:** In the interests of safety of the users of the public highway and the safety of the users of the site, and to accord with the objectives of Local Plan policy G6.

15. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and
- d) 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.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

**Reason:** To ensure the permitted development is adequately drained without increasing flood risk to adjacent land and properties. This condition accords with the objectives of Local Plan policy G3.

16. Prior to the commencement of any part of the development hereby permitted, a Construction and Traffic Management Plan, detailing: a) where construction vehicles and the vehicles of site personnel will be parked within the site, b) where material delivery vehicles will be parked, unloaded and manoeuvred within the site and c) where site accommodation and welfare facilities will be located within the site, shall be submitted to the Local Planning Authority. The development shall thereafter be completed in accordance with the permitted Construction and Traffic Management Plan.

**Reason:** In the interests of the safety and free passage of the public and to accord with the objectives of Local Plan policies G1 and G6. This is a pre-commencement condition due to the fact that the management of plant, site equipment etc needs to be agreed prior to the commencement of any development to ensure that neighbour's amenity and safety are respected.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no first floor windows shall be inserted in the side (east) elevation of the dwelling house on plot 1.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no additional windows shall be inserted in the rear roof slopes of the chalet bungalows hereby approved on plots 14, 15 and 16.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

## **187 PLANNING APPLICATION B 17 0500**

**Application Type: Full Planning Permission**

**Proposal: Proposed residential development consisting of 4 no. detached dwellings with associated parking, garages plus construction of a new road and new vehicular access**

**Site: Highfield House, West End Road, Wyberton, Boston, PE21 7NQ**

**Applicant: Lincs Property Ltd**

The Senior Planning Officer presented the report as set out in the agenda pack.

The applicant's agent, Mr C Wicks addressed the Committee and made the following main points. The development represented natural infill and did not encroach into open countryside. The site had been put forward by the Council for future housing and the proposal would make a modest contribution to the 5-year supply, which was of material weight. The front of the site was screened from existing dwellings by hedging. Separation distances, orientation of the proposed dwellings and windows, and the particularly low design of the chalet bungalow on plot 4, would prevent adverse impact on residents' amenity. Hedgerows and tree planting would provide a soft edge to the west boundary; therefore, the proposal would not result in substantial harm in line with Policy G1. The Senior Planning Officer found the proposals acceptable and the high quality, low density proposal had addressed all objections.

It was proposed by Councillor Brian Rush and seconded by Councillor James Edwards that planning permission be granted as recommended by the Planning Officers.

Vote: 8 for, 1 against, 1 abstention

**RESOLVED that planning permission be granted as recommended by the Senior Planning Officer subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- Location Plan ref 16-2341-LP (1/8)
- Site as proposed ref 16-2341-02 rev E (3C/8)
- Plot 1 proposals ref 16-2341-03 rev B (4B/8)
- Plot 2 proposals ref 16-2341-04 (5/8)
- Plot 3 proposals ref 16-2341-05 (6/8)
- Plot 4 proposals ref 16-2341-06 rev D (7B/8)
- Garages plots 2 and 4 ref 16-2341-07 (8/8)

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3. No development shall take place above ground level until full details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) boundary treatment
- b) hard surface materials
- c) planting schedules (species, sizes densities)
- d) existing trees to be retained/removed

**Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policies G1 and H3.

4. All landscape works shall be carried out in accordance with the approved details in accordance with timescales that shall be submitted to and agreed in writing by the Local Planning Authority before any development takes place above ground level. Any trees, plants, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

**Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policy G1 and H3.

5. No development shall take place above slab level until details of the materials proposed to be used in the construction of the external surfaces, including the private drive have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the development is in keeping with the character of the area and to accord with Adopted Local Plan Policy G1.

6. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the visibility splays measuring 2.4m x 43m and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

**Reason:** In the interests of safety and users of the public highway and safety of the users of the site and to accord with the objectives of Local Plan policy G6.

7. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment undertaken by RM Associates, dated October 2017 Version 1, and incorporate the following mitigation measures:
  - development must be a minimum of 2 storeys;
  - the finished floor levels shall be set no lower than 3.40mAOD
  - flood resilient construction shall be used to a height 300mm above the predicted flood depth;
  - flood doors or demountable defences to 600mm above finished floor levels.

The mitigation measures shall be fully implemented prior to occupation and retained thereafter.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of Local Plan policy H3 and the NPPF (2012).

8. The first floor bathroom window on the side (south) elevation of plot 1 as shown on plan 'Plot 1 proposals ref 16-2341-03 rev B (4B/8) shall be permanently fixed and fitted with obscure glazing before occupation of plot 1 and retained in that form thereafter.

**Reason:** In the interests of residential amenity of the neighbouring occupants and to accord with the objectives of Local Plan policy G1.

9. Before occupation of any dwellings hereby approved, the private drive shall be provided with lighting in accordance with details, including the maintenance of the lighting which shall have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** In the interests of crime prevention and the safety and amenity of residents. This condition accords with the objectives of Local Plan policies G1 and H3.

10. In the event that pile foundations are to be used in the construction of this development, details of the pile foundations and a method statement which identifies the measures to be taken to ensure that the amenity of neighbours are not adversely affected by noise and disturbance during the insertion of the pile foundations are submitted to and approved in writing by the Local Planning Authority before development commences on site. The works shall be carried out in accordance with the approved statement.

**Reason:** This is a pre-commencement condition in order to protect the amenity of the neighbours should pile foundations be used. This condition accords with the objectives of Local Plan policy G1.

11. Prior to the commencement of development details of the means to prevent flooding onto neighbouring land which may result from raised land levels shall be submitted to and approved in writing by the Local Planning Authority. These details shall also include:

- The finished land levels including sections showing garden areas, driveways and the private road measured at Ordnance Datum
- Proposed surface water drainage system including future maintenance
- Method of boundary treatment to avoid any overlooking that may arise from raised land levels.

The works shall be carried out in accordance with the approved details.

**Reason:** This is a pre-commencement condition in order to prevent third party flooding and protect residential amenity and to accord with the objectives of Local Plan policies G1 and G3.

12. The development hereby permitted shall not be commenced until details of a comprehensive contaminated land investigation has been submitted to and approved by the Local Planning Authority (LPA) and until the scope of works approved therein have been implemented. The assessment shall include all of the following measures unless the LPA dispenses with any such requirements in writing:
- a) A Phase I desk study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk study shall establish a 'conceptual model' of the site and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/ Quantitative Risk Assessment (or state if none required). Two full copies of the desk study and a non-technical summary shall be submitted to the LPA.
  - b) A site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle and takes into account the sites existing status and proposed new use. Two full copies of the site investigation and findings shall be forwarded to the LPA.

**Reason:** To ensure potential risks arising from previous site uses have been fully assessed and to accord with Local Plan Policy G1.

13. Where the risk assessment (see preceding condition) identifies any unacceptable risk or risks, a detailed remediation strategy to deal with land contamination and/or pollution of controlled waters affecting the site shall be submitted and approved by the LPA. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the LPA.

**Reason:** To ensure the proposed remediation plan is appropriate and to accord with Local Plan Policy G1.

14. Remediation of the site shall be carried out in accordance with the approved remediation strategy (see preceding condition). No deviation shall be made from this scheme without the express written agreement of the LPA.

**Reason:** To ensure site remediation is carried out to the agreed protocol and to accord with Local Plan Policy G1.

15. On completion of remediation, two copies of a closure report shall be submitted to the LPA. The report shall provide validation and certification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report.

**Reason:** To provide verification that the required remediation has been carried out to the required standards and to accord with Local Plan Policy G1.

16. If, during development, contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspect contamination has been submitted to and agreed in writing with the LPA.

**Reason:** To ensure all contamination within the site is dealt with and to accord with Local Plan Policy G1.

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no windows shall be inserted in the gable end (ie eastern elevation) of the chalet bungalow on plot 4 hereby approved.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) no additional first floor windows (other than the bathroom window as shown on plan 16-2341-03 rev B) shall be inserted in the southern elevation of the dwelling house on plot 1 hereby approved.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

## **188 PLANNING APPLICATION B 18 0149**

**Application Type: Full Planning Permission**

**Proposal:** Installation of small-scale gas-fired electricity generating facility within portal framed building and ancillary infrastructure, and plant including transformer compound, DNO metering room, gas kiosk, store room, control room, lubrication oil storage tanks, and radiator bank

**Site:** Land west of Marsh Lane, Boston, PE21 7SJ

**Applicant:** UK Capcity Reserve Ltd

The Senior Planning Officer presented the report and advised the meeting that a second letter of objection had been received after publication of the agenda pack. The letter was from the occupier of Chessingham, Cross Hill Lane, Wyberton objecting to the application on the grounds that permission for this site was only for light, clean industrial use; concerns regarding safety and danger to nearby residents; lack of a fire fighting equipment area; the proximity to existing dwellings when other available sites were

further from them; and the impact on neighbours' amenity, particularly with respect to noise and smell.

Mr C Fagg, the applicant's planning agent addressed the Committee, and made the following points. The applicant was the UK's leading flexible generator and had 32 sites in England and Wales, which provided essential balancing services to the national grid when local demand exceeded supply. The applicant had chosen this site after considering the impact on residential amenity, the environment, site suitability and availability, and the availability of grid and gas connections. The impact of the proposal, incorporating the mitigation measures and with the proposed planning conditions, would not be substantially adverse and had to be balanced against the need for the development. The applicant took health and safety very seriously, working under a number of internationally-recognised accreditation schemes. The land was allocated in the Local Plan for commercial and industrial use. A number of environment reports had been provided by the applicant demonstrating that there would be no significant adverse impacts in terms of noise, emissions, highway safety and visual amenity. In conclusion, Mr Fagg stated that the national need for such developments was a material consideration and urged Members to approve the application.

It was proposed by Councillor Jonathan Noble and seconded by Councillor Paul Skinner that planning permission be granted as recommended by the Planning Officers.

Vote: 8 for, 2 against

**RESOLVED that planning permission be granted as recommended by the Senior Planning Officer subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents;

- Location plan ref 17241.101 rev 2a (1/9)
- Site layout plan ref 17241.102 rev 4 (2/9)
- Proposed elevations and block plan of specific components ref 17241.103 rev 4 (3/9)
- Tree survey and protection plan ref 750.17.1 (4/9)
- Landscape proposals ref 750.17.2a (5/9)
- Radiator bank elevations ref 17241.103.5 rev 1 (9/9)

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policies G1 and G2.

3. Prior to the commencement of any part of the development hereby permitted, a Construction and Traffic Management Plan, detailing: a) how the parking of construction vehicle and the vehicles of site personnel will be accommodated within the site, b) where construction materials will be unloaded and stored within

the site c) where site accommodation and welfare facilities will be located within the site, shall be submitted to the Local Planning Authority. Thereafter, the construction of the permitted development shall be undertaken in accordance with the approved Construction and Traffic Management Plan.

**Reason:** To ensure that the construction of the permitted development does not adversely affect the safety or free passage of those using the adjacent public highway. This condition accords with the objectives of Local Plan policy G6.

4. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall: a) Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site; b) Provide attenuation details and discharge rates which, unless agreed otherwise with the surface water receiving body, shall be restricted to 1.4 litres per second per hectare; c) Provide details of the timetable for and any phasing of implementation for the drainage scheme; and d) 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. The development shall be carried out in accordance with the approved drainage scheme and no building shall be used until the approved scheme has been completed or provided on the site in accordance with the approved phasing. The approved scheme shall be retained and maintained in full in accordance with the approved details.

**Reason:** To ensure the permitted development is adequately drained without increasing the flood risk to neighbouring land and property and to accord with the objectives of Local Plan policy G3.

5. The development permitted by this planning permission shall be carried out in accordance with the submitted Flood Risk Assessment dated January 2018, by Amber Planning, including the mitigation measures set out in section 4.4.4. In particular:
  - all controls and critical infrastructure shall be raised to a minimum of 4.8mAOD;
  - appropriate flood resilient and resistant construction measures shall be incorporated, capable of withholding sea water.

The mitigation measures shall be fully implemented prior to occupation and subsequently remain in place.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants and to accord with the objectives of Local Plan policy G1 and the NPPF (2012)

6. All landscape works shall be carried out in accordance with the approved details within 6 months of the date of the commencement of use or completion of development whichever is the sooner. Any trees, plants, hedges, grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size species or quality.

**Reason:** In the interests of visual amenity and in accordance with Section 197 of the 1990 Act which requires Local Planning Authorities to ensure, where appropriate, adequate provision is made for the preservation or planting of trees, and to ensure that the approved scheme is implemented satisfactorily. The condition accords with Adopted Local Plan Policy G1.

7. Notwithstanding the details shown on the landscape proposals plan ref 750.17.2a before any development takes place above ground level, a plan showing the elevations, colour and construction details of the proposed 4.5m high acoustic fence shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved before commencement of use or completion of development whichever is the sooner and shall be retained in that form thereafter.

**Reason:** In the interests of visual amenity and to accord with the objectives of Local Plan policy G1.

8. Details of any external lighting on the site, including location and degree of illumination shall be submitted to and approved in writing by the Local Planning Authority before any external installation. The work shall be carried out as approved.

**Reason:** In the interests of residential amenity of neighbouring residents and to accord with the objectives of Local Plan policy G1.

9. The noise from the fixed plant and machinery at the development shall not exceed a 'rating level' of LAeq(15min) 40dB as defined by BS4142:2014 when measured 3.5m from the facade of any residential property between the hours of 7.00am and 11.00pm. Sound level measurements shall be undertaken in accordance with the main procedural requirements of BS7445:2003, parts 1-3.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1

10. The noise from the fixed plant and machinery at the development shall not exceed a level defined by the NR Curve 30 as measured externally of any residential property between the hours of 11.00pm and 7.00am the following day. Sound level measurements shall be undertaken in accordance with the main procedural requirements of BS7445:2003, parts 1-3.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

11. The operator on completion of commissioning of the development shall, at its expense, employ an independent acoustic consultant who shall be approved by the Local Planning Authority to assess compliance with conditions 9 and 10 above.

The independent acoustic consultant's report shall be submitted to the Local Planning Authority within 3 months of completion which shall include details of the assessment and where necessary measures to remedy any breach of the noise conditions in 9 and 10 above. Those remedial measures shall be carried out within a time period agreed in writing with the Local Planning Authority and thereafter retained.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

12. Within 28 days from the receipt of a written request of the Local Planning Authority following a complaint to it alleging noise disturbance at a dwelling the operator of the development shall, at its expense, employ an independent acoustic consultant to be approved by the Local Planning Authority to assess compliance with conditions 9 and 10 above. The independent acoustic consultant's report shall be submitted to the Local Planning Authority within 3 months which shall include details of the assessment and where necessary measures to remedy any breach of the noise conditions in 9 and 10 above. Those remedial measures shall be carried out within a time period agreed in writing with the Local Planning Authority and thereafter retained.

**Reason:** In the interests of residential amenity and to accord with the objectives of Local Plan policy G1.

13. No development take place on the site until an updated ecological impact assessment has been undertaken and a report including details of the proposed measures to enhance biodiversity, including the timeframes for the enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved.

**Reason:** The lifespan relating to the submitted ecological impact assessment is recommended as one year and it is therefore necessary for a further ecological assessment on the site to be undertaken before any work is carried out, in the interest of biodiversity. This condition therefore accord with the objectives of Local Plan policy G2 and the NPPF (2012)

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

## **189 PLANNING APPLICATION B 18 0224**

**Application Type: Full Planning Permission**

**Proposal: Erection of two storey Engineering, Manufacturing and Training (EMAT) Centre and associated landscaping works**

**Site: Boston College, Skirbeck Road, Boston, PE21 6JF**

**Applicant: Ms Janet Hemmant, Boston College**

The Development Manager presented the report and confirmed that there had been no response from the Consultant Architect.

It was proposed by Councillor Jonathan Noble and seconded by Councillor Michael Cooper that planning permission be granted as recommended with the addition of the standard archaeological condition.

Vote: Unanimous

**RESOLVED that planning permission be granted as recommended by the Development Manager subject to the following conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the submitted application forms and following approved plans;

- Site location plan ref 8404-CPMG-01---A-0001 (1/11)
- Ground and first floor plan ref 8404-CPMG-01-ZZ-DR-A-0001 (2/11)
- GA Plan Level 0 ref 8404-CPMG-01-00-DR-A-2001 Rev. P3 (3/11)
- GA Plan Level 1 ref 8404-CPMG-01-01-DR-A-2002 Rev. P3 (4/11)
- GA Plan Roof Level ref 8404-CPMG-01-02-DR-A-2003 Rev. P2 (5/11)
- Elevations ref 8404-CPMG-01-XX-DR-A-2004 Rev. P1 (6/11)
- Sections ref 8404-CPMG-01-00-DR-A-2006 (7/11)
- Landscaping ref 8404-CPMG-01-ZZ-DR-A-7001 Rev. P1 (8/11)
- External Work Plan ref 8404-CPMG-01-ZZ-DR-A-7002 Rev. P1 (9/11)
- External Lighting Design Site Plan ref CPW-180219-E-EXT-03 Rev. P1 (10/11)
- Preliminary Surface Water Drainage Proposals (Alan Wood & Partners) ref 40817-AWP-ZZ-XX-DR-D-0001

And the submitted: -

- Design and Access Statement created by cpmg dated June 2018
- Transport Statement created by Alan Wood & Partners dated June 2018
- Arboricultural Report created by Bond Bryan Architects dated Mar 2009
- External Lighting Statement created by crouchperrywilkes dated 25.05.18

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

3. The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment created by Alan Wood & Partners dated June 2018 along with the following mitigation measures:

1. Finished floor levels shall be set no lower than 3.80mAOD.

2. Flood resilient and resistant construction techniques should be used to a minimum height of 500mm above the finished floor level (as outlined in section 7.5 of the FRA).
3. External doorways to the building should incorporate a proprietary flood barrier system up to 600mm.

**Reason:** To reduce the risk and impact of flooding on the development and future occupants and to accord with the objectives of Local Plan policy G1 and the NPPF (2012)

4. No development shall take place within the area indicated on the site plan as shown on drawing 8404-CPMG-01---A-001 until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

**Reason:** In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site and to accord with the National Planning Policy Framework

In determining this application the authority has taken account of the guidance in paras 186 – 187 of the NPPF (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

## **190 PLANNING APPLICATION B 18 0119**

**Application Type: Outline Planning Permission**

**Proposal:** Outline application for residential development following demolition of the existing buildings with some matters (layout, appearance, landscaping and scale) reserved for later approval

**Site:** Bridge House, Grantham Road, Boston, Lincolnshire, PE21 7NL

**Applicant:** Mr & Mrs C Smith, Bridge House Independent Behavioural School

The Development Manager presented the report as set out in the agenda pack.

One of the applicants, Mr C Smith, addressed the Committee and spoke about the high performance of the school and its future development plans for which this application was critical. The site was not appropriate for developing the school itself due to limited parking for staff, dropping off pupils etc and also safeguarding issues. The land had been purchased to prevent retail use impacting on the school. The only access was through the retail park. This application was for a sensitive scheme and the site was on the edge of the retail area, but on a main road, not a cul-de-sac. It was close to all amenities and bus routes, and would enhance the area.

It was proposed by Councillor Jonathan Noble and seconded by Councillor Brian Rush that planning permission be refused as recommended by the Planning Officers with the addition of Policy RTC 4 to the reason for refusal.

Vote: 8 for, 0 against, 2 abstentions

**RESOLVED that planning permission be refused, as recommended by the Development Manager, for the following reason:**

The proposal is for residential development within a commercial area and part of the site is designated for retail or office, light industrial or warehouse use. The provision of housing in this locality would change the character of the area and not provide development that appropriately responds to the commercial activities and designated land use. Section 7 of the National Planning Policy Framework states 'Good design is a key aspect of sustainable development and should contribute positively to 'making places better for people' with paragraph 55 requiring development to 'function well and add to the overall quality of the area'. It is not considered the development responds positively to these aspects and is therefore contrary to the National Planning Policy Framework and Policies RTC4, G1 and H3 of the Boston Borough Local Plan 1999.

In determining this application the authority has taken account of the guidance in paragraphs 196-197 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

The meeting adjourned at 12.55 pm

*[Councillors Peter Bedford and James Edwards left at this point and did not return when the meeting was reconvened; Councillor Bedford did not return due to the conflict of interest he declared with respect to the remaining applications.]*

The meeting reconvened at 2 pm

*[Councillor Stephen Woodliffe was absent from the entire consideration of application B/18/0012 due to a conflict of interest declared at the beginning of the meeting.]*

**191 PLANNING APPLICATION B 18 0012**

**Application Type: Outline Planning Permission**

**Proposal: Outline application with some matters reserved (scale, appearance and landscaping) for proposed residential development of up to 83 no. dwellings**

**Site: Land to the east of White House Lane, Fishtoft, Boston, PE21 0BH**

**Applicant: Messr John T & Peter R Woods**

The Development Manager presented the report and advised the meeting of a slight amendment to the proposal description in that access and layout were matters for consideration.

It was proposed by Councillor Paul Skinner and seconded by Councillor Alison Austin that authority be delegated to the Development Manager to grant planning permission upon satisfactory completion of a section 106 planning obligation with the Council, as recommended by the Planning Officers.

Vote: 5 for, 2 against

**RESOLVED that authority be delegated to the Development Manager to grant planning permission upon satisfactory completion within three months of a section 106 planning obligation with the Council to ensure the delivery of affordable housing, education contributions, NHS contributions and the delivery and future maintenance arrangements for the proposed public open space, and subject to the following conditions:**

1. No development shall commence until details of the appearance, landscaping and scale of the development (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

**Reason:** This is an outline application only and such details must be approved before development commences in order to comply with the objectives of Boston Borough Local Plan 1999 policies G1 and H3, and required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than the expiration of 3 years from the date of this permission.

**Reason:** Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

**Reason:** Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following plans and details:

- Location Plan (2451-03) (1/3)
- Proposed Site Layout (2451-04 Revision B) (2B/3)

**Reason:** To ensure the development is undertaken in accordance with the approved details and to accord with Boston Borough Local Plan 1999, Policy G1.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), undertaken by Unda Consulting Limited 'Flood Risk Assessment and Surface Water Drainage

Strategy for Planning, Reference 87534, dated March 2018, and the following mitigation measures detailed in the FRA:

Either

- No living accommodation located on the ground floor, which shall be restricted to garage, WC and utility room only.

Or

- Finished floor level for the dwellings set no lower than 3.2m AOD
- Flood resilient and resistant construction techniques incorporated up to a height of 300mm above predicted flood level; and
- Demountable defences provided to a height of 600mm above finished floor level to cover all external ground floor doors.

Each of the dwellings must be a minimum of 2 storeys. The mitigation measures shall be implemented prior to occupation and shall subsequently remain in place.

**Reason:** To reduce the risk of flooding to the proposed development and future occupants in accordance with the National Planning Policy Framework.

6. Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include (though not be restricted to) the following details:

- a) a traffic management plan incorporating the routing of construction traffic and details of heavy vehicle movement patterns (including the earliest and latest times, and the suspension of trips during peak traffic times)
- b) measures to minimise and control noise, vibration, dust, dirt and fumes during the development period
- c) details of onsite parking facilities for both visiting construction vehicles and deliveries and workers on the site
- d) the loading and unloading arrangements for heavy plant and machinery and materials
- e) the location of storage of plant and materials used in constructing the development
- f) measures to avoid disturbance to nesting birds and other wildlife
- g) measures to prevent mud being deposited on the surrounding highway
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i) a programme for the implementation of all of the above items.

**Reason:** To minimise the impact of the development during the construction period, and to accord with Policy G1 of the Boston Borough Local Plan 1999.

7. A scheme for the provision of electric vehicle recharge points at a minimum rate of one per dwelling shall be installed and operational prior to the occupation of the dwellings and shall be retained thereafter for that purpose.

**Reason:** In compliance with the National Planning Policy Framework 2012.

8. A detailed landscape plan/report shall be submitted to the Local Planning Authority for approval in writing showing:

- a minimum of 0.28 hectares of public open amenity space in accordance with the Planning Statement which demonstrates how it maximises its amenity value for future occupiers of the application site;
- proposed play equipment
- the proposed landscaping of the area; and
- Ecological enhancements.

The approved public open space shall be made available for use and ecological improvements provided, before 50% of the dwellings hereby permitted are first occupied. The public open space shall not at any time be incorporated within the curtilage of a dwelling and shall be retained for its permitted use thereafter. The development shall be carried out in accordance with the approved details.

**Reason:** To provide an appropriate amount and satisfactory design of public open space and play provision within the development and to accord with the objectives of policy H4 of the Boston Local Plan 1999. To provide an acceptable layout and ecological enhancements for the swale to accord with the objectives of Policy G1 of the Boston Local Plan 1999 and National Planning Policy Framework.

9. The Reserved Matters application shall include details of the provision of a 1.8 metre wide footway, together with suitable means of collection, conveyance and disposal of highway surface water run-off, along the entire White House Lane frontage of the application site.

**Reason:** To ensure the provision of safe and suitable means of pedestrian access to the development hereby permitted and to ensure the highway surface water run-off that presently infiltrates into the highway verge, is suitably managed once the development is constructed in accordance with the National Planning Policy Framework and Policy G3 of Boston Borough Local Plan 1999.

10. Before any dwelling is commenced, 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 existing highway, shall be laid out and constructed to finished surface levels in accordance with details which shall be submitted to and in writing by the Local Planning Authority.

**Reason:** In the interests of safety of users of the public highway and the safety of users of the site in accordance with the National Planning Policy Framework and Policy T1 of the Boston Borough Local Plan 1999.

11. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles, and an assessment of the hydrological and hydrogeological context of the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) Provide details of how run-off will be safely conveyed and attenuated during storms up to an 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 systems without exceeding the run-off rate for the undeveloped site;
- b) Provide attenuation details and discharge rather which unless agreed otherwise with the surface water receiving body shall be restricted to 1.4 litres per second per hectare;
- c) Provide details of the timetable for any phasing of implementation for the drainage scheme; and
- d) 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 through its lifetime.

The development shall be carried out in accordance with the approved drainage scheme and no dwelling shall be occupied until the approved scheme has been completed or provided on the site in accordance with the approved phasing.

**Reason:** To ensure that residents of the development permitted, neighbouring properties and neighbouring land are not adversely affected, by reason of flooding, by the construction of the development in accordance with Policies G1 and G6 of the Boston Borough Local Plan 1999.

12. No more than 83 dwellings shall be erected on this site.

**Reason:** To define the permission and to accord with Boston Borough Local Plan 1999, Policy G1.

13. Before each dwelling is occupied the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a specification to enable them to be adopted as Highways Maintainable at the Public Expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling.

**Reason:** To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety and to accord with Boston Borough Local Plan 1999, Policy G6.

14. No dwellings shall be commenced before the first 60 metres of the estate road from its junction with the public highway, including visibility splays as shown on drawing number 2451-04 revision B been completed.

**Reason:** In the interests of safety of the users of the public highway and residents of the permitted development and to enable construction and material delivery vehicles and the vehicles of construction personnel to wait clear of the carriageway of White House Lane in accordance with Policy G6 of the Boston Borough Local Plan 1999.

In determining this application the authority has taken account of the guidance in paragraphs 186 – 187 of the National Planning Policy Framework (2012) in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the Borough.

**INFORMATIVES:**

1. Please refer to 'Improving Flood Performance of New Buildings – Flood Resilient Construction' (DCLG, 2007) for information on flood resilience and resistance techniques.
2. Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

*[Councillor Stephen Woodliffe returned to the meeting at this point.]*

**192 PLANNING APPLICATION B 18 0136**

**Application Type: Full Planning Permission**

**Proposal:** Resubmission of B/17/0130 to remove condition 2 on planning approval B/15/0017 to enable a maximum of 25 caravans to be occupied by agricultural workers for a period of up to three years with the maximum continuous length of stay of any individual worker being limited to 10 months

**Site:** Old Leake Caravan and Leisure Park, Shaw Lane, Old Leake, Boston, Lincolnshire, PE22 9LQ

**Applicant:** M and A White

The Development Manager presented the report and referred to copies of an amended plan circulated at the meeting, which had been e-mailed to Members prior to the meeting. This plan properly reflected the location of the caravans on the site and still showed the provision of a maximum of 25 units. The Development Manager explained that the amended layout did not affect the recommendation except for minor modifications to recommended conditions 1, 3 and 7, the changes to which were highlighted.

*It is recorded that Councillor Alison Austin left the meeting during this item, prior to the vote being taken.*

It was proposed by Councillor Jonathan Noble and seconded by Councillor David Brown that planning permission be refused on the grounds that the proposal was contrary to the National Planning Policy Framework and Policies G1 and C09.

An amendment was then proposed by Councillor Paul Skinner and seconded by Councillor Michael Cooper that the application be deferred for a Site Visit on the grounds that there was insufficient information to answer concerns regarding the amenity and occupation of the caravans in work-related circumstances as opposed to tourism use. When put to the vote this amendment was approved as the substantive motion, which was then put to the vote.

Vote: 5 for, 2 against

**RESOLVED that the application be deferred for a Site Visit to ascertain sufficient information regarding the amenity of the occupiers in terms of the occupation of the caravans.**

*[Councillor Brian Rush left the meeting at this point.]*

### **193 DELEGATED DECISION LIST**

The delegated decision list was noted.

The Meeting ended at 3.30 pm