



AGENDA

For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 13 SEPTEMBER 2005
at
2.00 PM
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Duncan Kerr, Chief Executive

Committee Members:	Councillor George Chivers, Councillor Brian Fines (Vice-Chairman), Councillor Bryan Helyar, Councillor Reginald Howard, Councillor Mrs Maureen Jalili, Councillor Albert Victor Kerr, Councillor Alan Parkin (Chairman), Councillor Stanley Pease, Councillor Mrs Angeline Percival, Councillor Norman Radley, Councillor Bob Sandall, Councillor Ian Stokes, Councillor Frank Turner, Councillor George Waterhouse, Councillor Mike Williams and Councillor Avril Williams
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 m.hall@southkesteven.gov.uk

Members of the Committee are invited to attend the above meeting to consider the items of business listed below.

- 1. MEMBERSHIP** The Chief Executive to notify the Committee of any substitute members.
- 2. APOLOGIES**
- 3. DECLARATIONS OF INTEREST:** Members are asked to declare an interest in matters for consideration at the meeting.
- 4. MINUTES OF MEETING HELD ON 23RD AUGUST 2005**
(Enclosure)
- 5. PLANNING MATTERS:**
To consider applications received for the grant of planning permission – reports prepared by the Area Planning Officers.

(a) Straightforward list

(Enclosure)

(b) List for Debate

(Enclosure)

6. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITIES.

Report No. PLA526 by the Development Control Services Manager

(Enclosure)

7. ANY OTHER BUSINESS WHICH THE CHAIRMAN, BY REASON OF SPECIAL CIRCUMSTANCES, DECIDES IS URGENT.



MINUTES

DEVELOPMENT CONTROL COMMITTEE
TUESDAY 23RD AUGUST 2005

2.00 P.M.

COMMITTEE MEMBERS PRESENT

Councillor Chivers
Councillor Fines
Councillor Howard
Councillor Mrs Jalili
Councillor Kerr
Councillor Parkin (in the Chair)

Councillor Mrs Percival
Councillor Sandall
Councillor Selby
Councillor Turner
Councillor Mrs A Williams
Councillor M G Williams

OFFICERS

Development Control Services Manager
Principal Planning Officers (2)
Planning Application Case Officer
Corporate Manager Democratic and Legal
Services
Committee Support Officer

OTHER MEMBERS

Councillor Mrs Hurst
Councillor Wilks

In accordance with Council procedure rule 24.5, Councillor Mrs Hurst spoke in connection with application NU.1 and Councillor Wilks spoke in connection with applications NU.3 and NU.4.

578. MEMBERSHIP

The Committee was notified by the Chief Executive that Councillor Selby would replace the late Councillor Dexter on the Committee until the next annual meeting of the District Council.

579. APOLOGIES

Apologies for absence were received from Councillors Helyar and Pease.

580. DECLARATIONS OF INTERESTS

The following interests were noted: -

Councillor Parkin – personal and prejudicial interest in application NU.2, under the members Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his friendship with the applicants.

Councillor Fines – personal and prejudicial interest in application SR.1, under the members Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his acquaintanceship with the applicants.

Councillor Howard asked for advice in relation to a declaration of interest in connection with application SF.2, which was by the District Council, of which he was a member, and in the parish of Market Deeping, where he was the ward representative as well as being a member of the Town Council. The Corporate Manager advised that there was no interest to be declared in either case.

581. MINUTES

The minutes of the meeting held on 26th July 2005 were confirmed as a correct record of decisions taken.

The Chairman advised the Committee that the decision taken under minute 575, application NU.1, whilst not being incorrect, required an amendment and he would raise this under agenda item 9, as a decision had to be made quickly.

582. ENFORCEMENT ACTION – UNAUTHORISED MOBILE HOME, GLEBE FARM, CARLBY

Decision: -

That authority be given for appropriate enforcement action to be taken to secure compliance with the requirements of the local planning authority in connection with the unauthorised siting of a mobile home at Glebe Farm, Carlby.

In his report PLA521, the Development Control Services Manager told the Committee that the site was some 1km to the west of Carlby and in a prominent position in open countryside, being used as a stonemason's workshop for the manufacture of garden ornaments and concrete products. In addition, there was also an established skip business together with other units for storage of plant and machinery.

Following a retrospective planning application a temporary permission for one year was given for the siting of a mobile home in January 2003, and an application for renewal of the permission was refused in January 2004 for reasons of development in open countryside locations in the absence of any overriding need. No good reason had been put forward by the applicant in this instance to warrant a departure from this policy. The owners of the site had been requested to remove the mobile home, however to date it still remained. It was accordingly proposed and seconded that authority be given for appropriate enforcement action to be taken. On being put to the vote the proposition was agreed.

583. PLANNING PANEL AND SITE VISITS

Decision: -

That planning panel and site visit arrangements continue to operate as at present but that members be advised of the likely commitment to the two groups and asked if they wish to be considered as part of the rotas.

The Committee had before them report PLA523 from the Development Control Services Manager as a follow-up to a recent verbal report concerning arrangements for membership of the planning panel and site visits.

Details of the current arrangements for both these bodies were shown. It was noted that membership as it currently existed was set up, in the case of site visits, when the Committee totalled twenty seven and in the case of the planning panel when the Committee totalled twenty one. Since the membership of the Committee had reduced to seventeen the net result was that members of the Committee were now involved in another group, either planning panel or site visit group, as well as the Committee meetings, on a much-increased basis. The frequency of meetings was clearly a commitment that some members found difficult to honour, and it had been agreed on the last occasion the matter was discussed that a report with suggestions for alternatives be brought to a future meeting.

The Development Control Services Manager listed several options for alternatives to the current situation. Members discussed the report and it was proposed and seconded that the planning panel and site visit arrangements continue to operate as at present. It was suggested that, should the proposition be agreed, panel and site visit members be asked if they wish to be considered as part of the rota and that the likely commitment be pointed out to members before new lists were drawn up.

On being put to the vote the proposition was carried.

584. PLANNING MATTERS – STRAIGHTFORWARD LIST

Decision: -

To determine applications, or make observations, as listed below.

SF.1

Application ref: S04/1789/56

Description: Factory unit and offices

Location: Land Adjacent Wilcox Body Systems,
Blenheim Way, Market Deeping

Decision: Deferred

Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice-Chairman, subject to the completion of a Section 106 Agreement relating to the payment of a contribution towards highway improvements, and subject also to appropriate conditions.

585. PLANNING MATTERS – LIST FOR DEBATE

Decision: -

To determine applications, or make observations, including application SF.2 transferred from the straightforward list, as listed below: -

SF.2

Application ref: S05/0968/56

Description: Change of use from residential garden to public open space

Location: Land opposite, 45, High Street, Market Deeping

Decision: Deferred

Noting an objection from a nearby resident, Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice-Chairman, after the advertisement closing date of 26th August 2005, subject to appropriate conditions.

NU.1

<u>Application ref:</u>	S05/0476/35
<u>Description:</u>	14 apartments
<u>Location:</u>	The Stables, Bridge Street, Grantham
<u>Decision:</u>	Approved

Noting comments from the Highway Authority, Lincs Police Architectural Liaison Officer and Grantham Civic Trust, representations from a number of nearby residents and submissions in support from the applicants with regard to the original and amended applications, and further representations from local residents, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Samples of the materials to be used for all external walls and roofs shall be submitted to the District Planning Authority before any development to which this permission relates is commenced and only such materials as may be approved in writing by the Authority shall be used in the development.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
5. The arrangements shown on the approved plan number 1301/1d received on 22nd July 2005 for the parking of vehicles shall be available at all times when the premises are in use.
6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows or roof lights (other than those expressly authorised by this permission) shall be constructed.
7. This consent relates to the application as amended by details (drawing number 1301/1d) received on 22nd July 2005 and an e-mail received on

23rd August 2005 confirming that the application be considered as a full planning application.

Note: Prior to commencement of any of the access works within the public highway, please contact the Divisional Highways Manager, Lincolnshire County Council for appropriate specification and construction information.

(2.35pm – Councillor Parkin left the meeting, having declared an interest)

(Councillor Fines in the Chair)

NU.2

Application ref: S05/0603/35
Description: Residential development (10 dwellings)
Location: R/o 6 And 16, New Beacon Road, Grantham
Decision: Deferred

Noting comments from Lincs Police Architectural Liaison Officer and Property Services, and representations from nearby residents together with the submission of an amended plan by the applicants, and receipt of a flood risk assessment, Development Control Services Manager authorised to determine the application, after consultation with the Vice-Chairman, subject to no adverse comments as a result of the publicity of the flood risk assessment from the Environment Agency, and subject also to appropriate conditions.

(2.42pm – Councillor Parkin returned to the meeting and resumed the Chair).

NU.3

Application ref: S05/0745/35
Description: Change of use of part of dwelling to B & B (3 rooms)
Location: 23, North Parade, Grantham
Decision: Approved

Noting comments made during the public speaking session from: -

Mrs Beck – local resident – objecting
Mr A Richardson – applicant

together with a request to refuse from the Highway Authority, no objection from the Community Archaeologist, representations from neighbouring residents and detailed submissions in support from the applicant, the Committee consider that whilst overlooking/loss of privacy and traffic generation are material considerations they are not sufficient to outweigh planning policies EN1 and T3 and the application should be approved subject to the following condition:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The arrangements shown on the submitted plan for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

NU.4

Application ref: S05/0835/35

Description: Variation of condition 5 (occupancy) imposed on original application S05/0110/35

Location: 101, Manthorpe Road, Grantham

Decision: Approved

Noting comments made during the public speaking session from:-

Mr M McManus – on behalf of the applicants

together with representations from nearby residents and detailed submissions from the applicants, and noting the requirement for primacy to be given to health staff and for a tight definition of “key workers”, subject to the following condition:-

Priority on the occupation of the residential units hereby approved shall be primarily for persons employed or based at Grantham Hospital, employed within the NHS Trust, the School of Nursing, persons who are medical students or other ancillary hospital staff. In the event that no more than 80% (37 units) of the units are occupied by persons in the above categories the remaining 20% (9 units) of the units may be occupied by local “key workers” as defined in the schedule attached to this decision notice. For the avoidance of doubt, “key workers” as

defined by the attached schedule shall occupy no more than 9 units at any one time.

NU.5

Application ref: S05/0905/35

Description: 9 flats and car park

Location: Former Post Office Site, Gonerby Road,
Gonerby Hill Foot, Grantham

Decision: Approved

Noting comments made during the public speaking session from:-

Mr J Owen – 189 Barrowby Road, Grantham – objecting

together with no objection from the Community Archaeologist, comments from one of the local representatives, representations from nearby residents or property owners and submissions from the applicants, subject to the following conditions:-

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission; or
(b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The following matters are reserved for subsequent approval by the District Planning Authority and no development shall be carried out until these matters have been approved, viz. detailed drawings to a scale of not less than 1/100, showing the siting, design and external appearance of the building(s) including particulars of the materials to be used for external walls and roofs, the means of access and the landscaping of the site.
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
4. Before the development is brought into use, the private driveway shall be provided with lighting (to a meet standard BS 1549 part 9) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

5. When application is made for the approval of 'reserved matters', details including location and the means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority and no buildings shall be occupied until the APPROVED drainage works have been provided.
6. Within a period of six months from the completion of the last dwelling to be constructed on the site, the areas shown on the submitted plan as amenity space/play area shall be provided, laid out and landscaped and made available for use. This amenity space shall not thereafter be used for any other purpose.
7. The development shall not exceed two full stories in height.

Note(s) to Applicant

1. This road is a private drive and will not be adopted as Highway Maintainable at the public expense (under the Highways Act 1980) and, as such, remains the responsibility of the individual property owner.
2. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

(3.25pm – Councillor Fines left the meeting, having declared an interest)

SR.1

Application ref: S05/0751/76

Description: Residential development

Location: Thurlby Road Garage, Main Road, Thurlby

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr N Hydes, Northorpe Lane, Thurlby – objecting
Mr J Dadge – agent for the applicants

together with report of site inspection, comments from the Parish Council, Housing Services, Community Archaeologist, Police Architectural Liaison Officer and the Local Education Authority together with no objection from the Highway Authority, an objection from Property Services and objections from nearby residents together with submissions in support from the applicants, Development Control

Services Manager authorised to determine the application, after consultation with the Chairman, subject to the completion of a Section 106 Agreement relating to a contribution towards education and affordable housing, and subject also to appropriate conditions.

(The meeting adjourned from 3.38pm to 3.55pm)

(Councillor Fines returned to the meeting after the adjournment)

SU.1

Application ref: S05/0415/69

Description: Installation of rooflights and windows to roof of flats

Location: Former Nightclub Site, Chapel Yard, North Street, Stamford

Decision: Refused

Noting comments from the Highway Authority and Arboriculturalist/Landscape Officer, an objection from Stamford Town Council and detailed submissions in support from the applicant's agent, including a response following the adjournment to consider amendments, for the following reason:-

It is considered that the proposed insertion of dormer windows into the north and eastern facing roofslopes, to provide daylight to rooms of proposed flats in the roofspace of the existing buildings would endanger the continued existence of the protected Lime trees on the adjacent Recreation Ground by severely restricting natural light reaching those rooms, thus leading to pressure for their removal.

In some cases the dormers are not necessary as they are not the only means of providing natural light and in others it could be provided by alternative means.

The proposal is therefore contrary to Policy EN1 of the South Kesteven Local Plan.

Authority given for the commencement of enforcement proceedings with regard to the unauthorised insertion of dormer windows into the north and eastern facing roof slopes of the development.

SU.2

Application ref: S05/0737/12

Description: Partial demolition, construction and conversion to create 1 no office, 1 no A5 takeaway, 2 no A1 retail and 8 no C3 dwellings

Location: 64-66, North Street, Bourne

Decision: Approved

Noting report of site inspection, an objection from Bourne Town Council, no objection from the Highway Authority and comments from the Community Archaeologist and Police Architectural Liaison Officer together with letters of objection from nearby residents and submissions in support from the applicants, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
3. That part of the premises hereby granted approval for A5 use shall be used for A1, A2 or A5 only and for no other purpose, (including any other purpose of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).
4. Before the development is brought into use, the private driveway shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
5. A schedule giving the type and colour of materials to be used for all external walls and roofs of each building and structure on the site, and the type and colour of brick to be used for screen walls shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Only such materials as may be approved by the authority shall be used in the development.
6. Large scale details of all external joinery, to a scale of not less than 1:20, to include cross sections to show cills, lintols, etc., shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of the development.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no buildings,

fences, walls or gates shall be erected on the land without the express permission of the District Planning Authority.

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.
9. Before the use is commenced, equipment shall be installed as will suppress the emission of fumes or smell and obviate odours from frying or other cooking processes. No development shall take place until details of the equipment have been submitted to and approved by the District Planning Authority.
10. The premises shall not be used for the operation of business or the sale of goods and services between the hours of 11 pm and 8 am.
11. No part of the land outside the building or designated area indicated on the approved plan shall be used for the deposit, manufacture, storage or display of any goods, waste or other materials or items, except as may be agreed in writing with the District Planning Authority.
12. The arrangements shown on the approved plan Drawing No. 0490/06 Rev D received 31 July 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
13. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number 0490/06 Rev D received on 31 July 2005. (Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)

Note(s) to Applicant

1. Your attention is drawn to the enclosed Planning Guidance Note No 1 entitled 'Archaeology and Your Development'.
2. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) for appropriate specification and construction information.
3. This road is a private drive and will not be adopted as Highway Maintainable at the public expense (under the Highways Act 1980) and, as such, remains the responsibility of the individual property owner.

SU.3

Application ref: S05/0833/25

Description: Conversion and extension of 2 barns to dwellings, demolition of buildings, 4 dwellings and carport/garages/parking and alterations to facilitate a wider access

Location: Land At Horsegate Farmyard, Deeping St. James

Decision: Approved

Noting comments made during the public speaking session from

Mr S Gilbert – 39 Horsegate, Deeping St James - objecting

together with report of site inspection, an objection from the Parish Council, no objection from the Highway Authority, Welland and Deepings Internal Drainage Board or English Nature, comments from the Community Archaeologist, representations from nearby residents and submissions in support from the applicants, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. Notwithstanding submitted details, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no extensions, alterations or buildings shall be erected on the land without the express permission of the District Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order with or without modification), no gates, fences or walls shall be erected within the curtilage of any dwellinghouse wall of that dwellinghouse which fronts onto a road.
6. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.
7. Before the development is brought into use, the private driveway shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
8. A schedule giving the type and colour of materials to be used for all external walls and roofs of each building and structure on the site, and the type and colour of brick to be used for screen walls shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Only such materials as may be approved by the authority shall be used in the development.
9. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.
10. Before the development hereby permitted commences on the site, a soil survey of the site shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any residential unit hereby permitted is first occupied.
11. The arrangements shown on the approved plan Drawing No. 6758/AT R003 received 7 June 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
12. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number 6758/AT R003 received 7 June 2005. (Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)
13. Development shall proceed fully in accordance with the mitigation measures (e.g. finished floor levels) set out in the approved Flood Risk Assessment, submitted by Fenland Hydrotech Ltd (ref: 1259), and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Note(s) to Applicant

1. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.
2. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) for appropriate specification and construction information.
3. This road is a private drive and will not be adopted as Highway Maintainable at the public expense (under the Highways Act 1980) and, as such, remains the responsibility of the individual property owner.
4. Your attention is drawn to the letter from English Nature attached to this permission.

586. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Control Services Manager submitted his report PLA524 listing details of applications not determined within the eight-week time period. Also submitted was a list of applications dealt with under delegated powers together with a list of newly submitted appeals and decisions received during the last month.

587. PLANNING APPLICATION S05/0220/35 – RESIDENTIAL DEVELOPMENT – IMPRESS FACTORY, SPRINGFIELD ROAD, GRANTHAM

Decision:-

That noting that a Section 278 Agreement is not required for the above development, the development be approved subject to appropriate conditions including highway conditions:-

Members were reminded that at the last meeting they had authorised the Development Control Services Manager to determine the application for residential development at the Impress Factory site, Springfield Road, Grantham subject to the completion of Section 278 and Section 106 Agreements. It had now been agreed with the

Highway Authority that a Section 278 Agreement was not required and that their requirements could be met by the imposition of conditions.

588. CLOSE OF MEETING

The meeting closed at 4.20pm.

Agenda Item 5

AGENDA ITEM 5A

SF.1 S05/1011/35

Registration Date: 25-Jul-2005

Applicant	Mr & Mrs G Henson 48, Longcliffe Road, Grantham, NG318DY
Agent	Mr A J Mears 22, Gloucester Road, Grantham, Lincs, NG31 8RJ
Proposal	Extensions and conservatory
Location	48, Longcliffe Road, Grantham
App Type	Full Planning Permission

RECOMMENDATION: That the development be Approved subject to condition(s)

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows or other openings shall be inserted into the western side elevation of the development hereby permitted without the prior consent in writing of the local planning authority (other than those expressly authorised by this permission) shall be constructed.

The reason(s) for the condition(s) is/are:

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. To maintain the appearance of the building and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
3. To protect the amenity of adjacent occupiers as in accordance with policies EN1 and H6 of the South Kesteven Local Plan.

Note(s) to Applicant

1. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
2. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.
3. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

* * * * *

SU.1 **S05/0878/12**

Registration Date: 28-Jun-2005

Applicant	Stepnell Limited Lawford Road, Rugby, Warwicks, CV21 2UU
Agent	Roger Davis, Rush Davis Design Partnership 280, Pershore Road South, Kings Norton, Birmingham, B30 3EU
Proposal	Construction of 45 flats for persons requiring elements of care and ancillary works
Location	Johnson Bros Ltd, Manning Road, Bourne

Site Details	
Parish(es)	Bourne Unclassified road Demolition of any building - BR1 Drainage - Welland and Nene

REPORT**The Site and its Surroundings**

This site is located on Manning Road, Bourne and is currently used by Johnson Brothers, agricultural Machinery Dealers.

The site has residential development on two-side, albeit a footpath bounds the site, and proposed residential development on the opposite side of the road. The fourth side abuts the BT telephone exchange.

Access is gained from Manning Road.

Site History

SK0513/92 – Outline: Residential Development. Approved 23.6.92

S95/0519 – Outline: Sheltered High Density Housing. Approved 30.6.95.

The Proposal

This is a full application to demolish the buildings and build 45 flats providing extra care in two blocks fronting Manning Road separated by the access. One block, containing 6 flats, is roughly square and has three storeys is situated adjacent to the telephone exchange. The other 39 are contained in a building having a cruciform shape having a three-storey spine and two storey wings.

The height to eaves is approximately 8m and the height to the ridge is approximately 13m. The largest building is orientated north south and the three storey is situated approx 34m from the properties on Hereward Street with the two storey wings approx 21m and 15m from properties on Hereward Street. The rear wall is located approximately 21m from properties on Norman Mews.

The grounds are set out in a formal manner and there is storage for wheelchairs and buggy recharging points. 23 car parking spaces are provided and it is intended that these will be used by visitors, the accommodation is specifically for frail elderly persons who are unlikely to drive.

Policy Considerations

National Policy

PPG3 – Housing

Lincolnshire Structure Plan

H1: Housing Provision

H2: Housing on Previously Developed Land

H3: Housing Density

South Kesteven Local Plan

Interim Housing Policy.

H6 – Residential development

H9 – Affordable Housing

EN1 – Protection and enhancement of Environment.

Statutory Consultations

Bourne Town Council:

Objects on following grounds:

The nature of the building would generate more traffic and as Manning Road is such a narrow but very busy road the Council opposes the proposed development on grounds of highway safety and traffic impact, unless some agreement can be reached to widen the road

Concerns about the safety of residents as pedestrians; and

The Council feels that the proposed development would create an oppressive and dominant environment due to the height of the buildings.

Local Highway Authority - Does not object and requests conditions be attached.

SKDC Environmental Health - Requests attachment of conditions regarding contamination.

Community Archaeologist - .

SKDC Leisure & Cultural Services:

States that the nature of the development does not warrant the provision of public open space and that the provision of play space can also be omitted. However, in recognition of the fact that residential development is taking place a contribution of £5000 is requested for environmental improvements in Bourne Town Centre that benefits everyone.

SKDC Housing Strategy Manager:

I confirm that there is a housing need in Bourne, therefore will be seeking an affordable housing element from the above site.

Representations as a Result of Publicity

One letter of objection received from:

1. G G Williams, 10 Norman Mews.

One petition sign by the residents of Hereward Street.

One letter of qualified support from:

1. J M Cole, 6 Saxon Way

The issues raised are summarised as follows:

- a) 3 Storey blocks would overwhelm an area of small houses and bungalows.
- b) Loss of light from 3 storey blocks.
- c) There should be a one way system along Hereward Street and Manning Road as far as Recreation Road.
- d) The type of development is needed for elderly people who want the dignity of independence but with support available who have no near relatives.

Planning Panel Comments

The application should be determined at committee following a site visit.

Applicants Submissions

The proposed development is generally aimed at persons over 75, owner occupiers and suffering with long term limiting illness. The proportion of the population in this combined group has been growing and is forecast to continue to increase dramatically. The importance of housing for older people particularly those with a disability is highlighted in national social and planning policy.

This type of housing provides an alternative to residential care or a nursing homes. The development is designed to Mobility Standards. It is anticipated that it will create the equivalent of 12-14 full time jobs. There are comprehensive communal facilities.

The benefits of the development extend to the following:

Owners who are able to maintain their independence, remain in the locality, have less worry about their frailty, maintain a quality of life and maintain the equity of their homes;

Local community benefits from their spending power, low traffic generation, employment opportunities, contributes to housing targets; and

The Health Services benefits from potential bed blocking being avoided (possibly saving 600 hospital nights based on statistics) and saving health workers from administrative effort in arranging non-medical support services.

Conclusions

It is considered that the development contributes to achieving national and local planning, housing and health targets and therefore the key issues of this application are the impacts on the amenities of neighbours and character of the area.

Overlooking

The building comprises habitable accommodation on three floors, however it is considered that the distance of approximately 20m from the wall of the 3 storey section to the boundary is acceptable and nearly 34m to the rear of properties on Hereward Street precludes any significant impact on the amenities of neighbouring properties.

Loss of light

This issue was considered during pre-application discussions and the building has been specifically designed to comply with the Building Research Establishment guidance. The building heights comply with the guidance and thus there should be no loss of light. The calculations are indicated on drawing PA-003.

Traffic Generation / Car Parking

It should be noted that the current use at the site involves large vehicle transporters and agricultural machinery as well as other vehicles servicing the site. Traffic generation should be compared to the prevailing situation. It is considered that the proposed development will have less impact than the current situation; it is estimated that in the evening peak hour the proposed development will generate half the traffic flows from the current use. However road improvements are required in front of the site to increase the width of the footpath. Further improvements are a tactile surface at the junction of Hereward Street and Norman Mews and a zebra crossing on Meadowgate to improve pedestrian access to the Burghley Centre.

Overbearing Impact

It is considered that the spatial separation between the proposed development and existing properties is unlikely to create a dominating visual feature likely to create a sense of enclosure. It is considered that the height of this building does not have an adverse impact on the character of the area.

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 3, policies H1, H2 and H3 of the Emerging Lincolnshire County Structure Plan, policies H6, H9 and EN1 of the South Kesteven Local Plan or adopted Interim Housing Policy. The issues relating to loss of light, domination of outlook and traffic generation are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

The development is acceptable.

The Development Control Manager recommends that planning permission be granted subject to the satisfactory completion of a S106 Legal Agreement relating to affordable housing and environmental improvements and subject to the following conditions:

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance note(s) 13, policies EN1 and H6 of the South Kesteven Local Plan. The issues relating to overlooking, loss of light, traffic generation/car parking and overbearing impact are material considerations but, subject to the condition(s) attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: That, subject to the completion of a S106 agreement, the development be Approved subject to the following condition(s)

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Notwithstanding submitted detail before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. Boundary treatment shall accord with details indicated on approved plans and shall have been completed before the building is occupied.
4. The dwellings comprised in the development shall be occupied by persons aged 60 years or over. Copies of independent document indicating a persons age shall be retained by the Management and shall be available for inspection at reasonable times.
5. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
6. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.
7. The Development shall be constructed in accordance with the measures stated in the Geographical Survey.
8. The arrangements shown on the approved plan drawing number 2691PA-001 dated 23 June 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
9. The development hereby permitted shall not be brought into use before the works to improve the public highway as shown indicatively on drawing number 2691-PA-001 (widening of footway and new access) together with the dropped crossing points as shown on drawing number 040083.C/003 Rev. B within report received 23 June 2005 have been certified complete by the local planning authority.

The reason(s) for the condition(s) is/are:

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
3. In the interests of amenity and to ensure a satisfactory development and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
4. To ensure a satisfactory development, in the interests of the amenities of the locality and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.

5. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the interests of visual amenity and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
6. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy EN1 of the South Kesteven Local Plan.
7. To ensure a satisfactory development, and to ensure the proper treatment of any contamination present on the site, in the interests of public and environmental safety and in accordance with Policy EN1 of the South Kesteven Local Plan.
8. In the interests of safety of the users of the public highway and the safety of the users of the site.
9. In the interests of safety of the users of the public highway and the safety of the users of the site.

Note(s) to Applicant

1. Prior to the development hereby permitted and prior to any of the highway works commencing on site, the Developer must enter into a Section 278 Agreement, Highways Act 1980 with the Local Authority Lincolnshire County Council for the widening of the footway as shown on drawing number 2691PA-001 and the footway crossings as shown 040083/C/003 Rev. B together with any other necessary ancillary works.

* * * * *

SU.2 S05/0894/56

Registration Date: 01-Jul-2005

Applicant	Lincolnshire County Council County Offices, Newland, Lincoln, LN1 1YL
Agent	Paul Wheatley, Lincolnshire Development Beech House, Witham Park, Waterside South, Lincoln, LN5 7JH
Proposal	Development of land for B1, B2 & B8 uses and construction of estate roads, footpaths and cycleways
Location	Land To The East Of Existing, Northfield Industrial Estate, Market Deeping

Site Details Parish(es)	Market Deeping Unclassified road Radon Area - Protection required T1 New by-passes and relief roads Drainage - Welland and Nene
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REPORT

The Site and its Surroundings

This site is located to the east of Northfield industrial estate and south of the A16 in Market Deeping. Sports fields lie to the south.

The site measures approximately 5.2 ha and comprises flat agricultural land and the only features are electricity transmission lines.

Site History

SK.756/92 – Road development – A16 By-pass. Approved 2.4.1993.

The Proposal

This is an outline application to develop an extension to an existing industrial estate for B1, B2 and B8. As part of this application a new access on to the A16 is to be provided and a cycle/footpath is to link to Towngate East/Outgang Road. Internally a road will link to Whitley Way

The applicant considers that the mix of the three uses will be evenly split. The intention is to sell plots to end users for them to submit applications for approvals of reserved matters. The applicants anticipate that 80% of the site will be subject to built development, and that eves height will not exceed 10m.

Policy Considerations

National Policy

PPG4 – Employment

Regional Policy

RSS8 – East Midlands

Lincolnshire Structure Plan

E1 – Priority Areas for Regeneration

E2 – Employment Land and Buildings

South Kesteven Local Plan

E9 – Redevelopment and Expansion of existing industry.

EN1 – Protection and enhancement of Environment.

Statutory Consultations

Market Deeping Town Council:

In principle the committee have no objection – the industrial estate should be developed in this direction and an alternative exit is much needed. However, some provision should be made for an alternative site should there be less land available for the sports clubs. The Town Council would not wish to see less amenity land as a result of this development.

Local Highway Authority - Requests conditions to be attached.

Community Archaeologist:

Notes the contradictory statements in the Environmental Impact Assessment. Without a geo-physical survey and trial trenching it is not possible to assert that there will be no impact on archaeological remains. Requests a condition for the results of a geophysical survey and trial trenching to be submitted with each application for approval of reserved matters.

Environment Agency - No comment received to date. Any matters will be reported to committee.

Anglian Water Services - No comment received to date. Any matters will be reported to committee.

English Nature - No comment received to date. Any matters will be reported to committee.

Lincolnshire Strategic Planning - No comment received to date. Any matters will be reported to committee.

Welland & Deepings IDB - The Boards consent is required for any alterations or culverting of Drain 20. No structures or fences or landscaping should be placed within 9m of the top edge of the watercourse. All surface water should be attenuated to 1.4litres/sec/ha.

DEFRA - No objections

East Midlands Development Agency:

The proposal to extend the Northfield Industrial Estate was highlighted in the recent Lincolnshire Employment Sites and premises study undertaken by SQW which drew attention to the fact that there was high demand but a shortage of supply of serviced sites and small premises in the area, which requires public sector intervention.

The Environmental Statement attached to the application identifies only a relatively small number of impacts such as its effect on landscape and possible flood risk. However the applicant recognises these could be overcome by conditions attached to the planning permission, and we would support this approach.

SKDC Environmental Health - No comment received to date. Any matters will be reported to committee.

Representations as a Result of Publicity

None received to date. Any matters will be reported to committee.

Planning Panel Comments

The application should be determined at committee.

Applicants Submissions

This application addresses the following issues in the Environmental Impact Assessment:

Alternative Locations

Having undertaken a review of sites has concluded that there are no Brownfield site available and that the selected site is the most suitable;

Population and Socio-Economic Impacts

Concludes that there are currently there are in excess of 500 people claiming unemployment benefit within a 10 mile radius and that it is estimated that 334 jobs will be created. Economic growth is required to maintain The Deepings in the settlement hierarchy and reduce reliance on Peterborough;

Geology

Concludes that the site has little mineral value and that topsoil will not be removed from the site;

Archaeology

Concludes no impacts;

Flood Risk

Concludes that surface water attenuation will be required and proposes an open pond or swale, waterbutts, soakaways, French drains, recycling grey water and allowing roads and carparks to flood in a controlled manner. Floor levels to be set at a minimum of 5.2m AOD;

Ecology

Concludes no evidence of protected species;

Air Quality

Concludes that majority of uses will fall within B1 and B8 and industrial process emissions are not envisaged and the number of vehicles serving the development marginal compared with the adjacent highway and therefore exhaust emissions are not projected to have a significant impact;

Noise

Impacts are not expected to exceed those already projected from the A16 bypass and existing industrial estate. Strategic planting will mitigate impacts further;

Landscape

There will be a slight impact on the value of the landscape as seen by most receptors, however strategic landscaping will mitigate these effects;

Traffic and transportation

The Transport Assessment identifies that any adverse impacts can be mitigated by improved cycle and footpath connections, improved bus stop facilities and travel plans for all users; and

Services

With the exception of the gas supply the utility capacities are available to service the site.

Conclusions

It is considered that the key issues of this application are the Policy implications and the impacts identified in the Environmental Impact Assessment.

Policy Implications

As you are fully aware Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the approved Development Plan unless material considerations indicate otherwise.

Section 58 of the Planning and Compulsory purchase Act 2004 requires that the most up to date planning advice is considered when determining planning applications. One such material consideration would be whether the development plan policies are up-to-date PPS1 (para 10).

The Development Plan for South Kesteven is currently formed by the RSS8 (March 2005), the Lincolnshire Structure Plan Alteration No 2 (April 1994) and the South Kesteven Local Plan

(adopted 1995). The Lincolnshire Structure Plan April 2004 has been subject to its Examination in Public and is becoming close to adoption. This is gaining increasing weight and appeal Inspectors are according it due consideration. With the exception of this and RSS8 these documents are now quite dated and are currently subject to review.

PPS1 states that LPA's should seek to promote sustainable economic development with the aim of bringing job and prosperity for all. To achieve this LPAs should (among other things) ensure suitable locations are available for economic development, and recognise the wider sub-regional and regional benefits of such development.

PPG4 states that in determining applications for new employment development a positive approach should be adopted, whereby "applications should be allowed, having regard to the development plan and all material considerations, unless the proposed development would cause demonstrable harm to interests of acknowledged importance". The emphasis of PPG4 is that unnecessary obstacles should not be placed in the way of development which provides investment and jobs.

The Regional Spatial Strategy for the East Midlands (RSS8) was published in March 2005. A central plank of the RSS is to promote economic growth within the region, therefore a number of policies within the RSS support the principle of new appropriately located employment development in market towns such as Market Deeping as a means of strengthening the role of these settlements as locally significant economic and service centres. In particular policy 7 of the RSS promotes development within the Eastern Sub-area which maintains and enhances market towns as locally significant employment centres, including supporting local employment generating development and that which promotes sustainable patterns of development in border areas in particular Peterborough.

The adopted Structure Plan, Alteration No.2 Policy 18A states that in exceptional circumstances planning permission may be forthcoming for the use of additional suitable land where the development will bring about significant economic and employment benefit or where it can be demonstrated to the satisfaction of the LPA that there are special requirements which cannot be met on land already provided.

The emerging Structure Plan acknowledges that there is no high-quality employment land, and there is a need to allocate sites. It supports initiatives to increase investment and employment opportunities, ensuring there is an adequate supply of land for a variety of purposes in appropriate locations.

The application site is not allocated for development in the adopted South Kesteven Local Plan. However the land adjacent to the application site is allocated (E4.1 Northfields Industrial Estate) and the development of this site is complete. As this site is the only one allocated for employment development in the adopted Local Plan the completion of development on site a number of years ago effectively means an end in the supply of allocated employment land in the Deepings until the Local Plan is reviewed. PPG4 Employment advises that an up-to-date and relevant local plan is essential if the needs of economic and commercial development are to be met. Local plans should ensure that sufficient land is available which is readily capable of development and well served by existing infrastructure. Delays in reviewing the local plan in South Kesteven indicates that the current Local Plan fails to meet this advice.

A review of the Local Plan began in 1999 and in January 2002 a deposit version of the Review was published for consultation. Due to a move towards the new LDF system this plan has now been formally withdrawn. However it is of relevance to note that two new employment allocations were proposed for Market Deeping in the Review one of which was the application site. Eight comments were made about this allocation in the Deposit consultation plan. Five were in support of the

allocation (three of which felt it should be larger than the area allocated) and only one objected to the allocation stating that more land was allocated than was needed.

As part of the ongoing process of preparing the new Local Development Framework it is likely that this site would be identified for employment development within the Deepings. Within a background of known unmet demand for employment land within the Deepings, together with a general desire to provide a better balance between the homes provided over the previous 20 years with job opportunities and other community facilities within the Deepings, it is essential that new employment land be identified within the LDF.

Market Deeping has been subject to a large growth in population over the previous 20 years. However employment opportunities and community facilities have not kept in step. The settlement has therefore become largely a dormitory for Peterborough. The Council is anxious to reverse this and develop the Deepings as a sustainable self-sufficient community which is less dependant upon Peterborough. To do this new housing development is being restricted and new employment development must be accommodated. Cabinet has recently approved the Issues and Options (first stage in the LDF preparation) for consultation in September and October. In respect of the Deepings the need for new employment land has been identified as a key issue. One options for resolving this issue is the allocation of land which the application site forms a part.

As the application site is not currently allocated for development and the local plan is considered out of date in this respect it is essential that the implications of national and regional policy in respect of the proposal are taken as material.

The emphasis of national, regional and strategic planning policy is on the promotion of economic development , particularly where it supports the principles of sustainable development. New employment development within and on the edge of existing settlements can make an important contribution to maintaining and enhancing the viability of towns such as Market Deeping. I consider that the application meets the requirements of national and regional advice in relation rto promoting economic development in sustainable locations. In particular it is in accordance with policy 22 of RSS8, policy 18A of the Lincolnshire Structure Plan Alteration No.2 and Policies E1 and E2 of the Emerging Lincolnshire Structure Plan. It is concluded that whilst this application for employment use of this site pre-empts formal policy allocations, it is considered that the logical steps of that process would result in allocating this site for development for employment uses. However in light of the need for such development now and the proposed timetable for the LDF (which will not be adopted until late 2007) it is considered it would be inappropriate not to determine this application at this point. Failure to do so may stifle economic development in the town for a number of years to come, further exacerbating the dormitory nature of the town.

Environmental Impact Assessment Issues

Whilst the conclusions of the Assessment are broadly supported there are some contradictions that are highlighted. The applicant proposes that the range of uses would be equal but when considering Air Quality and noise states that the majority of uses would be B1 and B8. The Archaeologist has also reported issues.

It is considered that given the constraints identified relating to drainage, and the need to mitigate landscape impact and noise, a masterplan be required identifying strategic landscaping areas and open water features and infrastructure relating to sustainable drainage systems limiting final outfall to 1.4lt/sec/ha.

The material planning consideration of economic development has been examined in detail. In principle the application proposes development that is an extension to an allocated site, indeed there will be physical connection with a new road linking to Whittle Way. It is concluded that the

employment opportunities will address not only economic issues experienced locally but contribute to County Regeneration Objectives.

Conclusion

It is concluded that mitigation of impacts identified in the Environmental Impact Assessment can be addressed through the attachment of conditions. It is also concluded that the development would accord with a site allocation that has been through the policy formulation process and the development is therefore acceptable.

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1 and Planning Policy Guidance Note 4 and policies E1 and E2 of the emerging Lincolnshire County Structure Plan. Although there is some conflict with policy E4 and E8 of South Kesteven Local Plan, in this instance, the issues raised do not outweigh the principal policies referred to. The issues relating to Geology, Archaeology, Flood Risk, Ecology, Air Quality, Noise, Landscape, Traffic and transportation and Services are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the principal policies referred to above.

Summary of Reason(s) of Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Statement 1 and Planning Policy Guidance Note 4 and policies E1 and E2 of the emerging Lincolnshire County Structure Plan. Although there is some conflict with Policy E4 and E8 of South Kesteven Local Plan, in this instance, the issues raised do not outweigh the principle policies referred to. The issues relating to Geology, Archaeology, Flood Risk, Ecology, Air Quality, Noise, Landscape, Traffic and transportation and Services are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the principle policies referred to above.

RECOMMENDATION: That the development be Approved subject to the following condition(s)

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
3. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the Local Planning Authority, and all tree planting shall be carried out in accordance with those details and at those times.
4. When application for the 'reserved matters' is made a programme plan showing the phases by which the site will be developed shall be submitted to and approved by the District Planning Authority. Development shall proceed in accordance with the approved programme, unless the District Planning Authority gives its written consent to any variation.

5. No operation shall be carried out to fill in, culvert or in any way obstruct any dyke or watercourse without the approval in writing of the District Planning Authority.
6. A schedule giving the type and colour of materials to be used for all external walls and roofs of each building and structure on the site, and the type and colour of brick to be used for screen walls shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted is commenced. Only such materials as may be approved by the authority shall be used in the development.
7. The following matters are reserved for subsequent approval by the District Planning Authority and no development shall be carried out until these matters have been approved, viz. detailed drawings to a scale of not less than 1/100, showing the siting, design and external appearance of the building(s) including particulars of the materials to be used for external walls and roofs, the means of access and the landscaping of the site.
8. When application is made for the approval of 'reserved matters', details including location and the means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority and no buildings shall be occupied until the APPROVED drainage works have been provided.
9. Before each dwelling (or other development as specified) 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 (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.
10. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
11. No industrial unit 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 C/KC0050021/7000/A1 dated 1 July 2005 has been completed.
12. 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 to and approved by the Local Planning Authority.
13. Prior to the occupation of any new Building within this site, the highway improvements works as identified on drawing no.C.KC0050021/7000/A1 received 1 July 2005 must have been completed and certified as such to the Local Planning Authority.

The reason(s) for the condition(s) is/are:

1. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
2. To prevent overlooking to and from the development and to reduce the impact of the development on the appearance of the area and in accordance with Policy EN1 of the South Kesteven Local Plan.
3. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the

development to be assessed and to create and maintain a pleasant environment and in accordance with Policy EN1 of the South Kesteven Local Plan.

4. To secure, in the interests of local amenity, the orderly development of the land having particular regard to noise and amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
5. To prevent damage to the land drainage system or interference with the rights of surface water drainage from the highway in the interests of the general amenity of the area and in accordance with Policies EN1 and PPG25 of the South Kesteven Local Plan.
6. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the interests of visual amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
7. The application was submitted in outline only and in accordance with Policy EN1 of the South Kesteven Local Plan.
8. The application was submitted in outline and no such details have been submitted and in accordance with Policy EN1 of the South Kesteven Local Plan.
9. To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.
10. To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety amenity and commerce of the residents of this site.
11. In the interests of safety of the users of the public highway and the safety of the users of the site.
12. In the interests of safety of the users of the public highway and the safety of the users of the site.
13. In the interests of safety of the users of the public highway and the safety of the users of the site.

Note(s) to Applicant

1. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

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Applicant	B & D Burtt Stubton Lodge, Brandon Road, Stubton, Newark, NG235DA
Agent	Jennifer Peacock, Spawforth Associates Junction 41 Business Court, East Ardsley, Leeds, West Yorkshire, WF3 2AB
Proposal	Variation of condition imposed on S00/0471/71 (hours of operation)
Location	Stubton Clay Ground, Moor Farm Lane, Stubton

<u>Site Details</u> Parish(es)	Stubton Public footpath crosses site - FP1 Public footpath adjoins site Unclassified road Area of special control for adverts Airfield Zone - No consultation required Drainage - Lincs EA: Flood Risk Zone 2/3 (new bld only)
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REPORT

The Site and its Surroundings

Stubton Gorse Clay Ground is located to the north of Moor Farm Lane, between Stubton and Brandon. As the crow flies the site is 1100m south east of Fenton, 1800m north east of Stubton and 1900m to the north west of Brandon. Brandon karting circuit is some 600m to the east of the site. The land surrounding the site is agricultural. Access to the site is gained via a long access road serving other rural properties/enterprises.

Site History

The original planning approval for the use of the site for clay shooting was approved under application S00/0471/71, dated 19 June 2003. This permission allowed for shooting on the site between 10am to 8pm Monday to Friday, 2 weekends per month between 10am and 4.30pm and for a maximum of 50 days per year.

Temporary planning permission was granted on 9 October 2001 for a slight variation in the shooting hours (allowing for an additional hour on Tuesday evenings). This permission was granted for one year only and has subsequently lapsed.

A further application in 2003 (S03/1093/71) sought consent for the modification of the operational hours and was refused on 7 October 2003 for the following reason:

Planning permission is sought for an extension of the operating hours at Stubton Lodge shooting lodge, Brandon. The site is located in an isolated location midway between the villages of Stubton, Fenton and Brandon. The application proposes extending the hours of operation by one hour for two days a week. This would allow for business to operate until 9pm on Tuesdays and 5.30pm on Saturdays. The business has been operating outside the permitted hours and complaints have been received. In the opinion of the Local Planning Authority the operation of the shooting lodge outside the permitted hours would be likely to

give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. Such a detrimental impact would be contrary to Policy EN1 of the South Kesteven Local Plan.

More recently planning permission (S04/0345/71) was refused for (inter alia) the extension of the operating days and hours of operation, for the following reason:

Consent is sought for the extension of existing buildings, the provision of a 29m tower, improvements to bunding and variations to the existing operation hours at the Stubton Gorse Clay Ground. Permission was refused on 7 October 2003 for a minor variation in operational hours under application S03/1093/71. By virtue of the proposed operational hours that form part of this proposal it is the opinion of the planning authority that the use of the premises outside of the hours originally approved under application S00/0471/71 (dated 19 June 2000) would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. For this reason it is considered that the proposal would be contrary to Policy EN1 of the South Kesteven Local Plan.

The Proposal

Consent is sought again for the variation of the condition imposed on application S00/0471/71 to extend the hours of operation of the facility. The Agents have provided a daily breakdown of the proposed hours of operation, which can be found as an appendix to this agenda.

The Agents have provided a Planning Support Statement as part of the application, which provides the following breakdown of the proposed hours of operation:

Permission currently permits the ground to be open for a total of 50 days a year from 10am – 8pm Monday-Friday and for two weekends per month between 10am – 4.30pm.

The proposed hours for the clay shooting ground are attached at Appendix 5. The proposed hours seek to re-organise the use of the ground and not to increase the numbers participating in the in the sport at any one time. The proposal seeks for the ground to be open for 260 days a year with a reduction in hours during the winter months. Currently a disabled group utilises the ground on a Tuesday evening until 8pm and it is proposed that this is extended to 9pm to allow for individuals to participate in the sport at a speed they feel comfortable with. Individuals require a different length of time to carry out the sport, extending the opening time for an hour on a Tuesday will allow for every individual to complete the shoot at their own pace.

The proposal seeks the extension of operational times at the Brandon Clay Ground on the following basis:

Mondays (excluding Bank Holidays) -	Closed
Tuesdays	- 10.00 to 21.00 hours
Wednesday to Friday	- 10.00 to 20.00 hours
Two Saturday's/month	- 10.00 to 20.00 hours
Two Sunday's/month	- 10.00 to 20.00 hours
Winter Months (Dec/Jan/Feb)	- Reduced to 5 hours weekdays and 7 hours

Saturdays and Sundays

Within the winter months the clay ground will be used less frequent and will only open for the occasional corporate days and private lessons.

Concern still has to be raised over the proposal to increase the hours of operational use of the site beyond that already approved. Bearing in mind a recent refusal of planning permission only sought to extend the hours of shooting for an additional 2 hours on Tuesdays and Saturdays, this application to open for 260 days of the year, 210 more days than currently permitted, is clearly objectionable.

The Agents statement concludes that the noise from the site is 'not discernable' in Fenton (paragraph 3.2.9), which is clearly not the case due to the amount of objection to previous applications for this site and the number of complaints that have been made to the planning authority (unauthorised shoots) and Environmental Health Services.

Policy Considerations

Policy EN1 – Seeks to resist applications that would pollute their surroundings by excessive noise.

PPG24 – Planning and Noise – refers, in Annex 3, to noise from recreational and sporting activities in paragraph 22 as follows:

22. For these activities (which include open air pop concerts), the local planning authority will have to take account of how frequently the noise will be generated and how disturbing it will be, and balance the enjoyment of the participants against nuisance to other people. Partially open buildings such as stadia may not be in frequent use. Depending on local circumstances and public opinion, local planning authorities may consider it reasonable to permit higher noise emission levels than they would from industrial development, subject to a limit on the hours of use, and the control of noise emissions (including public address systems) during unsocial hours.

Statutory Consultations

Local Highway Authority: No objections.

Community Archaeologist: No objections.

Environment Agency: No comments made.

Environmental Health Services:

I have assessed the accompanying noise consultant's report and have found it unsatisfactory for a number of reasons.

1. The test shoots used a firing frequency of 75 shots in 30 minutes. The Stubton shoot is a major shoot in terms of the Chartered Institute of Environmental Health Guidance document used, and a firing rate of 150 in a 30 minute period would have complied with the guidance.

2. The author of the report claims that the mean shooting noise level (mean SNL) at Fenton during the monitored test was less than 40 dB(A) but produces no evidence to support his claim.

3. The graphical representation of the noise levels obtained at Fenton clearly show more than 80 events where the 50 dB(A) level was breached. None of these is notated so they cannot be identified.

4. The CIEH guidance suggests that major shoots should be monitored on several occasions, not a single occasion as in the accompanying report.

5. The CIEH guidance suggests the following hours of operation:

Monday – Friday	0900 to 1800 max cumulative duration of 4 hours
Saturday	1000 to 1800 max cumulative duration of 3 hours
Sunday	1000 to 1400 max cumulative duration of 3 hours

No use on Bank Holidays

Environmental Health Services Recommendations

I have no objections to the construction of the tower.

I would recommend that there is no extension of hours for the shoot.

Caythorpe Parish Council:

The Caythorpe Parish Council has strong objections on the following grounds:

- a. Noise from extra hours would be excessive; especially so during the long summer evenings when Caythorpe residents might well wish to sit and relax in their gardens.
- b. The danger to horses and riders moving along the bridleway immediately alongside the site will be increased if the additional hours of operation are approved (the incident caused by low flying RAF helicopters is brought to mind).
- c. The increase in hours requested are excessive and represent a five fold increase to the present hours of operation. Caythorpe residents (immediately above the Clay Ground on the hill) will be subjected to excessive noise during that part of the day when (in summer particularly) they might reasonably expect to sit and relax in their gardens safe from noise pollution from the shooting.
- d. The infrastructure surrounding the site (particularly the narrow lanes) would be hard pressed to cope with the increase in traffic caused by the additional hours of operation.
- e. An increase in the lumens of light coming from enhanced security lighting around the new and larger site would further increase the light pollution in the Caythorpe area. Indeed, with the Waste Recycling Station to the east of the village and the Stubton Clay Ground and Fulbeck Kart Track to the west, it might be argued that Caythorpe will be surrounded by light pollution.

Stubton Parish Council:

I would like to write in support of B&D Burt Limited's for the erection of a clay pigeon shooting tower and variation of condition S00/0471/71 (Hours of Operation). I would like to make the following points:

1. The 95m tower is situated inside the main wooded area on the site and the surrounding trees are in the region of 75m to 80m high. At its top, the tower is very narrow and will hardly be seen and then only if someone is on the little used public footpath that goes around the wood.
2. In another area of the Parish on the well used Dry Doddington bridleway a mobile telephone mast is situated in the open and with no cover whatsoever and can be clearly seen from the Dry Doddington to Stubton road.
3. I have lived in Stubton for 15 years and at no time has clay pigeon shooting at the site had any effect on my way of life in Stubton or my property. In fact I only very rarely hear shooting at the site and then only if the wind is from the due East which is most unusual. The prevailing wind is from the South west which takes sound away from Stubton. My own calculation is that the site is approximately 1 mile from the village.
4. Organised game shoots have been part of this village for years and still take place today.
5. The biggest noise intrusion, as far as I am concerned, is the East Coast Railway line and normal noise such as cars, motorbikes, barking dogs, the RAF etc.
6. As far as the hours are concerned IT ALLOWS FLEXIBILITY OF USE BUT DOES NOT MEAN SHOOTING EVERY MINUTE OF EVERY HOUR.

To summarise, in my opinion the site is an ideal location, mainly in a wooded area well away from the village in an area which has always enjoyed game and clay pigeon shooting. The development will provide rural employment whilst having little or no impact on the village. Living in the country includes country pursuits. Moving into a country village requires understanding and acceptance of a country way of life, elements of which are very different to life in suburbia.

Fenton Parish Meeting:

1. A Parish Meeting was held in Fenton on 5 April 2005 to discuss the above application. Fenton village was united in its objection to the above planning application and I have been instructed to write to point out the parishioners' concerns. This letter is the second in a trilogy dealing with our objections to Mr Burt's applications covering his proposed expansion of the Stubton Clay Pigeon Shoot (Stubton Gorse).
2. Fenton Parish wish to object as strongly as possible to this application, because of the devastating effect such an increase in days and hours would have on our small community. The noise of the shoot is seriously disturbing to a high proportion of the residents of Fenton; allowing its activity to increase would be detrimental to their lifestyle and enjoyment of residential amenity – contrary to policy ENV1 of the local structure Plan and to the Articles 1 and 8 of the Human Rights Act.
3. Professional and impressive as the Planning Support Statement dated March 2005 may appear, the application is based on a number of misrepresentations, the most serious of which is the claim that the noise of the shoot is "not discernible" in Fenton, according to a noise assessment carried out on January 13. It is imperative that the Council realises that this is total nonsense; if the shoot could not be heard in Fenton,

the Environmental Health within the Council would never have received objections or complaints from our village.

4. With an assessment so astonishingly biased in favour of the applicant, one simply has to doubt its fairness; we have only the word of the applicant and his agent as to how this test was carried out, as no council officials or other independent observers were present, and no details of gun or cartridge size, or height or direction of shot are offered.
5. Moreover, the assessment fails to follow CIEH guidelines for the conducting of test shoots, specifically in relation to:
 - 5.1 The number of test shots was not appropriate to a major shoot which, if the application is approved, Stubton Gorse Clay Pigeon Shoot will become.
 - 5.2 No testing was conducted at weekends if a shoot is to take place at weekends; the guidance clearly indicates that this should take place.
 - 5.3 The need to test with a positive wind vector, the test did not take place with a positive wind vector towards Fenton.

Fenton Parish argue that the noise assessment should be completely disregarded by the Council as it fails to comply with the standards laid down by the CIEH for clay pigeon shoots. Fenton Parish reiterates that we can and do hear the shoot in Fenton, and it does disturb us.

6. The application also claims that the noise of the 2 go kart tracks and the army training ground helps to mask the sound of the shooting, this too is a misrepresentation. Over the last few years, while the noise from the clay shoot has been increasing, that from the go karting has steadily diminished, as alterations have been made to engine specifications and various sound reduction measures have been successfully introduced. Also planning officers will be aware that the go karting is only allowed on a set number of days each year, considerably less than those proposed by the clay shoot. Also, for us in Fenton, the low constant whining of go karts at some distance is a far less intrusive noise than the intermittent and reverberating “bang ... bang” of a clay shoot. However, Fenton Parish argue that the comment regarding masking is irrelevant; in essence the proposal to increase the shooting to 260 days will add significantly to the noise level that Fenton Parish has to endure.
7. As for the army training ground, this is clearly distinguishable from the noise of the clay shoot – bursts of rapid machine-gun fire cannot be mistaken for the double “bang” of clay shooting; but the training area is used perhaps only a dozen times a year for activities involving any sound of gunfire. Again this is a very different matter than 260 days a year, 10 hours a day. Councillors should note that the sound assessment on January 13 revealed the sound of geese, an occasional passing car, and renovations at the church as the only background noise in Fenton. This is fairly indicative of the generally peaceful nature of our village, and this is a major reason why the clay shoot is so disturbing for us.
8. Finally, on p.17 of the application, the claim is made that “the proposed development ...(is)... in line with the guidance on the control of noise relating to clay target shooting produced by the CIEH”. This claim is FALSE – a fact which should be made perfectly clear to committee members. The CIEH guidelines contain a number

of important paragraphs directly relevant to Fenton's position with regard to the shoot at Stubton Gorse. The most important, so far as we determine is the one about distance:

- 8.1 "Where shooting takes place on mainly flat open land in the absence of significant sound reflecting media (e.g. rockfaces, major roadways, woodland areas, substantial pools or lakes, large buildings) a noise buffer zone of at least 1.5km in the general direction of shooting and not less than 1km in the rearward arc is advisable. Preferably there should be no line of sight between the noise source and any noise sensitive areas ..." (p.13 'Clay Target Shooting – Guidance on the Control of Noise' published by The Chartered Institute of Environmental Health).
- 8.2 Committee members should note that Fenton is 1.1 km from Stubton Gorse, in the general direction of shooting, on flat land, with no significant sound reflecting media, and with line of sight.
- 8.3 The guidance further advises that where the buffer zone is less than 1.5 km, "the frequency and duration of events may also need to be decreased", and goes on to suggest hours and restrictions that should apply. The restrictions are at odds with those by B and D Burtt.
9. Fenton ask that the Committee members take into account the guidance provided by the CIEH which is designed to avoid excessive friction between clay shooting establishments and local communities; its relevance to Fenton's case is clear.
10. The guidance further seeks "to strike an appropriate balance between the rights of those who wish to pursue leisure and sporting interests and the rights of those who seek the peaceful enjoyment of neighbouring land." Fenton Parish trust that this will also be the Council's aim.
11. Fenton Parish contend that this application fails to follow CIEH guidelines on either buffer zones or on frequency and duration of shooting. We further contend that it will inevitably interfere with the rights of Fenton residents peacefully to enjoy their own homes and hereby contravene Articles 1 and 8 of the Human Rights Act. On behalf of Fenton, we request that you reject this application.
12. Liberally scattered throughout the Planning Support Statement dated March 2005 are references to disabled shooting and the need to extend shooting by an hour to accommodate their requirements. Surely, the requirements of the disabled shooters could equally be addressed by starting their period of shooting an hour earlier, thereby removing the need to extend the hours on a Tuesday. Moreover, the document has patently failed to provide any reasons or justification why the extension of hours and erection of a tower is a prerequisite before the disabled group locate their headquarters into the shoot.
13. I would be grateful if you would ensure that our objections and representations are included in the pack that is distributed to the members of the Development Control Committee.

Hough on the Hill Parish Council:

Hough on the Hill Parish Council has not changed its stance from that of the previous application in 2004 and objects strongly to any extensions of hours.

In coming to this conclusion, the PC acknowledges the need for farmers to diversify, but not at the detriment of the quality of life of local residents in surrounding villages. The Structure Plan states this as one of the items in Policy T8 ... "do not ... cause unacceptable disturbance to local communities ..." which IS NOT supported, in the view of the PC. The results of the Noise Monitoring Tests carried out to prove that the Clay Pigeon Shooting does not cause unacceptable disturbance to the local communities, prove nothing. They were carried out in a westerly wind in only 2 of the affected villages. The PC considers more accurate results would be obtained from tests conducted in all different wind conditions/directions in all the surrounding communities. T8 also states that noisy sports should not "significantly affect woodland and wildlife habitats". The PC considers that there would be little wildlife left in the area to enjoy the habitat with the noise of 260 days a year shooting.

The application refers to Policy Recommend 9 (Local Plan 2001-2011), First Stage Deposit Draft) ... "areas adjacent to existing noise-generating activities are likely to be more acceptable locations ... for activities involving noise and disturbance". SKDC is well aware that Brandon village in this Parish, already suffers from unacceptable noise pollution due to the close proximity of the 2 Karting tracks and residents DO NOT want their quality of life further eroded by clay pigeon shooting for up to 11 hours a day, 260 days a year. The PC strongly objects to this recommendation being used to support this application.

The previous application dated 24 March 2004 applying for 272 days of shooting was refused. Hough on the Hill Parish Council urges SKDC to refuse this application also."

Representations as a result of publicity

The application has been advertised in accordance with established procedures and representations have been received from the following:

1. Mr & Mrs Baker, The Poplars, Fenton.
2. Mr M Ingham, Shalimar, Main Street, Fenton.
3. D J Streets, Fern Cottage, Fenton.
4. Mr & Mrs McCarthy, Grange Farm House, Fulbeck.
5. Mr & Mrs Hare, Grange Farm, Fulbeck.
6. Mr S Allen, Tuckatyme, Pump Lane, Fenton.
7. D Rawlins, Fenlea, Pump Lane Fenton.
8. P Habury, Farm View Cottage, Fenton.
9. P A Streets, Fir Cottage, Fenton.
10. B Blake, Pinfold Close, Fenton.
11. Mr & Mrs Taylor, Fenland House, Pump Lane, Fenton (2).
12. Mrs S Wright, Dunstan House, Pump Lane, Fenton (2).
13. Mr & Mrs Derbyshire, The Gables, Pump Lane, Fenton. (2)
14. Mr & Mrs Evans, Brantbeck House, Church Lane, Brandon.
15. A Broome, College House, Main Street. Fenton.
16. Mrs Cassidy, Ashkirk House, Brandon.
17. Mr J Britten, The Bungalow, Main Street, Fenton.
18. Mr & Mrs Leak, 2 Allen Road, Fenton.
19. Mr & Mrs Porter, Rowan Cottage, Hall Road, Brandon.
20. C Sherwood, Ridge Barn and Stables Hall, Brandon.
21. Mr & Mrs Daykin, Brandon House, Brandon.
22. Mr G Wood, Cardean House, Allen Road, Fenton.

The following issues were raised:

- a) Unauthorised shooting already takes place, breach of existing planning conditions.
- b) Increase in levels and times of noise and disturbance.
- c) Impact on residential amenity.
- d) Contrary to EN1 of the South Kesteven Local Plan.
- e) Increase in traffic and visitor levels.
- f) Proposal does not conform to Chartered Institute of Environmental Health guidance on Clay Target shooting.
- g) Disturbance to pets, horses and wildlife.
- h) Bunding has not reduced sound levels.

Planning Panel Comments

19 April 2005 – The application be referred to the Development Control Committee for consideration.

Applicants Submissions

The following information has been provided in support of the application as included in the submitted Planning Support Statement:

- a) Diversification of the rural economy.

The Clay Shooting business supports this issue as it creates employment, recreation and enjoyment within the countryside for both local people and visitors. The company has successfully diversified into a business that is compatible with the nature of the surrounding area whilst also allowing a traditional countryside sport to remain. The applications reinforce this objective as the proposals will ensure increased and permanent employment for local residents, increased enjoyment for a range of people and a base for a disabled shooting club. PPG17 comments that proposals for farm diversification involving sports and recreational activities should be given favourable consideration (Para 26).

Diversification into non-agricultural activities is supported under guidance set out in PPS7 which recognises that such activities are vital to the continuing viability of many farm enterprises. PPS7 indicates that local authorities should be supportive of well conceived farm diversification schemes for business purposes and highlights that businesses should be allowed to adapt to new and changing markets. Paragraph 34 states that planning authorities should recognise that leisure activities are vital to many rural economies and that these industries are a significant source of employment and help to support the prosperity of country towns and villages and sustain historic country houses, local heritage and culture. Where facilities require new buildings PPS7 paragraph 36 notes that new buildings may be justified in the countryside where the required facilities are needed in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites for re-use.

The need for the erection of the tower and extended opening hours has been recognised in order for the business to expand and develop to a professional standard. The disabled

shooting club also require these additions to be made prior to them locating their headquarters at the ground. Paragraph 8.3 of the local plan refers to recreation proposals in rural areas stating that if there is a need for them, (in that they provide for the local population or to accommodate sports such as motor, air and shooting which normally require a rural location) then they will be considered sympathetically.

The Rural Action Plan for the East Midlands (Summer 2000) highlights that sporting facilities make a key contribution to the quality of life in rural areas and that not only do they support economic development and tourism but also act as generators of jobs and income. The document also mentions that sporting facilities have the potential to make a major contribution to the rural economy. The expansion of Brandon shooting ground is a sporting facility that can generate permanent jobs and income for local people, provided that permission for the proposed tower and extended hours is granted.

The proposed works for the Brandon Shooting Ground are also supported by Defra. Mr Burt has received and continues to receive funding through the Rural Enterprise Scheme (RES). The Rural Enterprise Scheme provides assistance for projects that help to develop more sustainable, diversified and enterprising rural economies and communities. Its coverage is wide ranging but the primary aim is to help farmers adapt to changing markets and develop new business opportunities. RES also has a broader role in supporting the adaptation and development of the rural economy, community, heritage and environment. The scheme supports a broad spectrum of potentially eligible activities including those designed to produce a commercial return.

b) Supporting outdoor recreation

The Clay shooting business supports this issue as it offers a traditional rural outdoor sport for local people and visitors. Paragraph 8.17 of the Local Plan recognises that the District is poorly provided with outdoor recreation and open space for either organised sports or informal activities. The applications reinforce this objective as they seek to offer the sport to an increased range of people which in turn will ensure the continuity of this outdoor sport in the vicinity. Permitting development for the proposed galvanised tower and extended opening hours at Brandon Shooting Ground would provide an excellent opportunity for recreation at a professional standard and a disabled shooting group's headquarters to be located within the district.

The proposal is supportive of the Rural White Paper in that it offers the opportunity for adventure and sport and helps in creating a diverse and rural economy that provides opportunities for all. The White Paper seeks to encourage more people with disabilities to visit the countryside and participate in country activities. The Review of the White Paper 2004 raises concerns about the lack of diversity of people using the countryside which has led to a search for ways to encourage more people to participate in countryside activities. Brandon Shooting Ground poses an excellent opportunity for a diverse range of people to become involved in an outdoor countryside activity, especially once permission is achieved for the erection of the tower and extension to the opening hours which will allow a disabled shooting club to locate their headquarters here.

c) Protect and conserve the environment

Since the diversification into clay shooting the business continues to protect and enhance the environment. Policy EN1 of the Local Plan notes that all developments must seek to protect, enhance and conserve the visual amenity value of the environment. Conservation has been an important element which has been implemented in the evolution of the business. The proposed tower will follow the company's desire to protect and conserve the

environment in that it will respect the local plans requirements. The tower will have minimal visual impact as it will be located within the treed area and constructed from materials which respect and complement the surrounding environment.

d) Protecting residential amenity

The Clay Shooting business supports this issue through the continuation of working in line with local, regional and national guidance to develop the business in a way that has minimal impact on the locality. Paragraph 6.25 of the first deposit draft local plan notes that areas adjacent to existing noise generating activities are likely acceptable locations for activities that involve noise and disturbance. Brandon Clay Shooting Ground is located within close proximity to a karting track and MOD land which is often utilised for shooting practice and these operations therefore soften the impact on residential amenity. The proposal for the erection of the tower and extension of opening hours should therefore be considered in this context.

The proposed development and previous works at Brandon Shooting Ground are in-line with guidance on the control of noise relating to clay target shooting produced by The Chartered Institute of Environmental Health. The guidance aims to strike an appropriate balance between the rights of those who wish to pursue leisure and sporting interests and the rights of those who seek the peaceful enjoyment of neighbouring land.

The refusal of a full planning application in June 2004 recommended that a noise assessment be carried out to assess the actual level of disturbance that may be caused from the proposal. The company has employed a specialist noise consultant to address the issue of noise in order to show that the noise from the proposed hours of operation and the erection of a 95ft galvanised tower would not adversely affect surrounding areas and residents. The noise assessment is attached at Appendix 6.

Results from the assessment carried out by Kirby Charles Associates indicates that the noise generated by the operation of the proposed clay traps and winches on the 95ft galvanised tower would not cause annoyance or disturbance to nearby residents. The assessment of the test shoots showed that the noise levels recorded at Fenton and Stubton villages would be unlikely to cause annoyance or disturbance to these residents. Maximum noise levels recorded during the assessment were attributable to the occasional vehicle on the main road, the occasional plane and the occasional train and also nearby geese, workers hammering and a resident using a garden vac. The overall conclusion of the assessment found that the noise generated by clay target shooting at Brandon Shooting Ground would be unlikely to be detrimental to the amenity of nearby residents.

PPG24, paragraph 2 notes that noisy activities should be located away from noise sensitive land uses. Brandon Shooting Ground respects the guidance set out in PPG24 in that the site is isolated from surrounding town and villages and other sensitive land uses. Mr Burt has developed the business successfully in a way that respects the surrounding nature of the environment.

From the information provided above it is clear that the application proposals are in line with the development plan and have plan led presumption in their favour. There is no demonstrable harm relating to noise or disturbance and therefore the applications should be supported. The business is supported by Defra and shooting for disabled which reinforces the importance of the business to the local community.

The proposal is in line with local, regional and national policy therefore the Local Planning Authority should grant planning permission for the erection of the tower and extended operational hours.

CONCLUSION

The proposals represent an excellent opportunity for outdoor recreation and hence comply with the planning policy context as established by the adopted South Kesteven Local Plan, Regional and National Policy Guidance.

The proposals conform to local, regional and national policy, as they support rural diversification and outdoor recreation and protect and conserve the environment and residential amenity.

In conclusion we have shown that the proposals:

- Meet the requirements of PPS7, PPG17 and Policy T8 of the Structure Plan.
- Provide an opportunity to create permanent employment for local people. Due to the changes within agriculture and farming Mr Burt is looking to retain the present labour force and increase employment opportunities within the rural area.
- Will allow the sport to be enjoyed by a range of people including those with disabilities.
- Will allow the traditional countryside sport to remain without harming local wildlife. The proposal will support the future security of a business which continues to protect the rural wildlife.
- Respect residential amenity and surrounding land uses.

In these circumstances, it is considered that the application proposals have been justified in relation to the relevant planning policies contained in the development plan and national planning guidance and other material considerations. We therefore request that officers and members support both applications.

RECOMMENDATION: That the development be Refused for the following reason(s)

1. Consent is sought for the variation to the existing operational hours at the Stubton Gorse Clay Ground to allow the use to operate for up to 260 days of the year. Permission was refused on 7 October 2003 for a minor variation in operational hours under application S03/1093/71 and under a further application (S04/0345/71) on 18 May 2004. By virtue of the proposed operational hours that form part of this proposal it is the opinion of the planning authority that the use of the premises outside of the hours originally approved under application S00/0471/71 (dated 19 June 2000) would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of the occupiers of dwellings in nearby settlements. For this reason it is considered that the proposal would be contrary to Policy EN1 of the South Kesteven Local Plan and the national planning guidance contained in PPG24.

The above application was scheduled to be considered at the Development Control Committee on 17 May 2005 but was deferred at the request of the applicant prior to the meeting in order that they could attempt to counter the recommended reasons for refusal.

At the time of drafting this report the agents for the application had not submitted any additional information. It is understood that they have met with Officers from Environmental Health and are in the process of preparing a supporting statement in order to address the potential noise issues associated with the site and the suggested reasons for refusal.

The Agents have been given until 9 September 2005 to provide this information in order that it can form part of the consideration of the application.

Since the previous report was prepared additional representations have been received from the following (no new issues have been raised):

- J Roberts, The Willows, Main Street, Fenton
- H Wilson, The Home Farm, Stubton
- A Gallon, Fallows End, Fulbeck
- B Baker, Corner Cottage, Main Street, Fenton

In addition to the above a letter of support for the application has been received from:

- C Wright, Part Cottage, Stubton

* * * * *

NR.2 **S05/0869/71**

Registration Date: 27-Jun-2005

Applicant	Mr R A Curtis 4, Alexandra Close, Long Bennington, Newark, NG235DH
Agent	
Proposal	Change of use for training of off-road driving techniques
Location	Gorse Lodge, Stubton

<u>Site Details</u> Parish(es)	Stubton Public footpath crosses site - FP1 Unclassified road Area of special control for adverts Airfield Zone - No consultation required Drainage - Lincs
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THE REPORT

The Site and its Surroundings

The site is located to the north of Stubton Gorse Farm. Members may recall a number of previous planning applications on the adjacent land in relation to Stubton Gorse Clay Ground.

The application site lies between Stubton and Brandon, approximately 1100 metres south east of Fenton and approximately 1900 metres to the north west of Brandon. Brandon karting circuit is approximately 800 metres to the east of the site. Access to the site is via a long access serving other rural properties and enterprises.

Site History

The original planning permission for the use of the adjacent site including the area of land which is the subject of this planning application for clay shooting was approved by planning permission S00/0471 date 19 June 2003. This permission allowed for shooting on the site between 10am and 8pm Monday to Friday, 2 weekends per month between 10am and 4.30pm and for a maximum of 50 days per year.

Temporary planning permission was granted on 9 October 2001 for a variation in the shooting hours (allowing for an additional hour on Tuesday evenings). This permission was granted for one year only and has subsequently lapsed.

A further application in 2003 (S03/1093/71/) sought consent for the modification of the operational hours and was refused on 7 October 2003 for the following reason:

Planning permission is sought for an extension of the operating hours at Stubton Lodge shooting lodge, Brandon. The site is located in an isolated midway between the villages of Stubton, Fenton and Brandon. The application proposes extending the hours of operation by one hour for two days a week. This would allow the business to operate until 9pm on Tuesdays and 5.30pm on Saturdays. The business has been operating outside the permitted hours and complaints have been received. In the opinion of the Local Planning Authority the operation of the shooting lodge outside the permitted hours would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. Such a detrimental impact would be contrary to Policy EN1 of the South Kesteven Local Plan.

More recently planning permission (S04/0345/71) was refused for (inter alia) the extension of the operating days and hours of operation, for the following reasons:

Consent is sought for the extension of existing buildings, the provision of a 29m tower, improvements to bunding and variations to the existing operation at the Stubton Gorse Clay Ground. Permission was refused on 7th October 2003 for a minor variation in operational hours under application S03/1093/71. By virtue of the proposed operational hours that form part of this proposal it is the opinion of the planning authority that the use of the premises outside of the hours originally approved under application S00/0471/71 dated 19th June 2000) would be likely to give rise to issues of noise and disturbance that would be detrimental to the residential amenities of occupiers of dwellings in nearby settlements. For this reason it is considered that the proposal would be contrary to Policy EN1 of the South Kesteven Local Plan.

S05/0357 – Variation of condition imposed on S00/0471 – Hours of Operation is a current application and is considered elsewhere in this report.

The Proposal

The proposal relates to change of use for the land to be used for the training of off road techniques. The applicant has submitted the following information with the planning application.

Use of Site – Gorse Lodge

It is proposed to use areas of Gorse Lodge for running training courses in off-road driving techniques. The types of vehicles involved will be discussed in the section headed “Description of Equipment” but will include 4x4 cars, off-road buggies, and quad bikes, all of which will be instructed on in small numbers and under expert supervision.

No clients will be allowed to use vehicles unsupervised, all relevant safety equipment will be provided, on-going risk assessment will be used to satisfy Health and Safety requirements.

Use of vehicles will be as non-damaging to the environment as possible, both in terms of direct damage, and in terms of noise problem also. (See equipment section)

In using these vehicles, areas will be chosen not only for the safety of our clients, but also with due consideration to our neighbours.

Description of equipment to be used – Gorse Lodge

All vehicles to be used in conjunction with the off-road driving techniques at Gorse Lodge will be four-stroke petrol engine or diesel engine wherever possible. The company will have its own vehicles which will be maintained to our high standards, thus guaranteeing control of emissions and noise. Again St. GEORGE'S will be very strict in terms of vehicles allowed to use the site. The noise speed should be certainly no more than which St GEORGE'S creates already at PFI and far less than that which occurs during Gorse Lodge's busier days, and indeed less than agricultural usage. The vehicles which the company envisages using include Landrovers, quads, off-road buggies. All training will be instructed in small numbers and clients will always be supervised by a responsible trained instructor.

On certain occasions, a client (such as Environment Agency or Police) may wish to use their own vehicle, these will generally always be a 4x4 car type vehicle and as such subject to vehicles regulations (in keeping with roadworthiness). St GEORGE'S will exercise strict control over which vehicles will be allowed on to its site.

Some companies offer "Pay and Play" time to members of the public to use their sites. St GEORGE'S will NOT be offering this facility, thus ensuring our high safety standards and a complete control over the numbers and types and "roadworthiness" of vehicles allowed on to our sites.

Site use on Daily Basis – Gorse Lodge

We should like approval which allows us to offer training on a daily basis. Due to other commitments within the business (motorcycle training, trailer training) it will not be possible to actually do this, time having to be spread over each area. We are embarking on this expansion in order to provide us with work opportunities particularly through the less-busy winter period.

Most days will involve a number of different activities and may use some or all of the vehicles at some point. To lessen the effect of any noise or environment damage, we envisage having regular breaks and include such activities as team-building exercise/games which involve no vehicular use. Exercise such as these may include a treasure hunt on foot, or games which revolve around one small area.

Of the vehicle activity mentioned, all will be at low speed, designed to be unobtrusive and non-damaging, not only to the environment, but also the clients themselves! The maxim "As slow as possible, as fast as only necessary" will be followed. We will be offering the chance to experience these vehicles safely, responsibly, and in a controlled environment.

This is not for spectators, so the only people we need to cater for in terms of access and parking will be those clients directly using our facilities. Existing parking will be utilised, as will existing access. Traffic movement and parking will not be changed dramatically from that which already uses Gorse Lodge. If necessary, we are prepared to bring vehicular traffic in from A17 thus solving any concerns regarding extra traffic flow through Stubton and Fenton.

There are to be no permanent buildings added within this proposal, and no groundworks to be undertaken. This will have no real impact on the surrounding area. We are aware of a bridleway running across the width of our site, and can confirm that this will be left clear and unused (save for occasional crossing).

Policy Considerations

Policy EN1 – Seeks to resist planning applications that would pollute their surrounding by excessive noise.

Policy EN2 – Seeks to resist development in the open countryside except for uses that cannot reasonably located elsewhere.

Statutory Consultations

Local Highway Authority – No objections

Community Archaeologist – No objections

Head of Environment Health Services – A noise report is required

Lincolnshire Fieldpaths Association –

We have concerns that the use of a site for off road driver training would produce conflicts with the path users and even a danger to them. The applicant states that the path will be crossed only for the purposes of access from one part of the site to another, and not as part of any driving course or training ground. If this condition form part of any consent it would meet our concerns.

Lincolnshire County Council – Footpaths

In the absence of further information it is expected that the definitive line and customary width of the path will not be affected by any proposed development.

During any works allowed by this proposal, users of the Public Right of Way should not be inconvenienced or exposed to hazard by any such works.

The Ramblers Association

I have now spoken to the applicant regarding the use of the site in relation to the adjacent public rights of way. I have his assurance that the public rights of way will be safeguarded whilst their training sessions are in progress.

North Kesteven District Council

A summary of their main concerns are listed below:

1. The application is not supported by a detailed noise or ecology assessment.
2. The proposal appear unclear as to the manner in which driver will operate.
3. Assessment of the proposed use on the local network of public rights of way must be undertaken.

Parish Council

Caythorpe Parish, Brant Broughton and Stragglethorpe, Hough on the Hill

1. Vehicles would cross the bridleway. Who would monitor it?

2. The noise of off road training would create a dangerous area for horses.
3. The road through Stragglethorpe would be subject to an increase in traffic.
4. Who will monitor the statement that persons will not be allowed to 'pay and play'?
5. The vehicle would be likely to produce deep rutting and eventual flooding.
6. A noise report is vital.
7. The vehicle activity will be a low speed would defeat the object of having the course in the first place.
8. Proposal will ruin the area for people waking and exercising their animals.
9. Proposal will result in increased traffic movements on the existing highway network.

Representations as a result of publicity

The application has been advertised in accordance with established procedures. Representations have been received from the following:

1. Mrs C Derbyshire, The Gables, Pump Lane, Fenton
2. Mr J Britten, The Bungalow, Main Street, Fenton
3. Mr & Mrs Baker, The Poplars, Fulbeck Low Fields
4. Miss Hare, Granary Bungalow, Fulbeck Low Fields
5. Ms Bernadette Baker, Corner Cottage, Main Street, Fenton
6. Mr & Mrs G Shine, The Old Vicarage, High Road, Hough on the Hill

A summary of their main concerns are listed below:

1. The use of the site will inevitably lead to an increase in noise pollution. For villagers the noise will be relentless with Kart days, clay shooting days, motorbike training.
2. Conflict with the character of the area which is essentially rural to a noise pocket to be avoided.
3. Vehicles at low speeds going up and down inclines would produce irritating noise pollution.
4. The surrounding area almost totally consists a small lanes completely unsuitable to an increase in traffic.
5. A bridleway runs across the site. What provisions will be made for the safety of people using the bridleway? How would the bridleway be protected from damage?
6. There is a clear risk from very damaging light pollution if some activities continue into the night in winter months.
7. Increased traffic flows along the existing highway network and conflict with existing road.
8. Is there no limit to the expansion allowed on the site?

Other comments have been made in relation to the adjacent PFI Circuit which is not the subject of this application

Planning Panel Comments

The application is to be determined by committee.

The applicant has been requested to provide additional detail regarding the proposed use, specifically:

1. Provide a noise report.
2. Provide evidence as to the nature and intensity of the proposed use.
3. How the training will be supervised.
4. Undertake a detailed assessment of the sites, ecology, particularly the woodland area.

At the time of drafting this report the requested information has not been received from the applicant. Any additional information provided will be reported verbally to the committee.

In light of the above comments it is considered that the use may be acceptable. However, until such as time as the requested information is received it is not considered that a full and proper assessment of the proposal can be undertaken. It is therefore recommended that the application is deferred for consideration at a future planning committee on receipt of the additional information.

RECOMMENDATION: The planning application is deferred for consideration at a future planning committee following receipt of the requested information.

* * * * *

NR.3 **S05/0893/21**

Registration Date: 30-Jun-2005

Applicant	Country Field Village Homes Portland Chambers, King Street, Southwell, Notts, NG23 0EH
Agent	Rosamund Nicholson Knapeney Farm, Ossington Lane, Ossington, Newark, Notts, NG23 6ND
Proposal	Variation of condition 6 of planning permission S04/1829/21)
Location	24, Doddington Lane, Claypole

<u>Site Details</u> Parish(es)	Claypole C Class Road Area of special control for adverts Drainage - Lincs
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REPORT

The Site and its Surroundings

Members may recall that outline planning permission was granted for residential development of the above site on 20 January 2005 (Planning Reference: S04/1829). This planning application has been made to vary Condition 6 of this outline permission which states:

“The siting of any dwellings on the site shall take the form of road frontage development which should avoid any built forms within the western half of the site”.

This planning condition was attached to the outline permission to provide a break between any built form and the open countryside to the south and west.

The applicant has submitted a block plan identifying a hatched area of land in which no development would take place. Thereby defining the area of land which could be developed. The layout, density and issues of highway safety relating to the development are not the subject of this application. This would be defined by the submission of reserved matters at a latter date.

Site History

Outline Planning Permission was granted for residential development.
Planning Ref: S04/1829/21.

Statutory Consultations

Local Highways Authority – No observations

Parish Council

A summary of the Parish Council comments are listed below:

The Parish Council unanimously objects to the proposal. Under existing guidelines there is a limit of 5 dwellings off a private road.

The existing village is twice the size it should be given the existing infrastructure.

Concerns regarding the existing drainage system within the village.

Removal of Condition 6 would have the effect of allowing double the number of properties on the site which is in itself contrary to the number of properties off a private drive.

Claypole is a non-sustainable village.

Safety issues regarding Doddington Lane.

Representations as a result of publicity:

The application has been advertised in accordance with established procedures and representations have been received from the following:

1. Dr D J Mile and Ms W L Newcombe, 20 Doddington Lane, Claypole.
2. Mr & Mrs J Collier, Waingrove, Oster Fen Lane, Claypole.
3. Mr T Thomas, 12 Moore Close, Claypole.

The a summary of the issues raised are listed below:

1. Lincolnshire has already met its housing requirements up to 2021. Claypole is not listed as a sustainable village and cannot cope with further housing development.
2. Houses built on this site should not pass either forward or backward of the existing road frontage in order to maintain the existing appearance of the area and to retain many of the mature trees.
3. The hatched area of the site does not represent Condition 6 as it does not prevent development in one half of the site and does not promote road frontage.
4. Road safety issues – the access to the site is very close to a 90 degree bend.
5. The scale and density of the development is out of context for a small village and rural community.
6. Since the last major development by Bovis Homes the village school is already over-subscribed.
7. The condition is there to ensure that the appearance of the area is maintained.
8. Any houses should be along the road frontage as this prevails in Doddington Lane. Built forms should not be allowed to encroach either forward or backward into the site beyond the neighbouring houses.
9. The access being a private drive limits the sites development potential.
10. The hatched area does not constitute half of the site nor block development on the western half of the site. It does not ensure that development takes place as road frontage.
11. Development here will create additional parking, waiting and manoeuvring of passing vehicles adjacent to the site access and in front of a sharp bend to the detriment of highway safety.
12. There is a pedestrian access to Moore Close opposite this development. The number of cars should be kept to a minimum.

Planning Panel Comments

To be determined by Committee.

Policy Considerations

Planning Guidance PPG3 and Policies EN1 and H6 of the South Kesteven Local Plan are relevant.

The principle of the residential development of the site is defined by outline planning permission S04/1829/21.

Conclusions

The residential development of the site is already established by the outline planning permission granted on 20 January 2005. This application relates to the varying of Condition 6 of this permission. Matters regarding the layout and density of development of the site will be the subject of the submission of reserved matters within the statutory time period set out by the outline permission.

In light of the above comments the application to vary Condition 6 of the outline permission is considered acceptable.

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance note(s) PPG3 and policies EN1 and H6 of the South Kesteven Local Plan. The issues relating to pedestrian/highway safety, drainage, sustainability and layout/design are material considerations but, subject to the condition(s) attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: That the development be Approved subject to condition(s)

1. The hatched area on the submitted plan shall not contain any built development and shall form a landscaping belt in accordance with details to be submitted to and approved in writing by the local planning authority to screen the development and provide a gentle transition between the built environment and the open countryside to the west and south of the application site. Planting shall be carried out in accordance with the approved details.

The reason(s) for the condition(s) is/are:

1. Road frontage development prevails within this area and the local planning authority wish to ensure that no new development projects out beyond the line of frontage development already established within this area.

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Applicant	Mr P Lefrenais, Kean Homes Edgefield House, Vicarage Lane, North Muskham, Newark, Notts, NG23 6ES
Agent	JWA Architects Ltd Robert Tresham House, Clipston, Market Harborough, Leics, LE16 9RZ
Proposal	Erection of four dwellings
Location	Crosburn House, Main Street, Long Bennington

Site Details	
Parish(es)	Long Bennington C Class Road Curtilage Listed Building Area of special control for adverts C9 Area Conservation Policy Drainage - Lincs

REPORT

The Site and its Surroundings

The application site is located to the rear of Crossburn House and currently forms gardens land to serve that dwelling. Crossburn House is a grade II listed building.

Access to the site is gained via an existing narrow private drive, bordered by dense hedging to both sides. Immediately to the north of the access is a pair of semi-detached cottages with the south facing gable wall adjoining the access.

The site borders agricultural land to the south (with a recent planning permission to redevelop to provide 15 dwellings), garden land to the north and EN6 land to the east. The land and barn immediately to the west of the site is in the ownership of the applicant and is the subject of discussions with the Planning Authority for a scheme of residential conversion.

Site History

Planning permission was refused for the erection of 4 dwellings on the same site, under application S04/1881/55, on 7 February 2005. The refusal was based primarily on issues of access, due to the restricted width of the access track, its proximity to the dwellings either side and the increased use of the access. A second reason for refusal related to development on 'greenfield' land as opposed to Brownfield/garden land.

The Proposal

Following the refusal of planning permission meetings have been held with the applicants in order to establish the acceptability of a resubmission application if the issues raised in the previous reason for refusal could be addressed.

Firstly, it has been established that all the land is garden land owned and controlled by the applicant. This makes a proposal to develop the site a 'brownfield' proposal, therefore, overcoming the 2nd reason for refusal on the previous application.

At a site meeting it was established that, if measures could be introduced to protect the adjacent property from additional noise and disturbance from an increased use of the access then the proposal would be more acceptable to the planning authority.

Permission is now sought for the erection of 4 dwellings on the site with an improved access provision. The details of the application are as follows:

- Access into the site would be in the same location and allow for improved visibility splays at the edge of the footpath to enable emerging drivers better visibility along the footpath.
- A 4.1m wide access road would be provided which would be brought 2m away from the adjacent cottage to the north.
- The 2m wide 'buffer' would be given/sold to the owners of 42 Main Street, along with a small section of land at the rear of their garden, and would be bordered with a new 1.8m high brick wall, which would screen the access road from that dwelling and reduce the noise levels from passing vehicles and pedestrians.
- The existing hedge towards the frontage of the access, on the northern side, would be retained and supplemented with additional planting. The hedge on the southern side would be re-established closer to the listed building to allow for the increase in drive width to 4.1m.
- The existing wall within the extensive garden area would be removed and the proposed dwellings would be evenly spaced around a central turning area.
- The proposed dwellings are large, having 5 bedrooms to the first floor and 2 further bedrooms in the roof void, but are sited on spacious plots and are well distanced from the site boundaries so as not to impact on the surrounding area.

Policy Considerations

Policies H6 and EN1 of the South Kesteven Local Plan (1995) allows for residential proposals that do not adversely impact on the form and character of the area.

Statutory Consultations

Directorate of Highways and Planning – Request 2 conditions and 2 'notes to applicant' on any approval.

Community Archaeologist – No objections

Environment Agency – No comments made

Parish Council –

1. Access to the development.
The access to this site from Main Road is narrow and long and will no doubt be a source of noise pollution to the existing adjacent properties.
This proposed development is by its position 'backland' development.
2. Drains and Sewage.
Long Bennington is on a clay bed that is largely impervious to water. This has caused problems in the past when new developments have altered the natural water flow. We are aware that currently surface water from new developments is to soakaways. These have not all proved effective.
There are problems with surface water drains on Main Road and both Anglian Water and Severn Trent are investigating. Early indications are that many of the old culverts have collapsed or become blocked.

SKDC should be aware of our concerns on this matter and report their findings to this Council, in particular the congestion of old drainage systems.

3. Amenities

School.

A new site is already being sought for the school as its present situation restricts growth. The new developments already taking place in the village will stretch its resources, which will be further exacerbated if Foston and the other adjacent villages expand. We have the support of these villages in requesting that developments should be refused until this amenity has been improved.

Surgery.

A new doctors surgery is proposed. It is envisaged this will not be available until mid-2006 at the earliest. With the other developments in the village, new patients are being refused until this happens. We have the support of the adjacent villages in requesting that further developments be refused until this amenity has been improved.

4. The Council cannot accept that this is a brown field site as suggested by this application.”

Representations as a Result of Publicity

The application has been advertised in accordance with established procedures and representations have been received from the following:

- Mr Marshall, 44 Main Road, Long Bennington
- Mr A Page, 52 Main Road, Long Bennington
- Mrs Gibson, Bayswater House, Main Road, Long Bennington

The following issues were raised:

- No drastic change from application previously refused
- Impact on village drainage/infrastructure
- Increased traffic at narrow entrance, highway safety, danger to small children
- Backland development
- Impact of dwellings, 3-storey in height
- Possible overlooking/loss of privacy
- Precedent
- No details provided for the conversion of the barn (separate application)

In addition to the above a letter in support of the application was received from the occupiers of 42 Main Road stating that the objection raised to the previous application had now been addressed to their satisfaction.

Planning Panel Comments

24 August 2005 – Defer the proposal to the Development Control Committee for consideration.

Applicants Submissions

“As with our previous application as submitted in December 2004, and as further discussed at our recent meeting, it was generally accepted that the means of access, both in terms of safety (a Highway Authority matter) and the issue of amenity, unacceptable noise and disturbance to the

adjoining residents has been satisfactorily addressed within the current proposals and as you will see from the supporting information in the letter that has been received from the adjoining neighbour.

In principle the masterplan of the proposed development is designed so as to retain the existing garage block to be refurbished for the retained use of Crosburn House (subject to a separate application) whilst maintaining the Courtyard arrangement with a gated entrance via a re-aligned private drive to assist in the restrictions of views into the proposed site, so as to protect the setting of Crosburn House from Main Street.”

Conclusion/Summary/Recommendation

It is considered that the revisions made to the proposal, following the refusal of planning permission in February of this year, are sufficient to warrant a recommendation for approval in this instance.

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note(s) 3 and policies H6 and EN1 of the South Kesteven Local Plan and adopted supplementary planning guidance on 'Backland Development'. The issues relating to infrastructure, highway safety, visual impact, privacy, backland development and precedent are material considerations but, subject to the condition(s) attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: That the development be Approved subject to condition(s)

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Samples of the materials to be used for all external walls and roofs shall be submitted to the District Planning Authority before any development to which this permission relates is commenced and only such materials as may be approved in writing by the authority shall be used in the development.
3. No development shall take place until there has been submitted to and approved in writing by the District Planning Authority a plan showing the exact location, species and spread of all trees and hedges on the site and those proposed to be felled or uprooted during building operations together with measures for their protection in the course of development.
4. The screen walls shown on the submitted plan shall be erected at the same time as the associated dwellings.
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.
6. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number H5999/11 Rev. C dated 30 June 2005. (Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)
7. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.

The reason(s) for the condition(s) is/are:

1. In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Policy/ies ** of the South Kesteven Local Plan.
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
3. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the interests of visual amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
4. These features make an important contribution to the appearance of the area. Their retention will maintain the appearance of the area and help assimilate the development with its surroundings and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.
5. To provide a satisfactory appearance to this residential estate by screening rear gardens from public view and in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy H6 of the South Kesteven Local Plan.
6. To prevent overlooking to and from the development and to reduce the impact of the development on the appearance of the area and in accordance with Policy EN1 of the South Kesteven Local Plan.
7. In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Policy H6 of the South Kesteven Local Plan.
8. To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety amenity and commerce of the residents of this site, and in accordance with Policy H6 of the South Kesteven Local Plan.

Note(s) to Applicant

1. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) on 01522 553170 for appropriate specification and construction information.
2. This road is a private drive and will not be adopted as Highway Maintainable at the public expense (under the Highways Act 1980) and, as such, remains the responsibility of the individual property owner.

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NR.5 **S05/1010/02**

Registration Date: 25-Jul-2005

Applicant	Mr Mick Garwood Ancaster Service Station, Willoughby Road, Ancaster, GRANTHAM, NG32 3RT
Agent	
Proposal	Erection of dwelling
Location	Ancaster Service Station, Willoughby Road, Ancaster

Site Details Parish(es)	Ancaster A Class Road Radon Area - Protection required Minerals Consultation Area - MC1 Area of special control for adverts EN3 Area of great landscape value Airfield Zone - No consultation required Drainage - Lincs
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REPORT

The Site and its Surroundings

The application site is located on the south side of Willoughby Road, virtually opposite the entrance to Woodland Waters recreational area and some 540m to the west of the Ancaster traffic lights. 250m to the east of the site is the Lincolnshire County Council Highways Depot and the hamlet of West Willoughby is just over 1km to the west.

The area that forms this application site is currently used for the storage of hire vehicles and is directly associated with the workshop, petrol station and existing bungalow immediately to the west.

Site History

S99/0013/02 – Sought consent for the erection of an additional dwelling on the premises. Outline planning permission was refused on 16 February 1999 for the following reason:

1. The proposal involves the erection of a dwelling on a plot of land adjacent to the east of Ancaster Service Station. Policy 7A of the Alteration No 1 to the Lincolnshire Structure Plan and Policy H10 of the South Kesteven Local Plan state that new residential development in the open countryside will not normally be permitted unless there is an essential need in relation to agricultural/forestry. No such justification exists with regard to this application. Such a proposal would therefore be contrary to local planning policies, which are to direct new residential developments towards established settlements and protect the countryside from sporadic development. A bungalow exists to the south of the service station, which has previously been occupied in association with the garage.

An appeal was lodged against this reason for refusal, which was dismissed by the Planning Inspectorate on 22 November 1999. In considering the appeal the Inspector stated:

‘Despite the existence of a small number of buildings the surrounding area is clearly rural and I am satisfied that it is properly classed as open countryside in the sense that the term is used in Policies 7A and H10. Since the new dwelling is not needed to house a farm or forestry worker I am satisfied that your proposal is contrary to these policies’. (Paragraph 4)

‘I have no doubt that a dwelling would add to the security of the service station. However, I am not satisfied that the argument is of itself sufficient to overcome the policy objection to the proposal, especially when a wide variety of surveillance and other security equipment is available. In this particular case the weight I give to the security argument is also reduced by the presence of an existing dwelling’. (Paragraph 6)

'Allowing policies against such development to be breached on one occasion would make it more difficult to uphold them in the future, with the result that the original harm would be compounded'. (Paragraph 7)

'I have no doubt that your business provides a service to the local community and provides local employment. Nevertheless I can see no convincing reason why refusal of the appeal proposal would force its closure or even significantly prejudice its continued well-being'. (Paragraph 8)

S05/0094/02 – Sought consent for the erection of an additional dwelling on the site. Outline Planning Permission was refused on 14 March 2005 for the following reasons:

1. The proposal involves the erection of a dwelling on a plot of land adjacent to Ancaster Service Station. Planning permission was refused for a dwelling in this location under application no. S99/0013/02 and subsequently dismissed at appeal on the 22 November 1999. Policy 7A of the Alteration No. 1 to the Lincolnshire Structure Plan. Policy H10 of the South Kesteven Local Plan and National Planning Guidance offered in PPS7 state that new residential development in the open countryside will not normally be permitted unless there is an essential need in relation to agricultural/forestry. No such justification exists with regard to this application. Such a proposal would, therefore, be contrary to national and local planning policies, which are to direct new residential development towards established settlements and protect the countryside from sporadic developments. A bungalow exists to the south of the service station, which has previously been occupied in association with the garage.
2. The proposed site is in an area that is devoid of any essential services and is considered to be a location that cannot sustain any such development without the need for future occupants to rely on the use of the motor vehicle. It is not, therefore, considered to be a sustainable location for further development and the proposal would be contrary to national planning guidance contained in RPG8 – Regional & Spatial Strategy (2002), PPS7 – Sustainable Development in Rural Areas (2004), PPG3 – Housing (2000), PPG13 – Transport (2001) and Policies S1, S2 and S4 of the Lincolnshire Structure Plan Draft Deposit (2004).

The Proposal

By way of a resubmission the applicant still seeks consent for the erection of a dwelling on the site. Substantial information has been submitted in support of the application in order that, notwithstanding the policy resistance, a further dwelling is permitted on the site to improve the general security of the site, to house employed family members and to aid in the running of the company.

The applicant has provided a supporting statement, which can be found in the 'Applicants Submissions' section of this report. In addition, the Parish Council and Douglas Hogg MP, both raising no objections to the proposal, have provided letters of support.

In order to further highlight the need for improved security on the site, to address the Inspectors concerns raised in paragraph 6 referred to above, documentation has been received from Grantham Police listing some 49 incidents, in varying forms, that have occurred at the premises since the applicant occupied the premises in 1992.

The petrol station is open from 0700 to 2100 with the vehicle hire, car sales and workshop open from 0830 to 1700. The premise currently employs 5 members of staff, all of which are family members and all the family members currently occupy the existing bungalow on the site. The occupation of the existing bungalow is not linked to the petrol station or workshop by planning condition or legal agreement.

Policy Considerations

Policy 7A of the Alteration No. 1 to the Lincolnshire Structure Plan, Policy H10 of the South Kesteven Local Plan and National Planning Guidance offered in PPS7 state that new residential development in the open countryside will not normally be permitted unless there is an essential need in relation to agricultural/forestry.

RPG8 – Regional & Spatial Strategy (2002), PPS7 – Sustainable Development in Rural Areas (2004), PPG3 – Housing (2000), PPG13 – Transport (2001) and Policies S1, S2 and S4 of the Lincolnshire Structure Plan Draft Deposit (2004) – all seek to resist development in open countryside locations where future residents would rely on the use of the motor vehicle.

Statutory Consultations

Parish Council – No objections to raise.

Directorate of Highways and Planning – Request 2 conditions on any approval.

Community Archaeologist – No comments made.

Environment Agency – No comments made.

Representations as a Result of Publicity

None

Planning Panel Comments

16 August 2005 – The application be determined by the Development Control Committee.

Applicants Submissions

“Please find enclosed the reasons why I should be granted planning permission to build a bungalow on the east side of Ancaster Service Station. If planning were granted this dwelling would be attached to the business.

We note that the highways have built a roadway coming out on the A153 and a building is to be erected for the gritter lorries, which is clearly in open countryside. Thus they have the go ahead, but it appears Wootten Trailers lost his business as they were turned down for permission to build a road and now the highways have built a road, one rule for one and one rule for another.

In a letter from Mr Arrowsmith in the appeal he says that a wide supply of surveillance and security equipment is within our site, thus refusing planning permission. Since then we have been abused, robbed, ram raided and SHOT at, so how does the surveillance and security equipment protect us, trying to offer a service to customers. Cars come on the forecourt throughout the night, which we hear, so since our last armed robbery, we cannot get a proper night's sleep with the worry that someone will have another go at robbing us.

We have had enough of being upstanding and honest people of this community paying our due's to society e.g. Taxes, rates etc. and feel that we are now at the end of the tether. To continue in this business we need planning permission for own piece of mind and security and would like your backing Mr Hubbard on this proposal, as the support of Ancaster Parish Council, Douglas Hogg, Graham Wheat and the entire community, understands all the damage to our business we are receiving from these criminals.

The two-bedroom bungalow on the westside of the service station is not adjacent to the business, where as planning permission for a new bungalow would be in attachment to the business only.

In the media it was announced the Ancaster had been opened for building within the open countryside and has now been stopped again for future development. You told me that there was a limited amount left of open countryside , I can't remember the figure you told me exactly but was going very rapidly. I now wish to apply for one of these places so I can build a dwelling on the east side so I can protect my business with the every increasing crime.

When police are called they don't turn up till after the event and we have to deal with the criminals ourselves, endangering our own lives.

Since we moved here in 1992 I have collected nearly 10 million pounds from sale of fuel Government Tax. I have also paid into South Kesteven Council in business rates and personal rates approximately £78,000 plus.

I have seen Turnbolls pit, which is now Woodland Waters, turned around into a holiday park and camping site which has had the erection of lodge cabins for the public. To the present day the park is extremely busy with people and traffic, both of which move all through the day and night. This also disturbs us although we have tolerated this because we appreciate both angles hassle and noise. This in turn has had a major increase in business turnover we can't always have it one way.

The only problem I have is being turned down for a bungalow on the other side of Ancaster Service Station with the ever increasing crime does not help us out. I have numerous amount of paperwork of the crimes and incidents that have occurred at Ancaster Service Station since 1992 for you to see that the appeal should of never have been turned down on the grounds of sufficient security.

The appeal officer said we had sufficient security and alarms, this is clearly NOT the case as the crime record on Ancaster Service Station form 1992, and that I need to have a bungalow passed and built for two main reasons, one to protect Ancaster Service Station from major crime and kept to a minimal and two to house my eldest son and eldest daughter to protect the business and to help run the company. My son and daughter would live in this bungalow due to the fact that they can not afford to buy their own houses at today's present market. This would be in order for us to survive and keep the insurance premium minimal.

I must also inform you that not one Member of our local community has objected for this planning not to take place.

Please allow us to have planning permission to build a dwelling to help with the above."

Conclusions/Summary/Recommendation

From the police reports provided it is clear that the site has been the target of many incidents of crime over recent years. Whilst being sympathetic to this situation the planning application has to be considered on its own merits and in light of current planning policies and it is for these reasons that, notwithstanding the additional information supplied, this application cannot be supported by the planning authority.

RECOMMENDATION: That the development be Refused for the following reason(s)

1. The proposal involves the erection of a dwelling on a plot of land adjacent to Ancaster Service Station. Planning permission was refused for a dwelling in this location under application no S99/0013/02 (subsequently dismissed at appeal on 22 November 1999) and, more recently, under application S05/0094/02 on 23 March 2005. Policy 7A of the Alteration No 1 to the Lincolnshire Structure Plan, Policy H10 of the South Kesteven Local Plan and National Planning Guidance offered in PPS7 state that new residential development in the open countryside will not normally be permitted unless there is an essential need in relation to agriculture/forestry. No such justification exists with regard to this application. Such a proposal would, therefore, be contrary to national established settlements and protect the countryside from sporadic development. A bungalow exists to the south of the service station, which has previously been occupied in association with the garage.
2. The proposed site is in an area that is devoid of any essential services and is considered to be a location that cannot sustain any such development without the need for future occupants to rely on the use of the motor vehicle. It is not, therefore, considered to be a sustainable location for further development and the proposal would be contrary to national planning guidance contained in RPG8 - Regional & Spatial Strategy (2002), PPS7 - Sustainable Development in Rural Areas (2004), PPG3 - Housing (2000), PPG13 - Transport (2001) and Policies S1, S2 and S4 of the Lincolnshire Structure Plan Draft Deposit (2004).

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Agenda Item 6

AGENDA ITEM

Report No: PLA.526

DEVELOPMENT CONTROL COMMITTEE

13 SEPTEMBER 2005

REPORT BY DEVELOPMENT CONTROL SERVICES MANAGER

Information relating to development control and other planning activity

TABLE 1 Applications not determined within 8 weeks

This table, broken down into the four Development Control Zones, lists those applications which have not been determined within the recommended 8 week time period. These applications are listed by application number, registration date, applicant, proposal and location.

The number of applications listed, 53 in total, is a decrease since the previous Committee (61 applications listed).

TABLE 2 Applications dealt with under delegated powers from 01 – 19 August 2005

This table lists those applications upon which decisions have been made under the Powers of the Council Exercisable by Officers (as adopted by the District Council on 12 April 1990), and are set out on Pages 65-67 of the Council Yearbook. Decisions authorised by the Planning Panel are identified.

DEVELOPMENT CONTROL SERVICES

Applications not determined within the 8 week statutory period

Report No: 12/05

Date Prepared: 22 August 2005

No of applications over 8 weeks: 53

NORTH RURAL

S03/0627/02/MH

Date registered:

05-Oct-2004

No of days: 321

GPI

Erection of doctors surgery

R/o 5 Paddock Close, Ancaster

Reason for non-determination:

Awaiting clearance from Planning Archaeologist

S04/1895/55/MH

Date registered:

21-Dec-2004

No of days: 244

Ablehomes Ltd

Erection of nine dwellings

Dysart Farm, Great North Road, Long Bennington

Reason for non-determination:

Chairman and Vice Chairman to approve subject to S106 agreement

S05/0648/02/KJC

Date registered:

11-May-2005

No of days: 103

Mr & Mrs M Pickard

Alterations to form garage and extension

63, Ermine Street, Ancaster

Reason for non-determination:

Amended plan received

S05/0869/71/KJC

Date registered:

27-Jun-2005

No of days: 56

Mr R A Curtis

Change of use for training of off-road driving techniques

Gorse Lodge, Stubton

Reason for non-determination:

Amended plans received

S05/CA/6407/02/KJC

Date registered:

11-May-2005

No of days: 103

Mr & Mrs M Pickard

Part demolition to form garage and extension

63, Ermine Street, Ancaster

Reason for non-determination:

Resubmission likely

NORTH URBAN

S01/0426/54/RWE

Date registered:
05-Apr-2001
No of days: 1600

Mr R D Stafford

Residential development (renewal)
Adjacent Bridge End Grove, Grantham
Reason for non-determination:
Awaiting details of flood prevention measures

S02/0154/35/RWE

Date registered:
05-Feb-2002
No of days: 1294

Buckminster Estate & Jenkinson Trust

Residential development, local centre, school, open space,
roads and bridge
Poplar Farm, Barrowby Road, Grantham
Reason for non-determination:
Referred to the Secretary of State

S02/0996/35/RWE

Date registered:
23-Jul-2002
No of days: 1126

SKDC - Property Services

Residential development
Car Park, Watergate/Swinegate, Grantham
Reason for non-determination:
Deferred at applicant's request

S03/0836/35/MH

Date registered:
19-Jun-2003
No of days: 795

MJN Associates Ltd

Residential development (apartments)
Land Between St Catherines Rd & Avenue Rd, Welham
Street, Grantham
Reason for non-determination:
Awaiting withdrawal

S03/0990/35/RWE

Date registered:
22-Jul-2003
No of days: 762

R Elvin

Erection of 27 flats
R/o 98 & 99, Westgate, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S03/1112/35/MH

Date registered:
14-Aug-2003
No of days: 739

Mr & Mrs D Balderson

Removal of outbuildings & erection of dwelling & garage
R/o 191, Belton Lane, Grantham
Reason for non-determination:
Awaiting Flood Risk Assessment

S03/1189/35/PJM

Date registered:
03-Sep-2003
No of days: 719

Clinton Cards Plc

New illuminated fascia and projecting sign
48a, High Street, Grantham
Reason for non-determination:
Awaiting further information

S03/1190/35/PJM

/Date registered:
03-Sep-2003
No of days: 719

Clinton Cards Plc

New shop front
48a, High Street, Grantham
Reason for non-determination:
Awaiting further information

S03/LB/6083/35/PJM

Date registered:
03-Sep-2003
No of days: 719

Clinton Cards Plc

New shopfront including illuminated fascia and projecting sign
and removal of staircase
48a, High Street, Grantham
Reason for non-determination:
Awaiting further information

S04/1564/35/JT

Date registered:
13-Oct-2004
No of days: 313

Mr & Mrs A Hodgson

Change of use from C3 to C1 (dwelling to bed and breakfast)
Manthorpe Lodge, 85, Manthorpe Road, Grantham
Reason for non-determination:
Awaiting amendments or withdrawal

S04/1672/35/MH

Date registered:
03-Nov-2004
No of days: 292

Lindpet Properties

Conversion of outbuilding to two mews cottages and erection
of four flats
Granby Mews, Conduit Lane, Grantham
Reason for non-determination:
Awaiting revisions at request of Historic Buildings Adviser

S04/LB/6309/35/MH

Date registered:
03-Nov-2004
No of days: 292

Lindpet Properties Ltd

Conversion of outbuilding to two mews cottages
Granby Mews, Conduit Lane, Grantham
Reason for non-determination:
Awaiting revisions at the request of the Historic Buildings
Adviser

S05/0148/35/MH

Date registered:
04-Feb-2005
No of days: 199

Richard Elvin Properties

Residential development (34 flats)
R/o 98 & 99, Westgate, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S05/0220/35/MH

Date registered:
18-Feb-2005
No of days: 185

Impress BV

Residential Development
Impress Factory, Springfield Park, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S05/0788/35/KJC

Date registered:
09-Jun-2005
No of days: 74

Ben Stanley

Fascia sign, swing sign and projecting box sign
Dr Thirsty, 85, Westgate, Grantham
Reason for non-determination:
Awaiting amendments

S05/0824/35/EAB

Date registered:
16-Jun-2005
No of days: 67

Mr C Harvey & Mrs J Geraghty

Replacement dwelling
27, Lodge Way, Grantham
Reason for non-determination:
Awaiting amendments

SOUTH RURAL**S02/1522/68/KJC**

Date registered:
15-Nov-2002
No of days: 1011

A G White

Change of use to B1, B2 and B8
The Fox Garage, A1 North, South Witham
Reason for non-determination:
Awaiting details of traffic generation

S04/0124/75/IVW

Date registered:
03-Feb-2004
No of days: 566

Mr M Thurlby

Construction of 7 new houses and provision of public open space
Red House Paddock, Main Road, Tallington
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S04/1509/75/IVW

Date registered:
04-Oct-2004
No of days: 322

The Proprietor

Day nursery
Adj & R/o Pumping Station, Barholm Road, Tallington, Stamford
Reason for non-determination:
Awaiting further information

S04/1819/76/KJC

Date registered:
07-Dec-2004
No of days: 258

Mr & Mrs G A Rogers

Conversion of barns to domestic annexe
Northorpe Lodge, Wood Lane, Northorpe
Reason for non-determination:
Authority to refuse, likely to be withdrawn

S04/1896/68/IVW

Date registered:
21-Dec-2004
No of days: 244

Mr C Bullimore

Residential development
Bullimores Coal Yard, Thistleton Lane, South Witham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106

S05/0529/07/JJ

Date registered:
13-Apr-2005
No of days: 131

Mr & Mrs P W Saint

Conversion of barn to dwelling and three new dwellings
R/o 2 Greatford Road, Baston
Reason for non-determination:
Awaiting further information

S05/0548/58/MS

Date registered:
18-Apr-2005
No of days: 126

Mr & Mrs D M Parker

Conversion of barn to dwelling
Harby House, 29, Stainfield Road, Hanthorpe
Reason for non-determination:
Reconsultation on amended plans

S05/0641/58/JJ

Date registered:
10-May-2005
No of days: 104

Ashley King Developments

Erection of two dwellinghouses, three bungalows and associated parking
r/o 16, 18 & 20, Station Road, Morton
Reason for non-determination:
Awaiting additional information

S05/0689/68/IVW

Date registered:
19-May-2005
No of days: 95

J A Parker

Re-instate porch to former Chapel
The Old Chapel, Thistleton Lane, South Witham
Reason for non-determination:
Awaiting clearance from Highways

S05/0855/23/MS

Date registered:
22-Jun-2005
No of days: 61

Hay Hampers Limited

Removal of condition 2 from planning permission
SK23/0631/89 (retention of windows)
The Barn, Church Street, Corby Glen
Reason for non-determination:
Amendments expected

S05/LB/6397/58/MS

Date registered:
18-Apr-2005
No of days: 126

Mr & Mrs D M Parker

Conversion of barn to dwelling
Harby House, 29, Stainfield Road, Hanthorpe
Reason for non-determination:
Reconsultation on amended plans

SOUTH URBAN**S00/1124/69/IVW**

Date registered:
31-Oct-2000
No of days: 1756

F H Gilman & Co

Business Park
PT OS 2700, Land north of Uffington Road, Stamford
Reason for non-determination:
Chairman/Vice Chairman to approve subject to Archaeological Evaluation and S106 agreement

S02/1659/69/IVW

Date registered:
20-Dec-2002
No of days: 976

Croft Business Services Ltd

Redevelop to create restaurant, new dwelling & extension to form storage area with patio over
4-8, St. Marys Hill, Stamford
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S278 agreement

S02/LB/5947/69/IVW

Date registered:
20-Dec-2002
No of days: 976

Croft Business Services Ltd

Alteration, extension & partial demolition of listed buildings
4-8, St. Marys Hill, Stamford
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S278
agreement on planning application S02/1659/69

S03/0138/69/IVW

Date registered:
04-Feb-2003
No of days: 930

Wilson Connolly

Residential Development (revised application following
approval S01/0723/69)
Corner Of Wharf Road and Albert Road, Stamford
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S03/0320/56/MS

Date registered:
16-May-2003
No of days: 829

The Robert Doughty Consultancy Ltd

Industrial development B1, B2 and B8
OS 3900, 4800, 5300 & PT OS 7200, Northfield Road, Market
Deeping
Reason for non-determination:
Deferred pending Local Development Framework adoption

S03/0384/12/MS

Date registered:
25-Mar-2003
No of days: 881

Opico Ltd

Change of use from light industrial to retail (B1 to A1)
Opico Factory, South Road, Bourne
Reason for non-determination:
New application received

S03/0580/56/MS

Date registered:
11-Jun-2003
No of days: 803

Messrs R & N Stanton

Erection of restaurant and takeaway
Adjacent The Towngate Inn, Peterborough Road, Market
Deeping
Reason for non-determination:
Awaiting Flood Risk Assessment

S03/1206/69/IVW

Date registered:
05-Sep-2003
No of days: 717

Mr S Haynes

Erection of garage and verandah
56, High Street, St. Martins, Stamford
Reason for non-determination:
Awaiting amended plan

S03/1669/69/IVW

Date registered:
15-Dec-2003
No of days: 616

Maiden Properties Limited

Erection of an hotel
Former Welland Motor Factors Site, North Street, Stamford
Reason for non-determination:
Awaiting information from applicants' agent

S03/LB/6086/69/IVW

Date registered:
05-Sep-2003
No of days: 717

Mr S Haynes

Extension of listed building (verandah and garage)
56, High Street, St. Martins, Stamford
Reason for non-determination:
Awaiting amended drawings

S04/0048/12/MS

Date registered:
16-Jan-2004
No of days: 584

South Kesteven District Council

Erection of public toilets
Car Park East Of Burghley Street, Bourne
Reason for non-determination:
To be withdrawn

S04/1455/56/KJC

Date registered:
22-Sep-2004
No of days: 334

Holland House Nursing Homes

Erection of 14 sheltered housing units
Holland House Residential Home, 35, Church Street, Market
Deeping
Reason for non-determination:
Discussions ongoing - likely to be withdrawn

S04/1463/56/MS

Date registered:
24-Sep-2004
No of days: 332

Tesco Stores Ltd

Extension to superstore
Tesco Stores Ltd, Godsey Lane, Market Deeping
Reason for non-determination:
Chairman and Vice Chairman to approve subject to S106

S04/1723/69/IVW

Date registered:
15-Nov-2004
No of days: 280

Matthew Turner

Extension above and rear of garage
18, Lyndon Way, Stamford
Reason for non-determination:
Awaiting further info from applicant

S04/1789/56/MS

Date registered:
30-Nov-2004
No of days: 265

Wilcox Body Trailers

Factory unit and offices
Land Adjacent Wilcox Body Systems, Blenheim Way, Market
Deeping
Reason for non-determination:
New ownership certificate following investigation into tithe

S04/LB/6323/12/MS

Date registered:
30-Nov-2004
No of days: 265

Bourne United Charities

Alteration of listed building (block up doorway and window in
rear elevation)
Baldocks Mill (Heritage Centre), South Street, Bourne
Reason for non-determination:
Awaiting amendments

S05/0135/69/IVW

Date registered:
09-May-2005
No of days: 105

J R Hicks

Erection of townhouses
Ryhall House, Ryhall Road, Stamford
Reason for non-determination:
Awaiting further details from applicant

S05/0167/69/IVW

Date registered:
09-Feb-2005
No of days: 194

Mr G King

Extension to dwelling
25, Priory Road, Stamford
Reason for non-determination:
Awaiting further details from applicant

S05/0183/69/IVW

Date registered:
10-Feb-2005
No of days: 193

Croft Commercial Developments Limited

Creation of flat
8, St. Marys Hill, Stamford
Reason for non-determination:
Still under consideration following archaeologist's report

S05/LB/6364/69/IVW

Date registered:
10-Feb-2005
No of days: 193

Croft Commercial Developments Limited

Alteration of listed building
8, St. Marys Hill, Stamford
Reason for non-determination:
Still under consideration following archaeologist's report

S05/LB/6426/69/IVW

Date registered:
09-Jun-2005
No of days: 74

David Acton

Alteration of listed building
FLAT 5, Lansbury House, St. Marys Place, Stamford
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from
the Secretary of State

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 01 – 19 AUGUST 2005**

S04/LB/6236/69

Applicant: Superdrug plc
Proposal: Alteration of listed building (non-illuminated advertisements)
Location: Superdrug, 22, High Street, Stamford
Decision: Withdrawn - 09 August 2005

S05/0405/21

Applicant: Mr & Mrs T Matthews
Proposal: Single storey extension to existing dwelling
Location: 89, Main Street, Claypole
Decision: Approved conditionally - 15 August 2005
* **DCSM authorised by Panel to determine**

S05/0642/58

Applicant: Mr & Mrs T Hammond
Proposal: Erection of building for Pre-School
Location: Adj 27 (r/o 25) High Street, Morton
Decision: Approved conditionally - 04 August 2005

S05/0669/12

Applicant: H P C
Proposal: Erection of storage & packaging warehouse with office
Location: Part OS 3030, South Fen Road, Bourne
Decision: Approved conditionally - 04 August 2005

S05/0702/12

Applicant: Mr D Adcock
Proposal: First floor side extension
Location: 11, Wordsworth Grove, Bourne
Decision: Approved conditionally - 15 August 2005

S05/0704/41

Applicant: Mr & Mrs Edwards
Proposal: Rear conservatory
Location: 2, The Drift, Harlaxton
Decision: Approved conditionally - 02 August 2005

S05/0717/35

Applicant: Timms, Supple, Slade & Exc of Mrs Parson
Proposal: Residential development
Location: R/o Sandland - Willowmead, Earlesfield Lane, Grantham
Decision: Approved conditionally - 09 August 2005
* **DCSM authorised by Panel to determine**

S05/0748/35

Applicant: Sarah Amos
Proposal: Trough lights (2) to illuminate fascia signage
Location: Springfield Fish Bar, Springfield Road, Grantham
Decision: Approved conditionally - 01 August 2005

S05/0760/25

Applicant: Larkfleet Homes Limited
Proposal: Erection of 60 dwellings with ancillary roads and works
Location: R/o 30-38, Spalding Road, Deeping St. James
Decision: Withdrawn - 16 August 2005

S05/0775/56

Applicant: M Lovett
Proposal: Rear extension to form extra seating area for restaurant and new kitchen
Location: Hop Kweng Chinese Restaurant, 20, High Street, Market Deeping
Decision: Approved conditionally - 05 August 2005
* **DCSM authorised by Panel to determine**

S05/0797/81

Applicant: Mr & Mrs P Richards
Proposal: Erection of dwelling
Location: Land To Front Of Penlea, Church Lane, West Deeping
Decision: Refused - 03 August 2005

S05/0802/26

Applicant: Sir R B G Welby, BART
Proposal: Single storey rear extension to dwelling
Location: 135, Main Street, Denton
Decision: Approved conditionally - 10 August 2005

S05/0806/52

Applicant: B J Green & C A Dickens
Proposal: Creation of game fishing pond, change of use of part of dwelling to fishermans lodge and erection of shelter
Location: R/o Chimneys And The Kilns, Creeton Road, Little Bytham
Decision: Approved conditionally - 17 August 2005

S05/0810/35

Applicant: Bosworth & Wakeford Ltd
Proposal: Industrial building
Location: Specialised Chemicals, Spittlegate Level, Grantham
Decision: Approved conditionally - 03 August 2005

S05/0813/20

Applicant: Mr & Mrs Manderfield
Proposal: Conversion of chalet bungalow to a two storey dwelling
Location: 15, Arnhem Drive, Caythorpe
Decision: Withdrawn - 01 August 2005
* **DCSM authorised by Panel to determine**

S05/0815/35

Applicant: Grantham Church (VA) High School
Proposal: Extension
Location: Grantham Church (VA) High School, Queensway, Grantham
Decision: Approved conditionally - 05 August 2005

S05/0818/08

Applicant: DeVere Hotels & Leisure Limited
Proposal: Substitution of lodge types (plots 33-40)
Location: Belton Woods Hotel, Belton
Decision: Approved conditionally - 04 August 2005

S05/0820/55

Applicant: Leven Investments Limited
Proposal: Proposed medical centre, access and car park
Location: Pt OS 2330, Valley Lane, Long Bennington
Decision: Approved conditionally - 09 August 2005
* **DCSM authorised by Panel to determine**

S05/0826/69

Applicant: Governors of SES
Proposal: Installation of floodlights
Location: Stamford Boys School, Sports Centre, Conduit Road, Stamford
Decision: Approved conditionally - 09 August 2005

S05/0827/02

Applicant: A & G M Wright
Proposal: Conversion & extension of cartshed to form dwelling
Location: Willoughby House, West Willoughby
Decision: Refused - 02 August 2005

S05/0828/08

Applicant: De Vere Hotels Ltd
Proposal: Starters Hut to replace existing hut at first tee
Location: Belton Woods Hotel, Belton
Decision: Approved conditionally - 04 August 2005

S05/0832/35

Applicant: Grantham Engineering Ltd
Proposal: Replace flat roof with a pitched roof on offices
Location: Grantham Engineering Ltd, Harlaxton Road, Grantham
Decision: Approved conditionally - 01 August 2005

S05/0834/18

Applicant: Arnott
Proposal: Conversion and extension of barn to form holiday accommodation and erection of garage
Location: Coach & Horses, Charity Street, Carlton Scroop
Decision: Approved conditionally - 04 August 2005

S05/0836/63

Applicant: Mr C Bennett
Proposal: Proposed workshop and alterations
Location: Pointon Garage, 17-19, High Street, Pointon
Decision: Approved conditionally - 03 August 2005

S05/0838/56

Applicant: Mr A P Wilson
Proposal: Single storey side extension
Location: 86, Godsey Crescent, Market Deeping
Decision: Approved conditionally - 02 August 2005

S05/0839/69

Applicant: Mr Ian Coleman
Proposal: Demolition of garage and two storey and single storey extension
Location: 41, Oak Road, Stamford
Decision: Approved conditionally - 05 August 2005

S05/0840/12

Applicant: S Smalley
Proposal: Erection of bungalow
Location: R/o 2-8 (adj 8a) Exeter Street, Bourne
Decision: Approved conditionally - 05 August 2005
* **DCSM authorised by Panel to determine**

S05/0841/48

Applicant: Mr & Mrs P Rotherham
Proposal: Extension to dwelling
Location: Manor Farm Cottage, Bulby
Decision: Approved conditionally - 08 August 2005
* **DCSM authorised by Panel to determine**

S05/0842/69

Applicant: Status Architecture
Proposal: Erection of dwelling
Location: Land Adjacent, 98, Empingham Road, Stamford
Decision: Refused - 09 August 2005

S05/0843/54

Applicant: Mr C King
Proposal: Erection of garage and extension to kitchen
Location: 4, Montrose Close, Grantham
Decision: Withdrawn - 02 August 2005

S05/0844/33

Applicant: Mr A Baggaley
Proposal: Erection of stable block
Location: Pt OS 1786, Chapel Lane, Foston
Decision: Approved conditionally - 11 August 2005

S05/0850/55

Applicant: Mr D Bacon
Proposal: Alterations & extensions to dwelling
Location: 27, Church Street, Long Bennington
Decision: Approved conditionally - 03 August 2005

S05/0851/54

Applicant: Paktronic Engineering Co Ltd
Proposal: Provision of security fencing
Location: Alma Park Industrial Estate, Grantham
Decision: Approved conditionally - 03 August 2005

S05/0858/41

Applicant: Mr J Bonshor & Mrs P Gilbert
Proposal: Extension to dwelling
Location: 19, Parklands Drive, Harlaxton
Decision: Approved conditionally - 03 August 2005

S05/0859/80

Applicant: T Balfe Construction Ltd
Proposal: Provision of 2 semi-detached dwellings in lieu of approved single dwelling
Location: Plot 3, The Meadows, Main Street, Dry Doddington
Decision: Approved conditionally - 02 August 2005
* **DCSM authorised by Panel to determine**

S05/0860/55

Applicant: Mrs C Konig-Brock

Proposal: Erection of dwelling
Location: Farbrooke, 17, Main Road, Long Bennington
Decision: Approved conditionally - 11 August 2005

S05/0861/06

Applicant: Mr & Mrs Gafner
Proposal: Detached garage
Location: Trenchrom, Casthorpe Road, Barrowby
Decision: Approved conditionally - 09 August 2005

S05/0863/69

Applicant: Allen Warner Limited
Proposal: Erection of 3 dwellings
Location: Builders Yard, Newboults Lane, Stamford
Decision: Approved conditionally - 08 August 2005
* **DCSM authorised by Panel to determine**

S05/0864/35

Applicant: Vodafone
Proposal: Installation of 3no vodafone antenna, 3no transmission dish
and 1no equipment cabinet (all on roof)
Location: Grantham & District Hospital, 101, Manthorpe Road,
Grantham
Decision: Approved conditionally - 15 August 2005

S05/0865/08

Applicant: Mr & Mrs R Bannister
Proposal: Extensions to dwelling
Location: 27, Low Road, Manthorpe
Decision: Approved conditionally - 08 August 2005

S05/0867/22

Applicant: Associated Timber Services Ltd
Proposal: Replacement offices and canteen
Location: Associated Timber Services, C E P Site, Honey Pot Lane,
Colsterworth
Decision: Approved conditionally - 02 August 2005

S05/0868/50

Applicant: Mrs M Perry-Smith
Proposal: Two storey extension
Location: Ingle Wood, New Road, Langtoft
Decision: Approved conditionally - 09 August 2005

S05/0870/55

Applicant: Gardner Douglas Sports Cars
Proposal: Proposed new showroom and extensions to existing
workshop
Location: Unit 26, Roseland Business Park, Long Bennington
Decision: Approved conditionally - 15 August 2005

S05/0871/55

Applicant: Mrs B Winter
Proposal: Demolish existing outbuildings and erection of one dwelling
Location: 5, Wheatsheaf Lane, Long Bennington
Decision: Refused - 17 August 2005
* **DCSM authorised by Panel to determine**

S05/0872/35

Applicant: Mr Timothy Biffen
Proposal: Demolish existing garage & replace with new garage
Location: 9, Burleigh Close, Grantham
Decision: Approved conditionally - 09 August 2005

S05/0873/34

Applicant: T Balfe Construction Limited
Proposal: Change of use of farmland to storage of materials (topsoil etc), machinery and portacabins
Location: R/o Richmond House, Brant Road, Fulbeck
Decision: Refused - 15 August 2005
* **DCSM authorised by Panel to determine**

S05/0874/35

Applicant: Mr A B Bradley
Proposal: Demolish of garage & construction of two storey extension
Location: 35, Gorse Road, Grantham
Decision: Refused - 10 August 2005
* **DCSM authorised by Panel to determine**

S05/0875/35

Applicant: Area Estates Ltd
Proposal: Erection of new dwelling
Location: 55, Melbourne Road, Grantham
Decision: Refused - 16 August 2005
* **DCSM authorised by Panel to determine**

S05/0876/71

Applicant: Mr P Stokes
Proposal: Garages with granny flat over
Location: The Garth, Doddington Lane, Stubton
Decision: Approved conditionally - 19 August 2005
* **DCSM authorised by Panel to determine**

S05/0877/78

Applicant: Mr & Mrs A Goodwin
Proposal: Conservatory
Location: 21, Greatford Road, Uffington
Decision: Approved conditionally - 09 August 2005

S05/0879/50

Applicant: Mr N Cleeve
Proposal: Extension to side and rear
Location: 33, Deer Park Road, Langtoft
Decision: Approved conditionally - 09 August 2005

S05/0880/78

Applicant: Mr & Mrs J Hartley
Proposal: Erection of entrance gates
Location: The Old Rectory, Greatford Road, Uffington
Decision: Approved conditionally - 01 August 2005

S05/0881/35

Applicant: Grantham Caravans Ltd
Proposal: Caravan repair building
Location: Grantham Caravans Limited, Spittlegate Level, Grantham
Decision: Approved conditionally - 02 August 2005

S05/0882/40

Applicant: Mr & Mrs M L Hammond
Proposal: Proposed swimming pool building
Location: 19, Chapel Street, Haconby
Decision: Approved conditionally - 09 August 2005

S05/0883/27

Applicant: Mrs G Marsh
Proposal: Erection of conservatory
Location: 1, Fen Road, Dowsby
Decision: Approved conditionally - 09 August 2005

S05/0884/41

Applicant: Mr D Carter
Proposal: Dwelling
Location: The Old Coach House, Pond Street, Harlaxton
Decision: Approved conditionally - 09 August 2005
* **DCSM authorised by Panel to determine**

S05/0885/12

Applicant: N Kirkland
Proposal: Front and rear extension
Location: 77, Saxon Way, Bourne
Decision: Approved conditionally - 09 August 2005

S05/0886/35

Applicant: Delwood Property UK Ltd
Proposal: Variation of condition imposed on previous approval (S04/0042/35 - Condition 3)
Location: Former PK's Club, George Street, Grantham
Decision: Approved conditionally - 15 August 2005

S05/0887/40

Applicant: Mr J J Goodson
Proposal: Alterations to existing dwelling
Location: Bakers Farm Cottage, Haconby Fen
Decision: Approved conditionally - 15 August 2005

S05/0888/72

Applicant: Mr & Mrs Stanley
Proposal: Conversion of barns and construction of link to form single dwelling
Location: Greystones, Overgate Road, Swayfield
Decision: Approved conditionally - 19 August 2005

S05/0889/06

Applicant: Mr P Wakley
Proposal: Retention of conservatory
Location: 9, Wong Gardens, Barrowby
Decision: Approved conditionally - 08 August 2005

S05/0891/46

Applicant: Mrs E Everett
Proposal: Erection of garage
Location: 5, Gelston, Gelston Village
Decision: Approved conditionally - 08 August 2005

S05/0892/35

Applicant: Lincolnshire Partnership NHS Trust
Proposal: Creation of 10 additional car parking spaces

Location: Beaconfield Centre, South Lincs Community & Mental Health Trust, 12-14, Beacon Lane, Grantham
Decision: Approved conditionally - 15 August 2005

S05/0895/56

Applicant: Alston Country Homes
Proposal: Demolition of dwelling and erection of 2 new dwellings
Location: 44, Towngate East, Market Deeping
Decision: Approved conditionally - 19 August 2005
* **DCSM authorised by Panel to determine**

S05/0896/54

Applicant: Mr L Knight
Proposal: Two storey extension to provide a garage and one additional bedroom
Location: 6, Seacroft Close, Grantham
Decision: Approved conditionally - 15 August 2005

S05/0898/06

Applicant: J Nolan
Proposal: Extensions to dwelling
Location: 8, Debdale Road, Barrowby
Decision: Refused - 19 August 2005
* **DCSM authorised by Panel to determine**

S05/0899/36

Applicant: B Baker
Proposal: Erection of 2.4m high security fence
Location: Stowe Road, Greatford
Decision: Approved conditionally - 09 August 2005

S05/0902/65

Applicant: Mr G Mills
Proposal: Two storey front extension to dwelling
Location: Willowbrook House, Little Humby
Decision: Approved conditionally - 09 August 2005

S05/0903/22

Applicant: Mr & Mrs R Rose
Proposal: Loft conversion to include dormer window
Location: 4, Ingle Court, Woolsthorpe By Colsterworth
Decision: Approved conditionally - 05 August 2005

S05/0904/25

Applicant: Miss L M Booth
Proposal: Erection of two storey dwelling
Location: Land Adjacent, 16, Broadgate Lane, Deeping St. James
Decision: Withdrawn - 12 August 2005
* **DCSM authorised by Panel to determine**

S05/0906/63

Applicant: Mr & Mrs W Gent
Proposal: Two storey rear extension and garage
Location: 21, Fen Road, Pointon
Decision: Approved conditionally - 09 August 2005

S05/0908/35

Applicant: Pets at Home
Proposal: 2 no fascia signs, 2 no poster boxes and 1 no deliveries

Location: panel
Unit 5, Sankt Augustin Way, Grantham
Decision: Approved conditionally - 16 August 2005

S05/0909/35

Applicant: Whitbread Restaurants plc
Proposal: Erection of Brewers Fayre pole sign
Location: Brewers Fayre/ Travel Inn, Harlaxton Road, Grantham
Decision: Approved conditionally - 15 August 2005

S05/0910/38

Applicant: T, Balfe Construction Ltd
Proposal: Residential development (14)
Location: The Pallett Yard, Dallygate, Great Ponton
Decision: Withdrawn - 02 August 2005

S05/0911/42

Applicant: Mr & Mrs M Ward
Proposal: Variation of Condition 1 & removal of condition 3 from
S04/1459/42
Location: Plot 2, Fox Cottage, Green Lane, Aisby
Decision: Approved conditionally - 15 August 2005
*** DCSM authorised by Panel to determine**

S05/0915/35

Applicant: Arcadia Group Ltd
Proposal: Two internally illuminated fascia signs & 1 non-illuminated
fascia sign
Location: Evans, 20-21, Isaac Newton Centre, Grantham
Decision: Approved conditionally - 08 August 2005

S05/0916/54

Applicant: Beckside Commercial Property Co Ltd
Proposal: Erection of offices
Location: Plot 8, Newton Business Park, Isaac Newton Way, Alma
Park, Grantham
Decision: Approved conditionally - 15 August 2005

S05/0922/55

Applicant: Ablehomes Ltd
Proposal: Erection of 5 detached dwellings & garages accessed of
Vicarage Lane
Location: R/o Farbrooke, Main Road, Long Bennington
Decision: Refused - 16 August 2005

S05/0924/50

Applicant: Lisa Kent
Proposal: Erection of dwelling
Location: land adjacent 20, Manor Close, Langtoft
Decision: Approved conditionally - 17 August 2005
*** DCSM authorised by Panel to determine**

S05/0932/55

Applicant: Ablehomes Ltd

Proposal: Erection of 5 detached dwellings & garages accessed of
Vicarage Lane
Location: R/o Farbrooke, Main Road, Long Bennington
Decision: Refused - 16 August 2005

S05/0934/25

Applicant: Mr S Reeve
Proposal: First floor rear extension
Location: 5, Campion Drive, Deeping St. James
Decision: Approved conditionally - 17 August 2005
*** DCSM authorised by Panel to determine**

S05/0971/40

Applicant: Mr & Mrs S Woulds
Proposal: Single storey side extension
Location: 27, Chapel Street, Haconby
Decision: Withdrawn - 10 August 2005

S05/0972/20

Applicant: Mid UK Recycling Ltd
Proposal: Vary condition 7 of S20/22/96 (restriction of height)
Location: Station Road, Caythorpe
Decision: Approved - 03 August 2005
*** DCSM authorised by Panel to determine**

S05/0973/56

Applicant: Mid UK Recycling Ltd
Proposal: Change of use to waste transfer & material recycling facility
Location: Unit 2, Whitley Way, Northfields Industrial Estate, Market
Deeping
Decision: Approved - 08 August 2005

S05/0974/20

Applicant: Mid UK Recycling Ltd
Proposal: Vary Condition No's 2 & 7 of S20/0622/00 (to inc paper,
cardboard & plastic)
Location: Mid-UK Recycling Ltd, Station Road, Caythorpe
Decision: Approved - 03 August 2005
*** DCSM authorised by Panel to determine**

S05/0978/35

Applicant: Mr & Mrs Weston
Proposal: First floor extension & conservatory to rear of dwelling
Location: 9, Hunt Lea Avenue, Grantham
Decision: Withdrawn - 19 August 2005
*** DCSM authorised by Panel to determine**

S05/1007/68

Applicant: Mr Hewson
Proposal: Erection of dwelling
Location: Land Adjacent Whisper Cottage, 5, Church Street, South
Witham
Decision: Withdrawn - 12 August 2005

S05/1016/22

Applicant: CLP Envirogas Ltd
Proposal: 2 Additional containerised generators
Location: Colsterworth Landfil Site, Stainby Road, Colsterworth

Decision: Approved - 03 August 2005

S05/AG/05/42

Applicant: Mr P Ward
Proposal: Hay Barn
Location: Oasby Farm, Oasby
Decision: Details required - 01 August 2005

S05/LB/6428/26

Applicant: Sir R B G Welby, BART
Proposal: Single storey rear extension to listed building
Location: 135, Main Street, Denton
Decision: Approved conditionally - 10 August 2005

S05/LB/6430/56

Applicant: Mr M Lovett
Proposal: Construction of stud wall in listed building
Location: 17, High Street, Market Deeping
Decision: Approved conditionally - 05 August 2005

S05/LB/6433/69

Applicant: Alan Rouse
Proposal: Alteration of listed building (signage)
Location: Finishing Touch, 8, All Saints Street, Stamford
Decision: Approved conditionally - 01 August 2005

S05/LB/6434/72

Applicant: Mr & Mrs Stanley
Proposal: Conversion of barns and construction of link to form single dwelling
Location: Greystones, Overgate Road, Swayfield
Decision: Approved conditionally - 19 August 2005

S05/LB/6436/12

Applicant: Mr D Forest
Proposal: Installation of satellite dish to rear
Location: 65, Main Road, Dyke
Decision: Approved conditionally - 15 August 2005

S05/LB/6437/56

Applicant: A McMorland
Proposal: Replacement window at rear and new tiled roof to store
Location: 64, Church Street, Market Deeping
Decision: Approved conditionally - 15 August 2005