



AGENDA

For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 4 OCTOBER 2005
at
2.00 PM
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Duncan Kerr, Chief Executive

Committee Members:	Councillors Chivers, Fines (Vice-Chairman), Helyar, Howard, Mrs Jalili, Kerr, Parkin (Chairman), Pease, Mrs Percival, Radley, Sandall, Stokes, Turner, Waterhouse, M Williams and Mrs 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 13TH SEPTEMBER 2005**
- 5. ENFORCEMENT ACTION:-**
 - (a) Access, rear of 28A Station Road, Morton
 - (b) Hairdressing salon, 53 Frognall

(Enclosure)

Report No. PLA528 by the Development Control Services Manager

(Enclosure)

6. 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)

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

Report No. PLA530 by the Development Control Services Manager

(Enclosure)

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



MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY 13TH SEPTEMBER 2005
2.00 P.M.

COMMITTEE MEMBERS PRESENT

Councillor Chivers
Councillor Fines
Councillor Kerr
Councillor Parkin (in the Chair)
Councillor Pease
Councillor Mrs Percival

Councillor Sandall
Councillor Turner
Councillor Waterhouse
Councillor Wilks
Councillor M G Williams

OFFICERS

Development Control Services Manager
Principal Planning Officer
Planning Application Case Officer
Committee Support Officer

Before commencing the business of the meeting, the Chairman welcomed visitors from Newark and Sherwood District Council, who were observing similar meetings before contemplating changes at their authority.

589. MEMBERSHIP

The committee was notified by the Chief Executive that he had received a notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990 and had appointed Councillor Wilks in place of Councillor Howard for this meeting only.

590. APOLOGIES

Apologies for absence were received from Councillors Helyar, Mrs Jalili, N Radley, Selby and Mrs A Williams.

591. DECLARATIONS OF INTEREST

There were none declared.

592. MINUTES

The minutes of the meeting held on 23rd August 2005 were confirmed as a correct record of decisions taken.

593. PLANNING MATTERS – STRAIGHTFORWARD LIST

Decision: -

To determine applications, or make observations, as listed below: -

SF.1

Application ref: S05/1011/35
Description: Extensions and conservatory
Location: 48, Longcliffe Road, Grantham
Decision: Approved

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. 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.

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.

594. PLANNING MATTERS – LIST FOR DEBATE

Decision: -

To determine applications, or make observations, as listed below: -

SU.1

Application ref: S05/0878/12

Description: Construction of 45 flats for persons requiring elements of care and ancillary works

Location: Johnson Bros Ltd, Manning Road, Bourne

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr Ashby – representing residents of Hereward Street – objecting

Mrs J Cole – 6 Saxon Way, Bourne – supporting

Mr J Puckering – on behalf of Stepnell Limited – applicants

together with an objection from Bourne Town Council, no objection from the Highway Authority and comments from SKDC Leisure and Cultural Services and Housing Strategy Manager, a letter and petition of objection from nearby residents and a letter of support from a nearby resident together with submissions in support from the applicants, 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 in relation to offsite provision of affordable housing, a contribution to environmental improvements and subject also to appropriate conditions.

SU.2

<u>Application ref:</u>	S05/0894/56
<u>Description:</u>	Development of land for B1, B2 & B8 uses and construction of estate roads, footpaths and cycleways
<u>Location:</u>	Land To The East Of Existing, Northfield Industrial Estate, Market Deeping
<u>Decision:</u>	Approved

Noting comments from Market Deeping Town Council, the Highway Authority, Community Archaeologist, Welland and Deepings Internal Drainage Board and East Midlands Development Agency, no objection from DEFRA, submissions in support from the applicants and further comments from SKDC Amenity Services, the Community Archaeologist and East Midlands Regional Assembly, 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. 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.
14. No development shall take place upon the application site until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Note(s) to Applicant

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.

NR.1

Application ref: S05/0357/71

Description: Variation of condition imposed on S00/0471/71
(hours of operation)

Location: Stubton Clay Ground, Moor Farm Lane, Stubton

Decision: Withdrawn

At the request of the applicant.

NR.2

Application ref: S05/0869/71

Description: Change of use for training of off-road driving techniques

Location Gorse Lodge, Stubton

Decision: Deferred

Noting no objection from The Highway Authority or Community Archaeologist, comments from Environmental Health Services, Lincolnshire Fieldpaths Association, Lincolnshire County Council – Footpaths, The Ramblers' Association, North Kesteven District Council, Caythorpe Parish Council, Brant Broughton and Stragglethorpe Parish Council and Hough on the Hill Parish Council together with representations from local residents, for a site inspection to assess the likely impact of the proposed development on the locality.

NR.3

Application ref: S05/0893/21

Description: Variation of condition 6 of planning permission S04/1829/21)

Location: 24, Doddington Lane, Claypole

Decision: Approved

Noting comments made during the public speaking session from:-

Dr D Mile – 20 Doddington Lane, Claypole – objecting

together with an objection from the Parish Council and representations from nearby residents.

The Committee Support Officer reminded members of the amendment to the Constitution with regard to the procedure to be adopted in respect of decisions taken against clear advice from the Development Control

Services Manager. He advised members of the procedure and reminded them that the Constitution now provided for a recorded vote on the first and subsequent hearings of an application in this category.

Following a formal proposal, that the Committee were minded to refuse the application, those voting for or against the proposal are recorded below:-

<u>For</u>	<u>Against</u>	<u>Abstain</u>
Councillor Kerr	Councillor Parkin	Councillor Chivers
Councillor Mrs Percival	Councillor Pease	Councillor Fines
Councillor Waterhouse	Councillor Sandall	
Councilor Wilks	Councillor Turner	
	Councillor M G Williams	

The motion was therefore lost.

It was then moved and seconded that the application be approved. On being put to the vote, this proposition was carried and the application was therefore approved subject to the following condition:

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.

NR.4

<u>Application ref:</u>	S05/0955/55
<u>Description:</u>	Four dwellings
<u>Location:</u>	Crosburn House, Main Street, Long Bennington
<u>Decision:</u>	Deferred

Noting comments from the Highway Authority, no objection from the Community Archaeologist, comments from the Parish Council, representations from nearby residents and submissions in support from the applicants, for a site inspection to assess the likely impact of the proposal on neighbouring property.

NR.5

Application ref: S05/1010/02

Description: Dwelling

Location: Ancaster Service Station, Willoughby Road,
Ancaster

Decision: Refused

Noting comments made during the public speaking session from: -

Mr M Garwood – applicant

together with no objection from the Parish Council, comments from the Highway Authority and detailed submissions in support from the applicant, 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 (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).

595. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Control Services Manager submitted his report PLA526 listing details of applications not determined within the eight-week time period. Also submitted was a list of applications dealt with under delegated powers.

596. SITE VISITS/PLANNING PANEL

For the information of members, updated lists of site visits and planning panel meetings were circulated to members.

597. CLOSE OF MEETING

The meeting closed at 3.27pm.

Agenda Item 5

AGENDA ITEM NO.

REPORT PLA.528

**Development Control Committee
4 October 2005**

Report by Enforcement Officer

1. **Access, r/o 28A Station Road, Morton.**

A complaint has been received concerning the construction of an access to the rear of 28A Station Road, Morton. Gates have been erected to the rear of 28A Station Road and access is gained onto a private track/road which serves two properties to the rear, 30 and 30A Station Road, Morton.

Background to complaint

On 2 February 1965, a Mr R G Garfoot submitted an outline planning application (SK.3850) for four dwellings to be sited off Station Road. The site is quite a long narrow area having a frontage to Station Road. The layout plan shows a 14ft wide accessway where a private track/road serves two premises to the rear of the site, plots 3 and 4 (30 and 30A Station Road). Plots 1 and 2 (28 and 28A Station Road) face onto the frontage of the development site and are adjacent Station Road. There is a private track/road which is east of plot 2 and runs in a southerly direction parallel to the western boundary of plot 2 and serves plots 3 and 4. Outline planning permission was approved with three conditions attached to the planning approval.

The conditions that were attached to the planning approval were:

1. No building operations shall be carried out until detailed drawings showing the siting, design and external appearance of the building including particulars of the materials to be used for external walls and roofs have been submitted to the local planning authority.
2. No new vehicular access to a road shall be formed until details of the siting and design have been submitted to and approved by the local planning authority.
3. The service road to plots 3 and 4 shall be a minimum of 14ft in width and adequate provision shall be made for vehicles to turn within the sites 3 and 4 shown in the layout submitted.

The reason for condition 2 was that the application was submitted only as an outline application.

Later, on 21 June 1966, Mr Garfoot submitted a further application (SK.4407) showing detailed drawings of the dwelling to be built on plot 4 (30A Station Road).

On 8 September 1966, Mr Garfoot submitted a further planning application (SK.4463) showing details of the bungalow on plot 3 (30 Station Road).

When both premises were occupied it became evident that the property owners and the developer, Mr Garfoot, became involved in a dispute over obstruction of the private track/road and the provision of a turning bay.

In October 1970, an enforcement report was submitted before South Kesteven Rural District Council. It recommended that enforcement proceedings be instigated against the property owner of 30 Station Road. It required compliance with the planning permission by leaving an uninterrupted access and turning bay on the private carriageway.

On 6 January 1971, a letter was forwarded from the County Planning Officer to the Treasurer, South Kesteven Rural District Council, Wake House, North Street, Bourne. It stated that the planning officer had checked with the Clerk's Department and was informed that the enforcement notice would be served on the proprietor of 30 Station Road this week.

No details of an Enforcement Notice has been registered on the property.

In March 1971 a planning application was submitted for plots 1 and 2 (28 and 28A Station Road) (SK.6058). Both these properties faced onto Station Road. The block plan for this application indicated that the formation of new accesses would need to be created to gain access to both plots.

Details of the complaint

The current proprietor of 30 Station Road, Morton, has taken issue with a recently constructed access which has been formed to the rear of 28A Station Road. The gates that form the access leads onto the private track/road and turning bay area. This turning area was a requirement when the original planning permission was submitted in 1966 for plot 3 (30 Station Road). The current owner of 28A Station Road has been gaining access over this private carriageway, much to the annoyance of the occupier of 30 Station Road. She has indicated that the occupier of 28A Station Road has no legal right over this private track/road. The complainant has sought legal advice about this matter. Reference has been made to a court case in 1971 which she states ordered an Inquiry into why one of the conditions had not been met, namely the turning bay in plot 4. She further stated that the second condition of the outline planning permission was amended to read that any application for an access must be made through the High Court.

Further, she highlights why has there been no enforcement action undertaken regarding the access when there is a condition attached to the planning permission (SK.3850) which states no new vehicular access to the road shall be formed until details of the siting and design have been submitted to and approved by the local planning authority.

Officer Comments

The initial planning permission (SK.3850) was an outline planning application. This gave the concept that planning permission would be acceptable in its current form for four dwellings and garages within the specified area.

The outline planning permission submitted in this case was approved in principle and requested further details of siting and design of buildings and access. This is normal practice in such instances and these details plus any further outstanding material issues would be submitted when the applicant submits a further Reserved Matters application.

Plots 1 and 2 were situated adjacent Station Road which was a classified road. The Reserved Matters application for plots 1 and 2 highlighted details that new access would be created off this road. This was in compliance with the conditions set out in the outline planning permission.

Plots 3 and 4 were served off a private track/road. Should an access be created off a private road, from a planning perspective, no planning permission would be necessary. The access that leads onto the private road from the rear of 28A Station Road is considered acceptable in both planning and highway terms.

Currently the Lincolnshire Design Guide for residential areas states that a limited number of dwellings can be served from a private shared carriageway. Normally no more than five dwellings should be served by a private carriageway.

Based on the information provided by the Lincolnshire Design Guide and discussions with the Senior Highways Officer, a further access created off the private carriageway falls within the guidelines of the Design Guide.

The occupier of 30 Station Road, Morton has stated the only persons who have legal easement over the private carriageway are the occupiers of 30 and 30A Station Road. Whilst the occupier of 28A Station Road has gained access over this private road this is considered to be a private matter for the relevant parties to resolve.

The complainant has made reference to the High Court making a ruling at sometime through the planning and enforcement process. A thorough check of all planning permissions to this site has been undertaken and I have been unable to locate any reference to any High Court issues. An enforcement report was submitted to the then South Kesteven Rural District Council requesting enforcement proceedings to be instigated to allow uninterrupted access over the private road and turning bay as shown in the relevant planning permission. A letter was forwarded to the Treasurer of South Kesteven Rural District Council stating the enforcement notice would be served within the week.

A thorough investigation has been undertaken in the plotting room, Local Land Charges and Legal Services to establish whether there is a record of an enforcement notice having been served on 30 Station Road, and also whether there has been a High Court ruling concerning this case.

Legal Services have undertaken a check of their enforcement notices served and have no record of an enforcement notice having been served on 30 Station Road.

Local Land Charges do not have an entry in their Planning Enforcement Register for an Enforcement Notice having been served on 30 Station Road. In 1974 there was a re-organisation of local authorities and there is the possibility the notice may not have been transferred or not served.

There is no record of an enforcement notice having been served according to records on the plotting sheets.

Conclusion

Details submitted with the original outline planning permission was conditioned indicating should further accesses be formed then further details of siting and design would need to be submitted. It is apparent this criteria would have been necessary for plots 1 and 2. Plots 3 and 4, whilst they have the same condition attached to the outline planning approval, they are served off a private carriageway and no planning permission would have been necessary for a new access. The road is not classified and the access is acceptable from a highway perspective.

The new access which has been formed falls within current planning guidelines and is within the parameters of the Lincolnshire Design Guide.

Access being gained over the private road is a private matter for both parties to resolve as the local authority is unable to take further action. Ultimately it is a matter than can only be resolved through the courts.

The complainant has made comments about High Court implications concerning the case. I have been unable to locate any details concerning High Court action. It is apparent from my investigation that an enforcement notice was submitted. This required that the private track/road had an uninterrupted access and turning bay. This is still the case.

No record can be established that an enforcement notice was served on 30 Station Road. It is considered the content of the notice would have had no bearing on the outcome of the current complaint determined by this local authority.

RECOMMENDATION

It is considered, based on the facts established, that the access created to the rear of 28A Station Road, Morton has not created any public safety considerations and is acceptable from a highway perspective. I therefore conclude it is not expedient to initiate any enforcement action regarding the access as it is considered that there has not been a breach of planning control and the situation does not raise highway safety concerns.

RELEVANT CONSIDERATIONS OF THIS REPORT			
	SIGNIFICANT	MINOR	NONE
STATUTORY POWERS	*		
COUNCIL STRATEGIES		*	
COUNCIL POLICIES		*	
T & C PLANNING	*		
BEST VALUE		*	
HUMAN RIGHTS		*	

2. Hairdressing Salon, 53 Frognall.

The Site

This is a residential premises located on the north side of the village road. The village road itself is narrow and runs from west to east through the village.

Breaches of Planning Control

In October 2004 a complaint was received concerning the movement and parking of vehicles to and from 53 Frognall where a hairdressing salon was being conducted.

In October 1996 the occupants had submitted a letter making inquiries whether planning permission was required for the use of their garage as a hairdressing salon. They submitted relevant details highlighting various aspects indicating how the business would be conducted. These were:

- she wished to retain a few friends and loyal clients who had remained with her at her previous premises when she carried out hairdressing;
- she would be working school hours only, which would be from 9.30 am until 3.00 pm;
- she would be working Wednesday to Friday, and possibly on Saturday;
- it was anticipated that she would have no more than six clients a day and there will be only one client at a time;
- there will be no employment of staff and no deliveries;
- no advertisement would be displayed for the business.

On 22 October 1996, Mr M Hubbard, Planning Case Officer replied to the query and indicated that no planning permission was required for the small scale business. He further indicated that should circumstances change and the business expand it was expected they would inform the authority.

On receipt of a complaint I undertook an investigation into the hairdressing business at 53 Frognall. The following facts were established:

- up to 10-12 clients visit per working day;
- staff are employed at the premises;
- the hours of working were not being adhered to as their letter of October 1996;
- the days of operation are being exceeded and do not accord with their letter of October 1996.

Planning Policy

Policies EN1 and E5 of the Local Plan deal with Small Business and Protection and Enforcement of the Environment. Policy EN1 seeks to protect and enhance the built environment where the highway system can adequately and safely accommodate the volume and nature of traffic likely to be generated by the business. Policy E5 seeks to give planning permission for the development of small businesses as long as the scale and nature of the development is compatible with existing neighbouring land uses.

Office Comments

The letter submitted by the occupants of 53 Frognall in October 1996 indicated a restricted business use of the garage with limited visiting clients and a limitation on the hours of working and days of operation.

It is evident from the information gathered that there has been an intensification of the hairdressing salon. It is considered the number of clients visiting during working hours – the additional day and hours of operation and the employment of staff are having an impact on the street scene of this village environment.

RECOMMENDATION

That authority be given for appropriate enforcement action to be taken.

R W Edwards
Development Control Services Manager

RELEVANT CONSIDERATIONS OF THIS REPORT			
	SIGNIFICANT	MINOR	NONE
STATUTORY POWERS	*		
COUNCIL STRATEGIES	*		
COUNCIL POLICIES	*		
T & C PLANNING	*		
BEST VALUE	*		
HUMAN RIGHTS		*	

Agenda Item 6

SF.1 **S05/1151/35**

Registration Date: 23-Aug-2005

Applicant	South Kesteven District Council Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Agent	Mr B Hutchinson, South Kesteven District Council Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Proposal	Erection of 1.8 metre fence to side and rear (Retrospective)
Location	13, Tamar Court, 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.

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.

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.

* * * * *

**Development Control Committee
4 October 2005**

NR.1 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

Site Details 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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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 and Fenton:

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.
10. Comments regarding the operation of the PFI Circuit (not the subject of this application).
11. Visitors to the site will have to drive down bridleways.
12. Would result in an increase in traffic flows through Fenton.
13. Clay pigeon shoot already causes excessive noise.
14. The noise from the vehicles would not be contained at levels suggested by the applicant.

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.

The above application was scheduled to be considered at the Development Control Committee on 13 September 2005 but was deferred at the request of the Committee for a site visit to assess the impact of the proposed use on the area.

Additional information has been provided by the applicant in support of the application. A summary is listed below:

1. All driving will be supervised, low noise/low speed (11 mph or less).
2. No competitive or intensive usage. No racing, no time trials, no speed trials or irresponsible use.
3. All training will be supervised. No free time.
4. The applicant is an approved driving instructor.
5. The areas of woodland having tracks running through them. The use will utilise them. No trees have been removed.
6. A maximum of 2 no. buggies, 3 no. four by fours, 4 no. quad bikes used on the site at any one time.

7. The buggies are 150cc 4 stroke automatic machines with a top speed of 20 mph. The four by fours are land rovers or range rovers diesel or 4 stroke petrol models. The quads are 90cc 2 stroke automatic machines restricted to a top speed of 11 mph.
8. It is envisaged that the hours of operation would be 9.30 am to 4.30 pm. There will be no evening or night time training.

Since the previous report was prepared additional representations have been received from the following:

1. Mr & Mrs Shine, The Old Vicarage, High Road, Hougham.
2. Mr & Mrs Hearne, Stragglethorpe Lodge.
3. Mrs Derbyshire, The Gables, Pump Lane.

A summary of their comments are listed below:

- a) Comments regarding the operation of the existing PFI Circuit. Not the subject of this application.
- b) Some or all of the vehicles will be in use at some time and worst of all most days.
- c) Off road training will not produce a noise similar to a tractor.
- d) Any increase in the present noise level will fatally damage the essential rural nature of the area.
- e) A trial period of 6 months is essential.
- f) The hours of operation suggested should be set as a maximum.
- g) The permission should not be transferable.
- h) There should be restrictions on weekend and bank holiday use.
- i) The nearest village is 1 kilometre away, not a mile.

In addition there were further comments from Fenton Parish Council regarding the additional details:

1. In the synopsis of the amended plan the applicant says that the nearest village to the site is "approximately one mile away". It is not. It is approximately ONE KILOMETRE away from the village of FENTON.
2. Given the close proximity to our village we are concerned that the 2 stroke engines of the Quad Bikes will be noisy.
3. At a meeting with environmental health on 30 August 205 the applicant offered that planning permission be given just for himself i.e. not transferable in the future.
4. At the same time Mr Mike Brown of the Environmental Health dept. suggested that a 6 month trial period might be the way forward.

Given the concerns we have over noise (this site is closer than the Stubton Gorse Clay Shoot) would the planning committee please consider the applicants offer in point 3, and also the Environment Health Departments suggested in point 4.”

Statutory Consultations

Environment Health: Comments received are summarised below:

Following discussions with the applicant and the additional information that has been provided, I consider that should the committee be minded to approve the application, it could be approved subject to the following conditions:

1. The course shall only be used for low speed training purposes.
2. That only 4by4 drive cars, off road buggies and quad bikes are used.
3. A maximum of 3 4by4 vehicles restricted to a maximum speed of 10 mph, using on road tyres, are on the course and operating at any one time.
4. A maximum of 2 off road buggies with four stroke engines with a maximum engine size of 150cc with automatic gearboxes restricted to a top speed of 20 mph are on the course operating at any one time.
5. A maximum of 4 quad bikes with a maximum engine size of 90cc mechanically restricted to a maximum speed of 11 mph are on the course and operating at any one time.
6. Premises shall not be used for time trials, racing or similar activity.
7. All activities are under the supervision of a qualified instructor at all times.
8. All road vehicles to be maintained in a roadworthy condition and fitted with standard silencing systems.
9. That permission is granted for a six month period to monitor noise complaints.

Policy Considerations

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

EN2 – Development in the Countryside.

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

“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 during unsocial hours.”

Conclusions

The proposal is considered a use which could not reasonably be located within the confines of a settlement, and as such would comply with policy EN2 of the adopted South Kesteven Local Plan subject to the development being sited and landscaped so as to minimise its impact on the environment.

Policy EN1 of the Local Plan seeks to preserve or enhance the built and countryside environments by ensuring development is located to avoid pollution of their surroundings by noise, and be located where the highway system can accommodate the volume and nature of the traffic likely to be generated. The Highway Authority has not raised any concerns regarding the proposed use.

In light of the above comments it is considered that subject to appropriate conditions restricting the number of vehicles in use on the site, hours of operation, and a permission personal to the applicant, a temporary six month period would be appropriate to fully assess the impact of the proposal.

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note PPG24 and Policies EN1 and EN2 of the South Kesteven Local Plan. The issues relating to noise and disturbance and highway safety/capacity of highway network 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.

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

1. This permission is valid for a limited period only, expiring 6 months after the date of this notice. On or before that date the use hereby permitted shall cease and the site reinstated to its former condition .
2. This permission shall enure for the benefit of the present applicant Mr R A Curtis only.
3. The use shall not operate outside the hours of 0900 to 1800 without the prior consent in writing of the local planning authority.
4. The number of vehicles operating on the site shall be limited to:
 - i) A maximum of 3 4by4 vehicles restricted to a maximum speed of 10 mph, using on road tyres, on the course and operating at any one time.
 - ii) A maximum of 2 off road buggies with four stroke engines with a maximum engine size of 150cc with automatic gearboxes restricted to a top speed of 20 mph on the course operating at any one time.
 - iii) A maximum of 4 quad bikes with a maximum engine size of 90cc mechanically restricted to a maximum speed of 11 mph on the course and operating at any one time.

Unless otherwise agreed in writing by the local planning authority.

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

1. The permission has only been granted because of the exceptional personal circumstances of the application and to allow a full assessment of the use to be undertaken.
2. To define the permission.
3. In the interests of reasonable residential amenity and in accordance with Policies EN1 and EN2 of the South Kesteven Local Plan.
4. To define the permission.

* * * * *

NR.2 **S05/0955/55**

Registration Date: 14-Jul-2005

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

<u>Site Details</u> Parish(es)	Long Bennington C Class Road Curtilage Listed Building Area of special control for adverts
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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. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. 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.
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.

This application was deferred at the Development Control Committee meeting on 13th September to enable members to undertake a site visit.

* * * * *

Applicant	Mr & Mrs P Groves The Summer House, Ease Lane, Westborough, Newark, NG23 5HW
Agent	
Proposal	Erection of dwelling
Location	Adj Milestones, Carlton Road, Hough-on-the-hill

<u>Site Details</u> Parish(es)	Hough on the Hill Site adjoins Conservation Area Public footpath adjoins site C Class Road Radon Area - Protection required 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 adjacent to Milestones, Carlton Road, Hough on the Hill. The site is an infill plot between the existing properties. The plot has an overall length of approximately 60 metres and a width (at its widest point) of approximately 24 metres. The frontage width of the plot is 13 metres. The plot is grassed and has the appearance of a paddock. Adjacent to the site is a public right of way.

Site History

Outline planning permission was granted for the erection of a bungalow and garage on 17 August 2004. A planning condition was attached to this permission restricting the development to a bungalow only. The condition read as follows:

A bungalow only shall be erected. (Bungalow does not include a chalet bungalow).

S05/0537/46 – A planning application for the erection of a dwelling on the plot adjacent to Milestones, Carlton Road. Concern was raised regarding the proposal due to the size of the dwelling in relation to the adjoining properties and plot size. In addition the proposals appears out of keeping with the character and appearance of the street scene.

This application was withdrawn at the applicants' request.

The Proposal

The proposal relates to the erection of a detached dwelling on the grassed area adjacent to Milestones. It would have a roughly square footprint, 16 metres wide by 15 metres length. Its front and rear elevations would be located roughly in line with the front and rear elevations of Milestones. There would be a distance of 2.4 metres to the common side

elevation with Milestones at the front elevation and a distance of 4 metres at the rear elevation.

The front elevation of the proposed development contain a feature porch, two ground floor windows, a garage door and five rooflights.

The rear elevation would contain five large glazed panels, three at ground floor level and two at first floor level and a rooflight. The large glazed windows would be to a family room, kitchen and living room at ground floor and to a bedroom and void above the living area at first floor level.

The proposal would contain two windows in the southern side facing elevation, to the living room at ground floor level and bedroom at first floor level (obscure glazed). To the northern side facing elevation there would be four windows, two at ground floor level and two at first floor. The windows at first floor level would be obscure glazed to the study/bedroom and en-suite.

Statutory Consultations

Local Highway Authority: Requests standard condition HP19 and Note to Applicant – DHP.

Parish Council:

1. The Council acknowledges that the applicant has attempted to address the previous concerns raised e.g. the change of building material and the reduced width of the building by 2 metres.
2. The plan does not comply with the stated reason for the approval of the outline plan.
3. It is considered that the proposal is quite inappropriate for the site. The whole style failing to fit in with the 'street scene', being out of keeping with the neighbouring properties and out of character with the old style houses of the village.
4. The roof height, whilst being in-line with Milestones has an extremely deep slope which extends the full width of the property.
5. The proposal is very overpowering and imposing and will dominate the skyline to the detriment of this conservation village.

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 David Varley and L Burton, Milestones, Carlton Road.
2. Mr & Mrs Shine, The Old Vicarage, High Road.
3. Mr Rodgerson, Mill Mound Cottage.
4. Mr & Mrs Cornforth, 2 Carlton Road.
5. Mrs Wentworth, 20 Carlton Road.

The following issues were raised:

- a) Whilst the proposed dwelling appears like a bungalow from the front it is clearly a house from the rear.
- b) The proposal is not in keeping with the surroundings and character of the area and will lead to loss of amenity.
- c) The proposal would have a ridge height of 5.7 metres for almost all of its length of 15 metres.
- d) The proposal would be side on to our kitchen window and close to our boundary where it would be visually intrusive and totally dominate the skyline. It will overshadow us to the extent that it will block out most if not all of the eastern sunlight.
- e) This will be further exacerbated by the fact that the plot ground level is approximately 200mm higher than that of Milestones.
- f) The design is not in keeping with the area.
- g) The integrated garage and large extra height fully glazed porch are totally out of keeping with the rural cottage style of the distinctive "Belton Estate" cottages around the site.
- h) The local planning authority should impose the conditions of the previous application. 'A bungalow only shall be erected.'
- i) The size of the building is inappropriate to the width of the site.
- j) The property is adjacent to a public right of way and would be viewed from front, back and sides.
- k) The property fills the plot boundary to boundary. The front elevation has a steep slope which is overpowering and imposing and will dominate the skyline to the detriment of the conservation village.
- l) The property would stand a few feet from the boundary of Milestones.
- m) Its height and length would contribute to blocking natural light from Milestones porch, lounge, kitchen, dining area all which face the proposed dwelling.
- n) The property would dominate and cause an oppressive environment (for Milestones).
- o) The proposal would be located between two small bungalows. Therefore not in keeping with the adjacent buildings.
- p) The proposed house appears too big for the site.
- q) The windows on the first floor in the side of the house will overlook my main living areas.

- r) The upstairs windows will overlook my front and rear gardens. The loss of privacy would be very intrusive.
- s) The plans appear to be attempting to squeeze as much floor space as possible into a plot that is too small.

Planning Panel Comments

Site visit then to be determined by Committee.

Applicants Submissions

“After taking in the concerns registered by neighbours local to the proposed planning application, I have enclosed a revised application with the following amendments.

1. In order to reduce the overall size of the property I have been able to reduce the total width by 2 metres (2 metres x 15 metres) whilst keeping the external appearance the same shape as previously proposed. All the rear windows can now be reduced to three glass panel widths as opposed to four, thus giving the appearance of a much smaller house. The front elevation will lose the cloakroom window in order to fit in the new internal plan.

2. In order to be more in keeping with the street scene I would be happy to build the property out of red brick instead of local stone.

3. In order to avoid a possible overlooking problem of the Milestones rear garden I have re-orientated the property to follow the southern boundary and therefore pointing away from next door (see attached site plan). Please be aware that only the main first floor bedroom could have a view of next doors rear garden, as the other windows are part of a double height lounge with views from the ground floor only. All north elevation windows will be of obscured glass excluding the utility room which is hidden from next door by a large established hedge. By re-orientating the house and reducing its width there will be a gap tapering from 2.4 metres to 4 metres from ‘The Milestones’ boundary hedge.

4. Regarding the use of the roof space to the rear elevation I would like to point out that the Milestones could convert their attic space without planning permission if they so wished. All properties next to the Milestones and on the opposite side of the road are all two storey houses.

It is also important to realise that the rear elevation of this proposal cannot be seen by any other property and therefore lends itself to the possibility for creating something of a more unique and interesting design with beneficial environmental qualities. It is proposed to construct the property using SIP panels internally. This will give the property incredibly low U values (0.22 – 0.14 W/n.K) and make it very airtight (as low as 1 air change per hour). The amount of glazing to the southern side of the house is required for solar gain, which is then ducted throughout the house and should reduce heating bills by approximately 60%.”

Conclusions

It is accepted that the proposed dwelling is not, by definition a bungalow, and therefore does not comply with the conditions imposed on the aforementioned outline planning permission. However, this planning application is not a submission of reserved matters and as such is not bound by the conditions of the outline planning permission. The issues relating to this planning application are whether or not the proposed dwelling would result in any significant loss of amenity to occupiers of the adjacent properties or be detrimental to the character and appearance of the area.

The dwelling has been sited and orientated to minimise the impact on the occupiers of the adjacent properties by overshadowing. The proposed dwelling would be approximately 12 metres away from the neighbouring property Milestones at the nearest point. It is considered that this would not result in any significant loss of daylight, sunlight or result in such an overbearing environment for the occupiers of Milestones that could justify the refusal of planning permission on these grounds.

The proposal is separated from the semi-detached bungalows to the south by the existing field access/public right of way and is approximately 12 metres away at the closest point. This is considered to be a satisfactory degree of separation to protect the current level of amenity of the neighbouring occupiers.

The proposed dwelling would have the appearance of a bungalow when viewed from Carlton Road, and be designed to incorporate a two storey rear elevation. It is accepted that the proposal is not a traditional design and would be visible from both Carlton Road and the adjacent public right of way. However current Government guidance does not preclude design 'different' than that of existing properties.

Planning Policy Guidance Note PPG 3 – Housing, para 58 states:

“Good design and layout of new development can help to achieve the Government’s objectives of making the best use of previously developed land and improving the quality and attractiveness of residential areas. In seeing to achieve these objectives, local planning authorities and developers should think imaginatively about designs and layouts which make more efficient use of land without compromising the quality of the environment.”

Planning Policy Statement PPS1 – Delivering Sustainable Development, para 38 states:

“Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally. Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantial requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness particularly where this is supported by clear plan policies or supplementary planning documents on design.”

The application site is not within the Hough on the Hill Conservation Area and the site is not the subject of any specific supplementary planning design guidance.

In light of the above comments it is not considered that the proposed dwelling is significantly detrimental to the street scene, the adjacent conservation area or the character and appearance of the village as a whole.

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. 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.
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 (other than those expressly authorised by this permission) shall be constructed.
4. Notwithstanding the provisions of Article 3 and Schedule 2, Part 1 and Class A to D of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending or re-enacting that order with or without modification), no further extensions or additions to the dwellinghouse shall be constructed without the prior consent in writing of the local planning authority.
5. No development shall take place upon the application site until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the District Planning Authority.
6. The first floor windows in the northern and southern side elevations of the development hereby permitted shall be fitted with obscure glazing. The obscure glazing shall be inserted before the dwelling is occupied and shall be permanently retained unless otherwise agreed in writing by the local planning authority.
7. The existing natural hedge along the frontage of the site shall be retained except at the point of access and shall be maintained at a height of not less than 1.4 metres.
8. The arrangements shown on the approved plan 30101A for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
9. Building operations shall not be commenced on site until details of the existing and proposed ground levels within the site, the finished floor levels of the proposed building, together with the existing floor and ground levels of adjoining properties have been submitted to and approved in writing 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. 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 H7 of the South Kesteven Local Plan.

3. The planning authority wish to be in a position to determine the effects that such development would have on the surrounding area and in accordance with Policies EN1 and H7 of the South Kesteven Local Plan.
4. To protect the amenities of adjacent occupiers in accordance with Policies EN1 and H7 of the South Kesteven Local Plan.
5. To ensure that satisfactory provision is made for the evaluation, investigation, preservation (in situ where necessary) and recording of any possible archaeological remains on the site and in accordance with Policy C2 of the South Kesteven Local Plan.
6. To protect the amenity of adjacent occupiers in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
7. 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 surrounds and in accordance with Policies EN1 and H7 of the South Kesteven Local Plan.
8. To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety, and in accordance with Policies NE1 and H7 of the South Kesteven Local Plan.
9. In the interests of amenity and to ensure a satisfactory development and in accordance with Policies EN1 and H7 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. 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.

* * * * *

Applicant	Starfish Developments Limited PO Box 738, Harston, Cambridge, CB2 5WY
Agent	Jefferson Sheard Architects Ltd 1, Scotgate Mews, Scotgate, Stamford, Lincs, PE9 2FX
Proposal	Demolition of existing dwelling and erection of terrace of 4 dwellings
Location	The Orchard, Foundry Road, Stamford

<u>Site Details</u> Parish(es)	Stamford Unclassified road Demolition of any building - BR1 Radon Area - Protection required Airfield Zone - No consultation required Drainage - Welland and Nene
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REPORT**The Site and its Surroundings**

The application site is located on the western side of the northern end of Foundry Road.

The 336 sq.m. site currently comprises a much altered and extended two storey building on the Foundry Road frontage with a single storey wing at the rear on the south side and a double length garage adjacent to the northern boundary.

Adjoining the application property to the south is Foundry Court, a terrace of five two-storey dwellings with a communal car park at the rear. To the north is a detached bungalow alongside the entrance to The Paddocks, a small estate of eight bungalows, one of which is Lawn Grange immediately to the rear of the application property and in whose garden outline planning permission has been granted for another bungalow.

Site History

The premises were originally a shop with living accommodation over.

In 1995 planning permission was granted (S95/1207/69) for the change of use of the former shop area to a ceramics studio/workshop with incidental retail, and a first floor extension above an earlier flat roof addition at the north-western end of the building.

In 2001 planning permission was refused (S01/0762/69), on highway grounds alone, for the conversion of the property to two dwellings.

The Proposal

Full planning permission is again sought for the demolition of the existing buildings and their replacement with a terrace of four 4-bedroom houses set back 4.8m from the site frontage and with a height to the eaves of 5m and 9m to the ridge. (The respective measures for the refused scheme were 5.25m and 9.9m).

The rear gardens lengths would vary from 5.175m to 4.675m, which is a slight increase of 400mm on the previous scheme.

The proposed dwellings would be constructed of materials to be agreed.

Statutory Consultations

Local Highway Authority: Requests standard condition F4 and Note to Application – DHP.

Town Council:

Whilst pleased to see reduction in height, not convinced it is sufficient to fit in with surrounding area. Strongly recommend a site visit.

Representations as a result of publicity

The application has been advertised in accordance with established procedures, the closing date for representations being 1st September 2005. Letters have been received from the following:

1. Mr A B Ashby, 2 Foundry Court, Foundry Road, Stamford.
2. J Ferris & E C Reynard, 3 Foundry Court.
3. A Wilson, Apple Corner, Foundry Road.
4. Mr & Mrs Medwell, Lawn Grange, Foundry Road.
5. Mr & Mrs J A Smith, Williams Cottage, Foundry Road.
6. Mrs A Sharpe, Lavender Lodge, 7 The Paddock.

The issues raised are as follows:

- a) Overlooking of Lawn Grange and approved new bungalow within curtilage. (1)
- b) Would exacerbate existing on-street parking problems. (4)
- c) Overbearing on neighbouring bungalow to the north. (1)
- d) Detrimental to highway safety. Shops and school nearby. (4)
- e) Off-street parking should be to the rear, as already with Foundry Court. (1)
- f) Loss of light to bathroom of Williams Cottage. (1)
- g) Loss of privacy to Williams Cottage. (1)
- h) Health and safety during redevelopment works. (1)
- i) Proposed development would make Williams Cottage out of character in street scene. (1)
- j) Inadequate rear garden space for 5-person dwelling. (1)
- k) Dominant and oppressive impact. (1)

- l) Reasons for previous refusal still valid. (1)
- m) Overlooking neighbouring properties. (1)

Planning Panel Comments

Site visit and determined by committee.

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. 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.
3. Before the development is commenced, there shall be submitted to and approved by the District Planning Authority details of the means of surfacing of the unbuilt portions of the site.
4. The area shown on the plan accompanying the application reserved for the parking of vehicles shall be used or be available for vehicle parking at all times when the premises are in use.

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. 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.
3. In the interests of visual amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
4. The local Highway Authority so requests in the interests of the safety and convenience of traffic using the adjacent road and in accordance with Policy EN1 of the South Kesteven Local Plan.

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) on 01522 553170 for appropriate specification and construction information.

* * * * *

SU.2 **S05/1086/69**

Registration Date: 09-Aug-2005

Applicant	Peterborough Homes Limited PO Box 125, Stamford, Lincs, PE9 4UG
Agent	PDG Architects Toll Bar House, Shrewsbury Avenue, Peterborough, PE2 7BX
Proposal	Demolition of existing dwelling and erection of six houses
Location	Blackfriars House, Kings Road, Stamford

<u>Site Details</u> Parish(es)	Stamford Unclassified road Demolition of any building - BR1 Radon Area - Protection required Airfield Zone - No consultation required Drainage - Welland and Nene
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REPORT

The Site and its Surroundings

The 0.1 ha (0.25 acre) rectangular, site is located on the south side of the junction of Princes Road with Kings Road. It comprises a single, early 20th Century, detailed house fronting Kings Road, a detached garage and a small summerhouse/pavilion. The latter is positioned at the eastern end of the site, against the gable wall of the existing terrace fronting Princes Road.

There are at present two vehicular accesses to the property off Kings Road. An approximately 1.8m high brick wall defines the north, south and western boundaries of the property, most of which was built in the 1980's. A narrow, 3.3m wide, track runs along the southern boundary, between the rear of properties fronting New Cross Road and Princes Road and provides access to their garages.

This part of Stamford is virtually wholly residential in character, with the majority of properties dating from the Edwardian/Victorian periods although these are interspersed with more modern dwellings.

The application site lies within the area known as Northfields, which is in the process of being designated as a Conservation Area.

Site History

The existing house on the site was built in the early part of the 20th Century and there was no planning history on the site until 1986 when planning permission was granted for the erection of the existing brick wall on the Princes Road and Kings Road frontages.

In 2003 outline planning permission was sought (S03/0585/69) for demolition of the existing dwelling and its replacement with a terrace of six houses. That application was approved subject to usual conditions but also the following imposed by Committee when determining the application:

8. A maximum number of three dwellings shall be erected on the site in the form of a terrace fronting Princes Road.

And

11. The existing summerhouse at the eastern end of the site shall be retained in the redeveloped site.

An appeal was made against the imposition of these two conditions and the Inspector allowed the appeal so they were deleted from the planning permission.

An attempt was made to have the summerhouse listed but this was unsuccessful with the Department for Culture, Media and Sport stating:

“English Heritage, the Secretary of State’s statutory advisors on the historic environment, assessed the above building and conclude that it lacks the necessary architectural significance to merit listing. Having carefully considered all the evidence, the Secretary of State has decided to accept English Heritage’s advice and will not be adding the building to the statutory list.”

The summerhouse could, therefore, be demolished at anytime without formal approval being required.

The Proposal

Reserved Matters approval is sought for a development comprising a terrace of 6 three-bedroom dwellings fronting Princes Road.

The houses would be set back 3.9m from the pavement, more-or-less in line with the existing terrace to the east.

Off-street parking would be provided off the private drive at the rear, which is to be widened in accordance with a condition of the outline planning permission.

The submitted drawings show the external walls of the proposed dwellings incorporating banded brickwork, a common feature of many houses in this area.

The existing house, garage and summerhouse would be demolished but the developers have indicated (see letter below) their willingness to donate the latter to the Council for erection elsewhere.

Policy Considerations

Central Government Planning Policy Statements/Guidance

PPS1 – Delivering Sustainable Development.

PPG3 – Housing (2000)

South Kesteven Local Plan - Policies H6 and EN1.

Supplementary Planning Guidance

Lincolnshire Design Guide for Residential Areas.

Statutory Consultations

Local Highway Authority: Requests standard condition HP19.

Town Council:

Recommend refusal. Overdevelopment and design not in keeping with surroundings. Close proximity with new proposed Conservation Area.

Representations as a result of publicity

The application has been advertised in accordance with established procedures, the closing date for representations being 1st September 2005 for the individual notifications, and 8th September 2005 for the site notice.

Representations have been received from the following:

1. L E Tye, The Pingle, 33a Kings Road, Stamford.
2. N F Amies, 34 Kings Road.
3. N Michelsen, Cat Nab, 35 Kings Road.
4. R Nicol, Dean House, 1 Princes Road.
5. W, L, A & H Ramsay, 2 Princes Road.
6. Mr D J Slow, 28 Princes Road.
7. M J & M A Warby, 3 Princes Road.
8. Miss J A Matthews, Beverley House, New Cross Road.
9. M Grimes, 2 Kings Road.
10. N Dunlop, 27 Kings Road.
11. R & S Minards, 1 Emlyns Street.
12. Mark Andreae, Roctt, Emlyns Street.
13. J V Simons, Cranleigh, New Cross Road.
14. Mr & Mrs L Gibson, 14 Princes Road.
15. Miss A F Butler, 39 Kings Road.
16. M Ingall, 27 Princes Road.
17. E V Cooper, 4 Princes Road.
18. Mrs F Dennis, 24 Princes Road.
19. Mrs J Harrison, 25 Princes Road.
20. G Hendy, 46 Queen Street.
21. D Wooden, 46 Kings Road.
22. F A Cooper, Park View, New Cross Road.
23. L Russell, 6 Kings Road.
24. N Scholes, 8 Princes Road.
25. Mrs J Wade, 50 Queen Street.
26. Mr & Mrs S Battey, 26 Princes Road.

27. G Warby, 3 Byron Way.
28. R & B Riley, 16 Queen Street.
29. J W Saunders, 31 Queen Street.
30. M Town, 26 Queen Street.
31. D Lingard, 9 Princes Road.
32. John Plumb, Chairman, Stamford Civic Society, 48 Exeter Gardens.
33. P Gott, 96 Conduit Road.
34. A Moss, 42 Kings Road.
35. D Nichol, Dean House, 1 Kings Road.
36. W A Dickens, 11 Victoria Road.
37. J Hudd & J Masse, 36 Christ Church Close.
38. G Burke, 58 Queen Street.
39. Cllr R C Conboy, 148 Empingham Road.
40. Cllrs Mrs A Woods, Hudds Mill, Uffington Road.
41. Cllrs Mrs J Gaffigan, 4 Forest Gardens.
42. Mrs J Sears, Stamford Civic Society, 17 Ermine Rise, Great Casterton.

The issues raised are as follows:

- a) Proposed development would exacerbate existing on-street parking and highway safety problems. (35)
- b) Design out of keeping with surroundings. (7)
- c) Too many houses proposed. (31)
- d) Loss of attractive summerhouse. (25)
- e) Overshadowing of existing houses. (1)
- f) Proposed dwellings higher than existing terrace to the east. (23)
- g) Loss of view of decorative brickwork on gable end of St Georges's Villas. (7)
- h) Should not be considered as a 'Brownfield' site. (2)
- i) Proper rear entrance door required. (1)
- j) Wheelie bin storage required. (2)
- k) Increased separation from neighbouring terrace required for maintenance purposes. (6)
- l) Open space of Blackfriars garden important to the area. (5)
- m) Loss of privacy for neighbouring residents. (6)
- n) Dwellings should front onto Kings Road. (1)
- o) Proposal contrary to Inspector's opinion numbers of dwellings on appeal. (14)
- p) Velux rooflights out of character with the area. (2)

- q) Increased risk of fire. (1)

Planning Panel Comments

To be determined by Committee.

Applicants Submission

The applicants have submitted the following in support of the proposal:

“Further to the Planning Application made on our behalf by Peterborough Design Group on the 29th July 2005, we would like to provide you with some additional background information on our proposals.

This Company is 25 years old this month and has built over 400 dwellings in the area over that period, mainly for first time buyers and the elderly. If this project receives Planning Permission it will be our twelfth development within the town of Stamford.

We have designed the terrace of six houses to totally replicate the existing adjoining terrace to six houses, both terraces are approximately 30 metres long and are of the same height. We have however by our design, managed to provide approximately twice the open space to the rear of the dwellings, than the existing terrace.

It is also interesting to compare our proposal with the previous one for four detached houses. The site has an overall area of 892 sq metres. Our proposals have a buildings footprint of 307 sq metres (i.e. 34%) of the site area, where the previous scheme of 4 detached houses had a total building's footprint of 365 sq metres (i.e. 41%) of the site area. It should however be born in mind that with the previous scheme the rear gardens would have been further reduced in size as no allowance had been made for widening the rear access road. We have also allowed for timber pergolas which will be covered with climbing plants, which will not only disguise the cars but will further enhance the landscaping proposals.

Regarding the existing Summer House, we believe in the past that this area was a club house to an old tennis court, which existed on the site in the early 1900's. The building is in a poor state of repair but we are prepared to offer it to the local authority for reconstruction, possibly on the recreation ground, to be used as a club house again.

It is essential that all developments on infill sites in the town are sympathetic with their surroundings and retain the character of the area. We consider that our proposals are quintessentially Stamford.”

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

1. Before the development is commenced large scale details, including sections, shall be submitted of the windows and doors to the proposed dwellings. Only such details as may be agreed in writing shall be used in the approved development.
2. Before the development hereby permitted is commenced, large scale details shall be submitted of the banded brickwork detailing to the external walls. Only such

details as may be agreed in writing shall be used in the construction of the approved dwellings.

3. Before the development is commenced, there shall be submitted to and approved by the District Planning Authority details of the means of surfacing of the unbuilt portions of the site.
4. Notwithstanding the details shown on the submitted drawings, before erection of the approved dwellings is commenced, the final details of boundary treatments to the site shall be agreed in writing with the local planning authority and only such details as may be agreed in writing shall be used to define the boundaries.
5. The footpaths at either end of the proposed terrace shall be secured using lockable gates in accordance with details to be agreed in writing with the local planning authority.
6. The arrangements shown on the approved plan *** dated *** for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

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

1. To ensure that these details are appropriate for the context.
2. To ensure that these details are in-keeping with the brickwork banding on existing dwellings.
3. In the interests of visual amenity and in accordance with Policy EN1 of the South Kesteven Local Plan.
4. To ensure that any boundary treatments erected are in-keeping with the character of the area.
5. In the interests of reducing the risk of crime.
6. To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety, and in accordance with Policy/ies ** of the South Kesteven Local Plan.

Note(s) to Applicant

1. To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety, and in accordance with Policy EN1 of the South Kesteven Local Plan.

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SR.1 **S05/1101/17**

Registration Date: 10-Aug-2005

Applicant	Mr & Mrs BMA Kay Amathus, Church Street, Carlby, Stamford, PE9 4NB
Agent	Mr S Gilbert Welby Way, Grantham Road, Old Somerby, Grantham, NG334AB

Proposal	Two storey front extension and single storey extension with room in the roof
Location	Amathus, Church Street, Carlby

Site Details Parish(es)	Carlby Unclassified road Radon Area - Protection required Area of special control for adverts EN3 Area of great landscape value Airfield Zone - No consultation required Drainage - Welland and Nene
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REPORT

The Site and its Surroundings

The application property is a modern detached house fronting the eastern side of Church Street, Carlby.

The house is set back some 21m from the road and in front of it there is a detached garage block, shared with the neighbouring property to the south, Mamore, which is itself a handed version of the application property but set forward so that its rear wall lines through with the front of Amathus.

To the north of the application property is a modern bungalow, The Retreat, of a particularly idiosyncratic design comprising two distinct elements, rectangular part at the front with lounge, dining and kitchen accommodation that is linked by a narrow, 1.5m x 5.0m, enclosed passageway to an L-shaped element at the rear that contains the sleeping accommodation. Enclosed by the south side of the passageway and the front and rear elements is a small patio that is just to the rear of the application dwelling.

The positioning of these three properties in echelon was a deliberate arrangement to ensure that each one did not impose unduly on the rear garden space of its neighbour to the north.

The rear garden of the application property extends some 22.4m eastwards to where it adjoins the gardens of residential properties fronting High Street.

The Proposal

Application is made for a two storey extension to the front of the house and a single storey extension to the rear.

The extension at the front would project 330mm beyond the forwardmost part of the existing house and provide a utility and enlarged hall to the ground floor with an enlarged bedroom and bathroom on the first floor.

The proposed 8.2m x 5.4m rear extension would provide a family room, office and enlarged dining room to the ground floor and a fifth bedroom in the roofspace. It would be positioned centrally on the rear elevation of the existing house.

The height of the proposed extension would be 2.5m to the eaves and approximately 5.5m to the ridge. The refused extension would have measured 7.4m to the ridge and 5.3m to the eaves of the first floor element. It would also have projected 5m from the rear wall of the existing house.

Site History

The house, together with that to the south, was originally built under a planning permission granted in the 1980's.

In July this year an application for a two storey rear extension was refused under delegated powers because of its overbearing and sunlight and daylight curtailment impact on the neighbouring property to the north, The Retreat.

Statutory Consultations

Local Highway Authority: No observations.

Community Archaeologist: The proposed development does not affect any known archaeological site.

Parish Council:

“The Parish Council objects to this application and unanimously recommends refusal, on the following grounds:

1. The proposed extensions will still be overbearing to the site and the surrounding area. The proposed development will be dominant in a way that is unacceptable when the current offset positioning of the dwellings nearest to it is taken into account.
2. Because there is living accommodation in the roof of the single storey extension, there is a possibility that there will be an unacceptable loss of privacy to the south side of the neighbouring property and to those living rooms facing the development.
3. There is also a concern about lack of sunlight to those areas which relates back to the original positioning of nearby dwelling which allowed each to receive a full ration of daylight and sunlight.
4. The objections relating to H6 and EN1 still apply.”

Policy Considerations

Central Government Planning Policy Guidance PPG3 – Housing (2000).

South Kesteven Local Plan Policies EN1 and H6.

Representations as a result of publicity

The application has been advertised in accordance with established procedures. Although originally advertised in August it has been re-advertised, with revised wording making

reference to the accommodation in roofspace of the rear extension. The expiry date for the second advertisement is 29th September 2005.

Representations have been received from the following:

1. Mr L Dobbs, 23 Church Street, Carlby.
2. I & M Dair, 23 Templeman Drive.
3. S R Mogridge, 14 Church Street.
4. Norman and Monica Smithers, 15 High Street.
5. Dr K M Langley, The Grange, Bourne Road.
6. Alun & Margaret Hawkins, Farm Cottage, 27 High Street.
7. Eve G D Clarke, The Old Plough, 6 Church Street.
8. Mr R W & Mrs P A Dixon, The Retreat, Church Street.
9. Dr K F Croft The Rural Medical Practice, The Surgery, High Street, Castle Bytham.
10. The Robert Doughty Consultancy, 32 High Street, Helpringham (on behalf of Mr & Mrs Dixon, The Retreat, Church Street).
11. D Kennington, The Willows, High Street.
12. Mr & Mrs B McCutchen, 17 High Street.
13. Mrs E C Cook, 13 High Street.
14. D R W Pope, Letterbox, High Street.
15. John Bavister, 35 High Street.
16. Mrs R E Bakker, 11 Glen Road, Castle Bytham.
17. Mervyn and Sue Blessett, 2 Fenton Drive.
18. Sally Duffen, 4 Templeman Drive.
19. Stephen Burnett, 27 Templeman Drive.
20. D & M Walker, 31 High Street.
21. Mr & Mrs K Stafford, 29 High Street.
22. Paul Thurman, 29 Pinfold Road, Castle Bytham.

The following planning issues were raised:

- a) Out of alignment with original, staggered, alignment for these properties. (5)
- b) Loss of light to surrounding properties. (2)
- c) Loss of privacy to surrounding properties. (4)
- d) Out of keeping with this part of the village. (6)
- e) Overbearing on neighbouring properties. (2)
- f) Overbearing on The Retreat. (11)
- g) Contrary to PPG3 and policies EN1 and H6 of the SKDC Local Plan. (4)
- h) Loss of light to The Retreat. (12)
- i) Loss of privacy for The Retreat. (7)
- j) Ground level not clearly shown on plans. (1)
- k) Front extension will have overbearing impact on The Retreat. (4)

- l) Front extension would overpower surrounding properties. (1)
- m) Misrepresentation of proposed development – rear extension two storey, not one. (6)
- n) Proposed rear extension out of scale with existing dwelling. (5)
- o) Would create dominant and oppressive environment for The Retreat. (6)
- p) Loss of light to patio of The Retreat will adversely affect health of occupiers. (4)
- q) Proposed contrary to Human Rights.
- r) Genuine single storey extension at rear would be acceptable. (3)
- s) Front extension acceptable. (1)
- t) Reasons for refusal of previous application still apply. (6)

Planning Panel Comments

Request from local member for application to be referred to Committee due to “massive public disquiet”.

Site visit and determine by Committee.

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. Before the development hereby permitted is commenced the finished floor levels of the extensions shall be agreed in writing with the local planning authority and only such levels as may be agreed in writing shall be used in the development.

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 Policy EN1 of the South Kesteven Local Plan.
3. In the interests of amenity, to ensure a satisfactory development and to ensure that any new development does not impose adversely upon its surroundings and in accordance with Policy EN1 of the South Kesteven Local Plan.

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.

* * * * *

SR.2 **S05/1041/76**

Registration Date: 28-Jul-2005

Applicant	Jason Murray & Carol Wright 1, Old Station Yard, Morton, Bourne, PE10 0NL
Agent	Clifford Hirst Hurn House, 61, West Street, Bourne, PE10 9NB
Proposal	Replacement dwelling
Location	55, High Street, Thurlby

<u>Site Details</u> Parish(es)	Thurlby C Class Road Demolition of any building - BR1 Area of special control for adverts Drainage - Welland and Nene
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REPORT

The Site and its Surroundings

The application site comprises number 55 High Street, Thurlby which is a two storey property with a large garden. Within the curtilage of the property there is a large timber stable block located on the eastern boundary of the site and a single storey brick building in the south eastern corner of the site. To the rear of the site (north) the site is bordered by a large paddock, which the applicant owns. To the east of the site there is a large red brick two storey property and to the west a buff brick dormer bungalow.

Site History

SK.76/0494/88 – Outline planning permission was refused for residential development of land to the rear of 55 High Street on 6 December 1988.

SK.76/1848/89 – Outline planning permission was refused for residential development of land to the rear of 55 High Street on 6 March 1990. The applicant appealed against the Council's decision and the appeal was dismissed on 6 December 1990.

S03/1679/76 – Outline planning consent was granted for the erection of a dwelling adjacent to 55 High Street on 6 February 2004.

S05/0787/76 – A full application for a replacement dwelling was withdrawn on 28 July 2005. The application was withdrawn in order for the applicant to consider amendments to the design of the proposal dwelling, in particular a reduction in its height.

The Proposal

This application seeks approval for a two storey replacement dwelling on the site of 55 High Street, Thurlby. The proposed dwelling has been designed so as to appear as a dormer

bungalow when viewed from the road. The dwelling would have a more traditional two storey rear elevation.

An earlier application (S05/0787) was withdrawn at the request of Officers. The reason for requesting the applications withdrawal was that the proposed replacement dwelling had a height of approximately 11m, this was considered to be out of scale and character with other properties in the area.

The current proposal reduces the overall height of the proposed dwelling to approximately 9m. Whilst the existing property has an overall height of 7.8m the design of the proposed dwelling has a recessive roof slope which slopes away from both High Street and the adjacent property number 53 and will not therefore appear over dominant or out of scale and character with the adjacent bungalow and two storey dwellings.

Policy Considerations

National Policy

Planning Policy Guidance Note 3: Housing

South Kesteven Local Plan

Policy H6: Housing

Policy EN1: Protection and Enhancement of the Environment

Statutory Consultations

Local Highway Authority: Requests standard condition HP19.

Community Archaeologist: The proposed development does not affect any known archaeological sites.

Parish Council:

The Parish Council feel that the proposed dwelling would not fit in with the local environment and would be far too grand with other nearby houses. The Parish Council considered that the proposed dwelling would constitute an unduly prominent and obstructive development in the street scene and as such would be detrimental to the visual character and appearance of the area.

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 Rickard, 53 High Street, Thurlby
2. Mr & Mrs Creedy, 59 High Street, Thurlby
3. A Arnold, 51 High Street, Thurlby

The following issues were raised:

- a) Proposed dwelling out of scale and character.
- b) Proposed building is too big and would dominate this end of Thurlby.
- c) The application forms states that no trees are to be removed yet on the plans a mature tree would go.
- d) Concerns about boundary treatments.
- e) Loss of light.
- f) Loss of privacy.
- g) If approved there should be restrictions on any future development.
- h) During construction and demolition, restrictions should be placed on hours of work.
- i) There should be replacement landscaping.
- j) Concerns about bats on site.

Planning Panel Comments

31 August 2005 – Defer the proposal for a site visit and refer back to Planning Panel.

7 September 2005 – Site visit.

14 September – Defer the proposal to the Development Control Committee for consideration.

The reason the application has been deferred to the Development Control Committee is that Members wanted the Committee to debate the possible alternative siting options for the proposed dwelling.

Conclusions

The proposed scheme has been designed so as to have the appearance of a dormer bungalow when viewed from High Street. The proposed development although approximately 1.2m higher than the existing dwelling will not appear significantly higher as it will be set back further into the site and will have a recessive roof slope.

The proposed dwelling will have a significantly larger footprint than that of the existing property with a frontage of approximately 26.5m compared with the existing properties frontage of approximately 13m. Whilst the proposed dwelling is significantly larger than the existing property the site currently has permission for an additional dwelling adjacent to number 55 (S03/1697). Number 55 High Street has a large curtilage and the proposed dwelling will not appear out of scale with the plot.

Along High Street there is a mix of property types, styles and sizes ranging from bungalows to large two storey properties. It is considered that the proposed dwelling although large would not appear out of scale and character and would not have a detrimental impact on

the character of the area. The proposed development will therefore add to the variety in the street scene.

The proposed dwelling would not overlook or overshadow adjacent properties. Planning Panel has raised some concerns with regard to the proposed siting and suggestions have been made that the dwelling should be rotated slightly and set further back into the site. The agent has submitted a number of alternative siting locations for the Committee to debate. It is however recommended that the original siting is most appropriate as this will keep the development in line with the existing built form and reduce the impact on the adjacent bungalow.

Concerns have been raised with regards to the application forms and the removal of trees. Whilst the forms state that no trees are to be removed it is clear that if approved a number of trees will need to be felled. None of the trees affected by the development are protected by way of a Tree Preservation Order (T.P.O) and they are not considered worthy of retention. This should not therefore be considered as a reason for refusal.

Concern has also been raised in relation to the possibility that if approved additional windows may be installed. It is recommended that if approved, permitted development rights should be removed in order to ensure that the privacy of adjacent properties is protected.

Concern was also raised that the existing outbuildings may be used for office purposes. This does not form part of the current proposal and would require a separate planning application, at which point the Council could consider any possible impact.

One objection has been raised stating that there may be bats in the building. Bats are a protected species under the Wildlife and Countryside Act 1981 and it is an offence under the Act to disturb roosting bats.

One objector has also requested that conditions be imposed relating to hours of work. Such conditions are not usually imposed on developments for single dwellings. It is not considered necessary to condition the hours of work in this instance as any noise or disturbance could be controlled under environmental health legislation.

The proposed development complies with the policies of the adopted South Kesteven Local Plan and is accordingly recommended for approval.

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 arrangements shown on the approved plan 816-32 dated 28th July 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
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. 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.
5. 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 development relating to Class A of Part 1 of Schedule 2 (erection of extensions) shall be undertaken without the prior written approval of the Local Planning Authority.
6. 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.
7. In accordance with the submitted plans the first two panels to the first floor sitting area shall be constructed using bricks unless otherwise agreed in writing with 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. To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety, and in accordance with Policy H6 of the South Kesteven Local Plan.
3. 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 Policies H6 and EN1 of the South Kesteven Local Plan.
4. The planning authority wish to be in a position to determine the effects that such development would have on the surrounding area and in accordance with Policy H6 of the South Kesteven Local Plan.
5. To protect the character and visual amenities of the area and the amenity of adjacent residential properties, and in accordance with Policy H6 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/ies H6 and EN1 of the South Kesteven Local Plan.
7. In order to ensure that there is no overlooking of the adjacent residential property.

* * * * *

DEVELOPMENT CONTROL COMMITTEE

4 OCTOBER 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, 52 in total, is a slight decrease since the previous Committee (53 applications listed).

TABLE 2 **Applications dealt with under delegated powers from 22 August – 09 September 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.

TABLE 3 **Planning Appeals Update**

This table lists outstanding appeals together with newly submitted appeals and decisions received during the last month.

DEVELOPMENT CONTROL SERVICES

Applications not determined within the 8 week statutory period

Report No: 13/05
Date Prepared: 19 September 2005
No of applications over 8 weeks: 52

NORTH RURAL

S03/0627/02/MH

Date registered:
05-Oct-2004
No of days: 349

GPI

Erection of doctors surgery
R/o 5 Paddock Close, Ancaster
Reason for non-determination:
Chairman/Vice Chairman to approve subject to amendments

S05/0955/55/MH

Date registered:
14-Jul-2005
No of days: 67

Mr P Lefrenais, Kean Homes

Erection of four dwellings
Crosburn House, Main Street, Long Bennington
Reason for non-determination:
Deferred for site visit

S05/0979/21/KJC

Date registered:
18-Jul-2005
No of days: 63

A Swallow

Create vehicular access, alter existing access to garage & re-roof garage
34, Main Street, Claypole
Reason for non-determination:
Awaiting listed building consent application

NORTH URBAN

S01/0426/54/RWE

Date registered:
05-Apr-2001
No of days: 1628

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: 1322

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: 1154

SKDC - Property Services

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

S03/1112/35/MH

Date registered:
14-Aug-2003
No of days: 767

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: 747

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: 747

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: 747

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: 341

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: 320

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: 320

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: 227

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: 213

Impress BV

Residential Development
Impress Factory, Springfield Park, Grantham
Reason for non-determination:
Deferred at request of applicants to address Highway issues

S05/0603/35/MH

Date registered:
29-Apr-2005
No of days: 143

Twyford Properties Ltd

Residential development (10 dwellings)
R/o 6 And 16, New Beacon Road, Grantham
Reason for non-determination:
Awaiting Flood Risk Assessment then to future Committee

S05/0788/35/KJC

Date registered:
09-Jun-2005
No of days: 102

Ben Stanley

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

S05/0821/06/KJC

Date registered:
16-Jun-2005
No of days: 95

Mr & Mrs J Eatch

Garage/stable block, raise boundary wall and extensions to dwelling
The Old Rectory, Rectory Lane, Barrowby
Reason for non-determination:
Awaiting amended plans

S05/0824/35/EAB

Date registered:
16-Jun-2005
No of days: 95

Mr C Harvey & Mrs J Geraghty

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

S05/0990/21/KJC

Date registered:
19-Jul-2005
No of days: 62

Pacey Construction

Erection of five new cottages
Chapel Lane, Claypole
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S05/LB/6413/06/KJC

Date registered:
23-May-2005
No of days: 119

Mr & Mrs J Eatch

First floor extension, extension to conservatory and utility room
The Old Rectory, Rectory Lane, Barrowby
Reason for non-determination:
Awaiting amended plans

SOUTH RURAL

S02/1522/68/KJC

Date registered:
15-Nov-2002
No of days: 1039

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: 594

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: 350

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: 286

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: 272

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: 159

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

S05/0641/58/JJ

Date registered:
10-May-2005
No of days: 132

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: 123

J A Parker

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

S05/0751/76/MS

Date registered:
03-Jun-2005
No of days: 108

Mears Motors Limited

Residential development
Thurlby Road Garage, Main Road, Thurlby
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S05/0855/23/MS

Date registered:
22-Jun-2005
No of days: 89

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:
Further amendments required

S05/0956/17/IVW

Date registered:
14-Jul-2005
No of days: 67

Mr & Mrs P Cannon

Conservatory to dwellinghouse
Old Rectory, The Avenue, Carlby
Reason for non-determination:
Awaiting amended drawings

S05/LB/6438/17/IVW

Date registered:
14-Jul-2005
No of days: 67

Mr & Mrs P Cannon

Alteration and extension of Listed Building and alteration and partial demolition of curtilage building
Old Rectory, The Avenue, Carlby
Reason for non-determination:
Awaiting amended drawings

S05/LB/6439/17/IVW

Date registered:
14-Jul-2005
No of days: 67

Mr & Mrs P Cannon

Alteration of curtilage building to form games room
Old Rectory, The Avenue, Carlby
Reason for non-determination:
Awaiting amended drawings

SOUTH URBAN

S00/1124/69/IVW

Date registered:
31-Oct-2000
No of days: 1784

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

S03/0138/69/IVW

Date registered:
04-Feb-2003
No of days: 958

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: 857

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:
Pending Local Development Framework

S03/0384/12/MS

Date registered:
25-Mar-2003
No of days: 909

Opico Ltd

Change of use from light industrial to retail (B1 to A1)
Opico Factory, South Road, Bourne
Reason for non-determination:
Awaiting Retail and Traffic Impact Assessments

S03/0580/56/MS

Date registered:
11-Jun-2003
No of days: 831

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: 745

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: 644

Maiden Properties Limited

Erection of an hotel
Former Welland Motor Factors Site, North Street, Stamford
Reason for non-determination:
To a future meeting

S03/LB/6086/69/IVW

Date registered:
05-Sep-2003
No of days: 745

Mr S Haynes

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

S04/1455/56/KJC

Date registered:
22-Sep-2004
No of days: 362

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: 360

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

S04/1789/56/MS

Date registered:
30-Nov-2004
No of days: 293

Wilcox Body Trailers

Factory unit and offices
Land Adjacent Wilcox Body Systems, Blenheim Way, Market
Deeping
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S04/LB/6323/12/MS

Date registered:
30-Nov-2004
No of days: 293

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

S05/0167/69/IVW

Date registered:
09-Feb-2005
No of days: 222

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: 221

Croft Commercial Developments Limited

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

S05/0890/69/IVW

Date registered:
30-Jun-2005
No of days: 81

Hegarty & Co

Partial demolition of store, ground floor extensions and
internal alterations
10, Ironmonger Street, Stamford
Reason for non-determination:
Still under consideration

S05/1004/69/JJ

Date registered:
25-Jul-2005
No of days: 56

Mr M Germany

Two storey side extension
30, Cromarty Road, Stamford
Reason for non-determination:
Awaiting further information

S05/LB/6364/69/IVW

Date registered:
10-Feb-2005
No of days: 221

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/6435/69/IVW

Date registered:
30-Jun-2005
No of days: 81

Hegarty & Co

Partial demolition of store, ground floor extensions and
internal alterations
10, Ironmonger Street, Stamford
Reason for non-determination:
Still under consideration

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 22 AUGUST – 09 SEPTEMBER 2005**

S05/0548/58

Applicant: Mr & Mrs D M Parker
Proposal: Conversion of barn to dwelling
Location: Harby House, 29, Stainfield Road, Hanthorpe
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/0746/35

Applicant: Punch Taverns
Proposal: Alterations and single storey extension
Location: The Establishment, 90, Westgate, Grantham
Decision: Approved conditionally - 23 August 2005

S05/0774/69

Applicant: J & S Hospitality
Proposal: Conversion and extension to form restaurant
Location: R/o 3, Ironmonger Street, Stamford
Decision: Approved conditionally - 06 September 2005

S05/0786/12

Applicant: Bourne Textile Services Limited
Proposal: Extension to laundry and new boiler house
Location: Laundry, The Slipe, Bourne
Decision: Approved conditionally - 06 September 2005

S05/0799/12

Applicant: C Riddle
Proposal: B1, B2 and B8 uses and construction of 40m access road
Location: Pt OS 7546 & 7636, South Fen Road, Bourne
Decision: Approved conditionally - 08 September 2005

S05/0829/25

Applicant: Execs of the late Mrs E L Goodliffe
Proposal: Erection of dwelling
Location: R/o 50a, Horsegate, Deeping St James
Decision: Approved conditionally - 02 September 2005

S05/0901/12

Applicant: Mr & Mrs Bavin
Proposal: Rear conservatory
Location: 18, Broadlands Avenue, Bourne
Decision: Approved conditionally - 22 August 2005

S05/0907/69

Applicant: Dr S Yusaf
Proposal: Change of use of amenity land to garden including
construction of boundary fences
Location: 21, Elgar Way, Stamford
Decision: Refused - 25 August 2005
* **DCSM authorised by Panel to determine**

S05/0912/69

Applicant: Mrs J Richards
Proposal: Replacement of rear conservatory with extension
Location: 19, Luffenham Close, Stamford
Decision: Approved conditionally - 25 August 2005

S05/0913/12

Applicant: Mr & Mrs D Enderby
Proposal: First floor extension to dwelling
Location: 40, Stephenson Way, Bourne
Decision: Approved conditionally - 25 August 2005

S05/0914/20

Applicant: Mr & Mrs R Burke
Proposal: Demolition of existing double garage and construction of double garage with study over
Location: 5, Frieston Green, Frieston
Decision: Refused - 25 August 2005
* **DCSM authorised by Panel to determine**

S05/0917/61

Applicant: Mr & Mrs S Boam
Proposal: Stable block
Location: The Coach House, Cold Harbour
Decision: Approved conditionally - 26 August 2005

S05/0918/55

Applicant: Mr & Mrs Brewer
Proposal: Conservatory to front elevation
Location: 45, Church Street, Long Bennington
Decision: Approved conditionally - 24 August 2005

S05/0919/35

Applicant: Mr J Moore
Proposal: First floor extension
Location: 7, Blackburn Close, Grantham
Decision: Approved conditionally - 24 August 2005
* **DCSM authorised by Panel to determine**

S05/0920/35

Applicant: Ablehomes Ltd
Proposal: Substitution of house types
Location: Plots 2, 4 & 5, Gonerby House, Gonerby Road, Grantham
Decision: Approved conditionally - 22 August 2005
* **DCSM authorised by Panel to determine**

S05/0921/20

Applicant: T Clarke
Proposal: 2 storey side extension, rear conservatory of pitch roof to garage
Location: 2, Lime Grove, Caythorpe
Decision: Approved conditionally - 22 August 2005

S05/0923/62

Applicant: Mr & Mrs Jones
Proposal: Erection of rear conservatory
Location: Sykes Cottage, Sykes Lane, Pickworth
Decision: Approved conditionally - 22 August 2005

S05/0926/12

Applicant: Mr & Mrs P Chambers
Proposal: Detached garage
Location: 35, Spalding Road, Bourne
Decision: Approved conditionally - 25 August 2005

S05/0927/25

Applicant: Mr N Baddeley & Miss C Nash
Proposal: Single storey rear extension
Location: 115, Millfield Road, Deeping St. James
Decision: Approved conditionally - 25 August 2005

S05/0928/50

Applicant: A D Williamson
Proposal: Single storey side and rear extension
Location: 61, West End, Langtoft
Decision: Approved conditionally - 25 August 2005
*** DCSM authorised by Panel to determine**

S05/0929/69

Applicant: Mr & Mrs B Farrer
Proposal: Two storey side extension and single storey rear extension
Location: 91, Casterton Road, Stamford
Decision: Approved conditionally - 25 August 2005

S05/0930/69

Applicant: Mr & Mrs R Peace
Proposal: Two storey side front and rear extension
Location: 21, Roman Bank, Stamford
Decision: Approved conditionally - 26 August 2005
*** DCSM authorised by Panel to determine**

S05/0931/56

Applicant: Mr & Mrs J Howard
Proposal: Single storey side extension
Location: 28, Godsey Lane, Market Deeping
Decision: Approved conditionally - 25 August 2005

S05/0933/35

Applicant: Vicky O'Brien
Proposal: Rear first floor extension to dwelling
Location: 3, New Row, Gonerby Hill Foot, Grantham
Decision: Approved conditionally - 22 August 2005

S05/0936/68

Applicant: Mrs S A Duffin
Proposal: Erection of dwelling
Location: Land Off Water Lane, North Witham Road, South Witham
Decision: Refused - 22 August 2005
*** DCSM authorised by Panel to determine**

S05/0937/68

Applicant: Mr & Mrs B Fry
Proposal: Erection of dwelling
Location: 12, Thistleton Lane, South Witham
Decision: Refused - 23 August 2005
*** DCSM authorised by Panel to determine**

S05/0939/22

Applicant: Mr B Smith
Proposal: Pitched roofs to garage, utility and porch
Location: 12, Woodlands Drive, Colsterworth
Decision: Approved conditionally - 01 September 2005

S05/0940/65

Applicant: Mr & Mrs J Howett
Proposal: Rear conservatory
Location: The Farmhouse, Little Humby
Decision: Approved conditionally - 01 September 2005

S05/0941/69

Applicant: Conquest Homes LLP
Proposal: Terrace of three houses
Location: 12, New Cross Road, Stamford
Decision: Approved conditionally - 01 September 2005
*** DCSM authorised by Panel to determine**

S05/0942/64

Applicant: Charlton & Reeve Developments
Proposal: Erection of bungalow
Location: Plot Adj 2, Wendover Close, Rippingale
Decision: Refused - 30 August 2005
*** DCSM authorised by Panel to determine**

S05/0943/06

Applicant: Mrs N Walker
Proposal: Replacement conservatory
Location: 9, Grange Paddock, Barrowby
Decision: Approved conditionally - 31 August 2005

S05/0944/18

Applicant: Mr E Crawford
Proposal: Extension to dwelling & erection of garage
Location: North Flight, Main Street, Carlton Scroop
Decision: Approved conditionally - 30 August 2005

S05/0945/69

Applicant: Northcliffe Retail
Proposal: Roller shutters to doorway and windows
Location: Drift Road News, Drift Road, Stamford
Decision: Approved conditionally - 31 August 2005

S05/0946/34

Applicant: N Fitzackerly
Proposal: Retention of vehicular access
Location: Willow Farm, Brant Road, Fulbeck
Decision: Approved conditionally - 25 August 2005
*** DCSM authorised by Panel to determine**

S05/0947/35

Applicant: Mr N O'Keefe
Proposal: Two storey side extension
Location: 9, Belton Lane, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0948/46

Applicant: Mr A Knott
Proposal: First floor extension to dwelling & addition of porch
Location: Yew Tree Cottage, Hough-on-the-hill
Decision: Refused - 06 September 2005

S05/0949/35

Applicant: Royal Mail Group Plc
Proposal: Installation of double post pouch box
Location: Outside Muddle Go Nowhere PH, Pennine Way, Barrowby Road, Grantham
Decision: Approved conditionally - 31 August 2005

S05/0950/06

Applicant: Royal Mail Group
Proposal: Installation of postal pouch (Double)
Location: Adj. 2, The Knolls, Barrowby
Decision: Approved conditionally - 31 August 2005

S05/0951/06

Applicant: Royal Mail Group Plc
Proposal: Installation of double post pouch box
Location: Adj. 9, Westry Corner, Barrowby
Decision: Approved conditionally - 31 August 2005

S05/0952/06

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: Adj 13, The Northings, Barrowby
Decision: Approved conditionally - 31 August 2005
* **DCSM authorised by Panel to determine**

S05/0953/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: Opposite 46, Lindisfarne Way, Grantham
Decision: Approved conditionally - 31 August 2005
* **DCSM authorised by Panel to determine**

S05/0954/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: adjacent to 6 Grampian Way, Pennine Way, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0957/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: Junction Of Jubilee Ave &, New Beacon Road, Grantham
Decision: Refused - 30 August 2005
* **DCSM authorised by Panel to determine**

S05/0958/35

Applicant: Royal Mail Group Plc
Proposal: Double postal pouch
Location: Adj. 1, Ely Way/Chelmsford Drive, Grantham
Decision: Approved conditionally - 01 September 2005
* **DCSM authorised by Panel to determine**

S05/0959/35

Applicant: Royal Mail Group Plc
Proposal: Double Postal Pouch
Location: Adj. 1, Primrose Way/Bridge End Road, Grantham
Decision: Approved conditionally - 01 September 2005

S05/0960/35

Applicant: Royal Mail Group Plc
Proposal: Double postal pouch
Location: Adj. 16, Hamilton Road/Princess Drive, Grantham
Decision: Approved conditionally - 01 September 2005

S05/0961/54

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: Adj 220, Harrowby Lane, Grantham
Decision: Approved conditionally - 01 September 2005

S05/0962/53

Applicant: Mr D Horton
Proposal: Single storey rear extension & formation of roof terrace
Location: Little Ponton House, Little Ponton
Decision: Approved conditionally - 01 September 2005

S05/0963/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: junction of Denton Avenue/ Harlaxton Rd, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0964/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: junction of Hillside Drive/Eastwood Drive, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0965/35

Applicant: Royal Mail Group plc
Proposal: Installation of double post pouch
Location: Front Of Grantham Hospital, Manthorpe Road, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0966/01

Applicant: Mr & Mrs Cragg
Proposal: Two storey extension to dwelling
Location: The Tap Barn, Bottom Street, Allington
Decision: Approved conditionally - 02 September 2005

S05/0967/56

Applicant: N Harden & L Booth
Proposal: Two storey side extension and porch
Location: 30, John Eve Way, Market Deeping
Decision: Approved conditionally - 31 August 2005

S05/0969/20

Applicant: Mrs I Baxter
Proposal: Construction of single garage & draught lobby
Location: 4, Wheatgrass Lane, Caythorpe
Decision: Approved conditionally - 02 September 2005

S05/0970/42

Applicant: Mr P Ward & A James
Proposal: Creation of manege
Location: Badgers End, Mill Lane, Oasby
Decision: Approved conditionally - 01 September 2005

S05/0975/69

Applicant: Mr & Mrs Wallace
Proposal: Two storey side & rear extension & single storey rear extension
Location: 59, Primrose Way, Stamford
Decision: Approved conditionally - 02 September 2005

S05/0976/69

Applicant: Mr & Mrs Holt
Proposal: Replacement garage
Location: 85, Empingham Road, Stamford
Decision: Approved conditionally - 02 September 2005

S05/0977/12

Applicant: Mr W Ash
Proposal: Demolition of barns and erection of two dwellings
Location: Main Road Farmyard, Dyke
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/0981/19

Applicant: Mr & Mrs P Bowman
Proposal: Conversion of outbuilding and garage to annexe
Location: Brook Cottage, 1, St. Martins, Castle Bytham
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/0982/67

Applicant: Mr H Wood
Proposal: 3 B & B units and bottle store
Location: Cross Swords, The Square, Skillington
Decision: Approved conditionally - 01 September 2005
* **DCSM authorised by Panel to determine**

S05/0983/44

Applicant: Crown Estate Commissioners
Proposal: Erection of 5 dwellings
Location: Church Farmyard, Sandygate Lane, Horbling
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/0984/35

Applicant: Mr & Mrs A Atkinson
Proposal: Single storey rear extension
Location: 11, Bishopdale Close, Grantham
Decision: Approved conditionally - 07 September 2005

S05/0985/25

Applicant: Mr R Hunnings
Proposal: Erection of wall, new double garage & conversion of existing garage
Location: 29, Wade Park Avenue, Market Deeping
Decision: Approved conditionally - 08 September 2005

S05/0986/06

Applicant: Mr & Mrs M Garrett
Proposal: Convert garage flat roof to pitched roof
Location: 2, Hurst Crescent, Barrowby
Decision: Approved conditionally - 07 September 2005

S05/0987/69

Applicant: Mr & Mrs Goff
Proposal: Erection of replacement garage
Location: 43, Waverley Gardens, Stamford
Decision: Approved conditionally - 08 September 2005

S05/0989/69

Applicant: Mr D Lancaster
Proposal: Ground and first floor extension to existing dwelling
Location: 4, Buttercup Close, Stamford
Decision: Approved conditionally - 09 September 2005

S05/0991/22

Applicant: Mrs M Winn
Proposal: Side and rear single storey extensions
Location: 43, Newton Way, Woolsthorpe By Colsterworth
Decision: Approved conditionally - 01 September 2005
* **DCSM authorised by Panel to determine**

S05/0992/76

Applicant: Mr & Mrs S Hinks
Proposal: Extension to dwelling
Location: 45, Northorpe, Thurlby
Decision: Approved conditionally - 09 September 2005

S05/0993/77

Applicant: Mr & Mrs C R Gilbert
Proposal: Erection of single dwelling
Location: Adjacent Bredon, Manthorpe, Bourne
Decision: Approved conditionally - 09 September 2005
* **DCSM authorised by Panel to determine**

S05/0994/39

Applicant: Mr & Mrs A Bradstock
Proposal: Two storey extension
Location: Bottom Farm, Middle Street, Stainby
Decision: Approved conditionally - 01 September 2005

S05/0995/21

Applicant: Mr J Heath
Proposal: Extensions to dwelling
Location: 4, Brunts Farm Close, Claypole
Decision: Approved conditionally - 06 September 2005

S05/0996/35

Applicant: David Wilson Homes
Proposal: 7 Replacement dwellings
Location: Plots 325-329 & 350-351, Springfield Road, Grantham
Decision: Approved conditionally - 02 September 2005

S05/0997/35

Applicant: Abbey National Group
Proposal: Two illuminated fascia signs
Location: 1, St. Peters Hill, Grantham
Decision: Approved conditionally - 06 September 2005

S05/0998/12

Applicant: Rutland Estates Limited
Proposal: Partial demolition, conversion and construction of 9 units for B1 and B8 use with ancillary trade counter sales, 1 garage and 1 MOT station without complying with condition 2 of planning permission S05/0683
Location: Cherry Holt Road, Bourne
Decision: Approved conditionally - 09 September 2005

S05/0999/55

Applicant: Mr R Potts
Proposal: Change of use and conversion of car repair workshop & change of use of land to residential (renewal)
Location: R/o 20a, Costa Row, Long Bennington
Decision: Approved conditionally - 30 August 2005

S05/1000/69

Applicant: Mr & Mrs G Halsall
Proposal: Two storey extension
Location: 24, Gainsborough Road, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1001/44

Applicant: Paula Carrick
Proposal: Erection of dwelling & provision of driveway
Location: 10, Billingborough Road, Horbling
Decision: Refused - 08 September 2005
*** DCSM authorised by Panel to determine**

S05/1003/25

Applicant: Mr & Mrs M Scutt
Proposal: Rear single storey extension
Location: 9, Crowfields, Deeping St. James
Decision: Approved conditionally - 09 September 2005

S05/1005/83

Applicant: Mr & Mrs G Costley
Proposal: Side extension & upper floor extension to form two storey dwelling
Location: Davaar, Main Street, Woolsthorpe
Decision: Approved conditionally - 01 September 2005

S05/1008/26

Applicant: Mrs Graham
Proposal: Conservatory
Location: Silver Pear Cottage, Main Street, Denton
Decision: Approved conditionally - 02 September 2005

S05/1012/65

Applicant: Mr & Mrs S Read
Proposal: Extension & garage
Location: The Hawthorns, Little Humby
Decision: Approved conditionally - 01 September 2005
* **DCSM authorised by Panel to determine**

S05/1013/67

Applicant: Miss S Lingard & Mr S Burrows
Proposal: Extensions
Location: 19, Stone Pit Lane, Skillington
Decision: Approved conditionally - 01 September 2005

S05/1014/67

Applicant: Mr & Mrs Raistrick
Proposal: First floor rear extension
Location: 2, Blue Town, Skillington
Decision: Approved conditionally - 02 September 2005

S05/1015/63

Applicant: Mr & Mrs Ibbs
Proposal: Single storey front extension
Location: Breezy Bottom, 5, Millthorpe
Decision: Approved conditionally - 02 September 2005

S05/1017/78

Applicant: Mr P Wilson
Proposal: Erection of timber garage
Location: Casewick Orchard, Casewick
Decision: Approved conditionally - 09 September 2005

S05/1019/65

Applicant: Mr J Malcolm-Barclay, GWP Ltd
Proposal: Change of use of part garden area at 26 Chapel Hill to parking area for No 24 Chapel Hill
Location: 26, Chapel Hill, Ropsley
Decision: Approved conditionally - 06 September 2005

S05/1020/35

Applicant: Mr & Mrs Mistry
Proposal: Single storey rear extension
Location: 41, Hillingford Way, Grantham
Decision: Approved conditionally - 09 September 2005

S05/1027/02

Applicant: Woodland Waters Ltd
Proposal: Function room & childrens play area
Location: Woodland Waters Ltd, Willoughby Road, Ancaster
Decision: Approved conditionally - 07 September 2005
* **DCSM authorised by Panel to determine**

S05/1028/69

Applicant: Nicola Cliffe
Proposal: Single storey extension to replace existing
Location: 15, Empingham Road, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1029/54

Applicant: Mr & Mrs W Swift
Proposal: Ground floor kitchen extension and conservatory
Location: 2, Muirfield, Grantham
Decision: Approved conditionally - 09 September 2005

S05/1031/35

Applicant: Mr & Mrs Steven
Proposal: Two storey front extension and conservatory to rear
Location: 7, Wensleydale Close, Grantham
Decision: Approved conditionally - 06 September 2005

S05/1032/69

Applicant: A Arkotxa & A Dougall
Proposal: Single storey extensions to dwelling
Location: 11, Beverley Gardens, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1034/29

Applicant: The Cholmeley 1968 Settlement
Proposal: 2 Directional sign boards
Location: Jct. B6403 & Road To Easton Village, Easton
Decision: Approved - 02 September 2005

S05/1035/19

Applicant: Mr & Mrs Davies
Proposal: First floor extension over garage and erection of conservatory
Location: 31, Bytham Heights, Castle Bytham
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/1039/69

Applicant: Mr & Mrs Beech
Proposal: Extension to dwelling
Location: 3, Stirling Road, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1045/35

Applicant: Mr Ian Weatherstone
Proposal: Change of use of land for car sales
Location: South of Units 12 & 14, Autumn Park, Dysart Road, Grantham
Decision: Approved conditionally - 07 September 2005
* **DCSM authorised by Panel to determine**

S05/1046/69

Applicant: Mr I Crowson
Proposal: Extension to shop
Location: 37, High Street, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1047/69

Applicant: Mr I Crowson
Proposal: Change of use from first floor bedsit to store for ground floor shop
Location: 37, High Street, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1048/69

Applicant: Cooks
Proposal: New 'entrance statement' to showroom
Location: Cooks Garage, Uffington Road, Stamford
Decision: Approved conditionally - 09 September 2005

S05/1049/35

Applicant: Grantham College
Proposal: Alterations & 2 storey extension to existing art block (2 storey extension & conservatory)
Location: Grantham College, Stonebridge Road, Grantham
Decision: Approved conditionally - 09 September 2005

S05/1065/35

Applicant: Next Plc
Proposal: Advertisement signage
Location: Unit 1, Cattle Market, Sankt Augustin Way, Grantham
Decision: Approved - 01 September 2005

S05/1066/69

Applicant: Cooks V W
Proposal: Illuminated advertisement
Location: Cooks Garage, Uffington Road, Stamford
Decision: Approved - 09 September 2005

S05/1100/12

Applicant: M Jackson
Proposal: Two storey and single storey extensions to rear
Location: 35, West Road, Bourne
Decision: Approved conditionally - 09 September 2005

S05/AG/07/12

Applicant: Mr M Gamble
Proposal: Erection of agricultural building
Location: Four Acre Farm, Berries Drove, South Fen Road, Bourne
Decision: Not required - 31 August 2005

S05/AG/08/30

Applicant: Grimsthorpe & Drummond Castle Trust Ltd
Proposal: Extension to form building - prior notification
Location: Brook Farm, Elsthorpe
Decision: Not required - 09 September 2005

S05/CA/6441/19

Applicant: Mr & Mrs P Bowman
Proposal: Demolition of log store
Location: Brook Cottage - 1, St Martins, Castle Bytham
Decision: Approved conditionally - 02 September 2005

S05/LB/6397/58

Applicant: Mr & Mrs D M Parker
Proposal: Conversion of barn to dwelling
Location: Harby House, 29, Stainfield Road, Hanthorpe
Decision: Approved conditionally - 02 September 2005
* **DCSM authorised by Panel to determine**

S05/LB/6406/12

Applicant: Mr G Essex
Proposal: Alteration of listed building
Location: Dawkins House, 6, Spalding Road, Bourne
Decision: Approved conditionally - 02 September 2005

S05/LB/6422/35

Applicant: Punch Taverns
Proposal: Alteration to listed building and single storey extension
Location: The Establishment, 90, Westgate, Grantham
Decision: Approved conditionally - 23 August 2005

S05/LB/6424/69

Applicant: J & S Hospitality
Proposal: Alteration and extension to listed building
Location: R/o 3, Ironmonger Street, Stamford
Decision: Approved conditionally - 06 September 2005

S05/LB/6440/69

Applicant: Mr & Mrs J Pini
Proposal: Alteration of listed building
Location: Torkington House, 38, St. Peters Street, Stamford
Decision: Approved conditionally - 06 September 2005

S05/LB/6443/26

Applicant: Mrs Graham
Proposal: Conservatory
Location: Silver Pear Cottage, Main Street, Denton
Decision: Approved conditionally - 02 September 2005

S05/LB/6444/78

Applicant: Mr P M Jones
Proposal: Alteration of listed building (reinstate porch to front door)
Location: 2, Casewick Lane, Uffington
Decision: Approved conditionally - 06 September 2005

S05/LB/6448/69

Applicant: Mr & Mrs J Pini
Proposal: Alteration of listed building
Location: Torkington House, 38, St. Peters Street, Stamford
Decision: Approved conditionally - 06 September 2005

S05/TEL/05/55

Applicant: British Telecom
Proposal: Erect 9 metre BT pole
Location: junction of Manor Road and opposite 76, Main Road, Long Bennington
Decision: Approved - 09 September 2005

PLANNING APPEALS 2005/2006 (excluding Enforcements)

Update for August

NO OF APPEALS DETERMINED (based on Decision Date)

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
LODGED	43	61	48	49	107	21
DISMISSED	28	34½	26½	22½	65½	31
ALLOWED	12	20	21	9½	21½	7
WITHDRAWN	3	2	2	1	3	3
OUTSTANDING	9	20	20	37	53	34

APPEAL DECISIONS LAST MONTH

S04/0722/33 MH Ablehomes Ltd Two dwellings and garages The Nurseries, Tow Lane, Foston	Informal Hearing	<u>Start Date</u> 26-Aug-2004 <u>Date of H / I</u> 03-Aug-2005	Appeal allowed with conditions 16-Aug-2005
S04/1606/25 KJC Mrs I E Bainbridge Erection of one dwelling Between 7A And 9 Park Road, Deeping St. James	Written Evidence	<u>Start Date</u> 08-Mar-2005 <u>Date of H / I</u> N/A	Appeal dismissed 03-Aug-2005
S04/1648/50 KJC Mr & Mrs D Tinagate Subdivision of property to form two dwellings & one dwelling to rear 2, West End, Langtoft	Written Evidence	<u>Start Date</u> 30-Mar-2005 <u>Date of H / I</u> N/A	Appeal dismissed 10-Aug-2005
S05/0337/59 KJC DF & JA Farmer Erection of bungalow 17, Main Street, Normanton	Written Evidence	<u>Start Date</u> 07-Jun-2005 <u>Date of H / I</u> N/A	Appeal dismissed 12-Aug-2005

OUTSTANDING APPEALS

S03/1348/35 PJM Ryan Michaels Limited Internally illuminated fascia and projecting signage 77-78, Westgate, Grantham	Written Evidence	<u>Start Date</u> 04-Mar-2004 <u>Date of H / I</u> N/A	
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<u>S03/1488/03</u> EAB Ms L Jones Bungalow The Cottage, Kirkby Underwood Road, Aslackby	Written Evidence	<u>Start Date</u> 05-Apr-2004 <u>Date of H / I</u> N/A	
<u>S03/1744/35</u> MH Myertor Ltd Residential development R/o 21-43, North Parade, Grantham	Informal Hearing	<u>Start Date</u> 07-Oct-2004 <u>Date of H / I</u> 08-Nov-2005	
<u>S03/LB/6110/35</u> PJM Ryan Michaels Ltd Fascia and projecting sign 77-78, Westgate, Grantham	Written Evidence	<u>Start Date</u> 10-Mar-2004 <u>Date of H / I</u> N/A	
<u>S04/0388/65</u> EAB Mr & Mrs J W Hopkinson Erection of dwelling 2, Somerby Road, Ropsley	Informal Hearing	<u>Start Date</u> 05-Oct-2004 <u>Date of H / I</u> 31-Aug-2005	
<u>S04/0499/12</u> PB C F D Ltd Residential development (51) The Croft, North Road, Bourne	Public Inquiry	<u>Start Date</u> 08-Nov-2004 <u>Date of H / I</u> 01-Jun-2005	
<u>S04/0513/80</u> MH T Balfe Construction Residential development R/o The Villa And Redwood Gables, Main Street, Dry Doddington	Informal Hearing	<u>Start Date</u> 31-Aug-2004 <u>Date of H / I</u> 07-Sep-2005	
<u>S04/0549/74</u> MH Mrs E Wilkinson & Mrs L Garrett Erection of detached dwelling Land Adjacent West Lodge, Syston	Informal Hearing	<u>Start Date</u> 06-Sep-2004 <u>Date of H / I</u> 12-Oct-2005	
<u>S04/0903/12</u> KJC Bourne Tractors Residential development Appeal to remove Conditions 2 (amended plans) & 3 (siting of development) from planning permission 47, Main Road, Dyke	Informal Hearing	<u>Start Date</u> 07-Oct-2004 <u>Date of H / I</u> 19-Oct-2005	

<p>S04/1003/49 JT Mr & Mrs R E Flatters Erection of 2 dwellings (renewal) R/o Ladyhayes, Aslackby Road, Kirkby Underwood</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 21-Dec-2004</p> <p><u>Date of H / I</u></p>	
<p>S04/1040/07 PB Mr L Lewis Residential development R/o 63 & 69 Main Street, Baston</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 24-Dec-2004</p> <p><u>Date of H / I</u></p>	
<p>S04/1241/69 IVW Mr & Mrs McNamara Single storey rear extension and detached outbuilding and minor internal alterations 4, Water Street, Stamford</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 03-Mar-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/1270/55 MH Mr & Mrs A Bishop Residential development Priory Farmstead, Church Street, Long Bennington</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 18-Jan-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/1731/31 MH Mr & Mrs P Johnson Demolition of existing buildings and erection of five dwellings Manor Farm, Main Street, Fenton</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 22-Mar-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/1320/81 KJC Mr & Mrs P Preston Conversion of granary to dwelling 23, King Street, West Deeping</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 28-Apr-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p>S04/1792/03 EAB H & S Design Build & Mr M Dodds Removal of Conditions 4 & 6 Part OS 0035, Aveland Way, Aslackby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 04-Jul-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p>S04/1864/02 JT Mr A Blankley Erection of dwelling Pt OS 1953, Land West Of Pottergate Road, Ancaster</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 06-Jul-2005</p> <p><u>Date of H / I</u> N/A</p>	

<p>S04/LB/6267/69 IWV Mr & Mrs McNamara Alterations and extension to listed building 4, Water Street, Stamford</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 03-Mar-2005 <u>Date of H / I</u></p>	
<p>S04/LB/6272/81 KJC Mr & Mrs P Preston Conversion of listed granary to dwelling 23, King Street, West Deeping</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 28-Apr-2005 <u>Date of H / I</u> N/A</p>	
<p>S04/LB/6328/02 JT Mr & Mrs N Sansom Erection of garage within curtilage of listed building The Vicarage, Ermine Street, Ancaster</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 05-Aug-2005 <u>Date of H / I</u> N/A</p>	
<p>S05/0016/11 EAB Mr N Dodson Erection of three dwellings and alterations to existing access Sunningdale, Main Street, Boothby Pagnell</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 09-Aug-2005 <u>Date of H / I</u> N/A</p>	
<p>S05/0086/37 MH Mr & Mrs P Jennings Extension to dwelling 2a, Pond Street, Great Gonerby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 19-Jul-2005 <u>Date of H / I</u> N/A</p>	
<p>S05/0088/54 KJC Mr & Mrs R Palframan Use of annexe as an independent dwelling The Old Forge, Hall Lane, Harrowby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 24-Aug-2005 <u>Date of H / I</u> N/A</p>	
<p>S05/0132/35 KJC Mr & Mrs J Demetriou Erection of bungalow R/o 31 New Beacon Road, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 26-May-2005 <u>Date of H / I</u> N/A</p>	
<p>S05/0144/12 JJ R P Markley Residential development (24) Traditional Ironware, Cherry Holt Road, Bourne</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 25-Aug-2005 <u>Date of H / I</u></p>	

<p><u>S05/0286/69</u> IVW Dennis Wakefield Illuminated advertisement Hole In The Wall, Cheyne Lane, Stamford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 30-Jun-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0354/55</u> MH Ablehomes Ltd Erection of five bungalows R/o Farbrooke, Main Road, Long Bennington</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 09-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p><u>S05/0356/57</u> MH Alphateck Ltd Demolition of dwelling & residential development (4) The Paddock, Bridge Street, Marston</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 05-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0359/33</u> KJC Ablehomes Ltd Erection of two detached dwellings The Nurseries, Tow Lane, Foston</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 22-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0360/22</u> MH Belvoir Ridge Ltd Residential development, retail, offices & nursery Colsterworth Industrial Estate, Colsterworth</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 30-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p><u>S05/0436/55</u> KJC Mrs A E Ward Demolish existing dwelling and erect five dwellings and widen access Land At 21, Great North Road, Long Bennington</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Jul-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0451/20</u> MH Mr R Pledge Erection of two dwellings The Red Lion, High Street, Caythorpe</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 20-Jun-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0698/56</u> JJ Mr K B McIntosh Erection of four dwellings 18, Towngate East, Market Deeping</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 09-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	

<p>S05/0830/69 IVW Mr & Mrs I Cook First floor extension and conservatory 9, Fitzwilliam Road, Stamford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 23-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
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