



# AGENDA

For a meeting of the
<b>DEVELOPMENT CONTROL COMMITTEE</b>
to be held on
<b>TUESDAY, 25 OCTOBER 2005</b>
at
<b>2.00 PM</b>
in the
<b>COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM</b>
Duncan Kerr, Chief Executive

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

**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 4TH OCTOBER 2005**  
(Enclosure)
- 5. SECTION 106 AGREEMENT - S04/1896/68 - RESIDENTIAL DEVELOPMENT, BULLIMORE COAL YARD, SOUTH WITHAM**  
Oral report from the Legal Assistant.

**6. PLANNING MATTERS:**

To consider applications received for the grant of planning permission – reports prepared by the Area Planning Officers.

List for Debate

**(Enclosure)**

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

Report No. PLA536 by the Development Control Service Manager

**(Enclosure)**

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



## MINUTES

### DEVELOPMENT CONTROL COMMITTEE

4<sup>TH</sup> OCTOBER 2005  
2.00 P.M.

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#### COMMITTEE MEMBERS PRESENT

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

Councillor Mrs Percival  
Councillor N Radley  
Councillor Sandall  
Councillor Turner  
Councillor Mrs A Williams  
Councillor M G Williams

#### OFFICERS

Development Control Services Manager  
Planning Application Case Officers (2)  
Committee Support Officer  
Legal Assistant

#### OTHER MEMBERS

Councillor Wilks

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#### 598. APOLOGIES

Apologies for absence were received from Councillors Helyar, Selby and Waterhouse.

#### 599. DECLARATIONS OF INTEREST

There were none declared.

#### 600. MINUTES

The minutes of the meeting held on 13<sup>th</sup> September 2005 were confirmed as a correct record of decisions taken.

## **601. ENFORCEMENT ACTION**

### **1. Access rear of 28a Station Road, Morton**

*Decision:-*

*That, as it is considered that there has not been a breach of planning control and the situation does not raise highway safety concerns, it is not expedient to initiate any enforcement action regarding the access at the rear of 28a Station Road, Morton*

In his detailed report PLA528, the Development Controls Services Manager set out the background to a complaint which had been received concerning the construction of an access to the rear of 28a Station Road, Morton. A gate had been erected to the rear of the property and access was gained onto the private track/road which served properties to the rear.

The original outline planning approval was given over 40 years ago but the owner of one of the properties at the rear had taken issue with a recently constructed access which had been formed to the rear of 28a Station Road. Lengthy investigations had been undertaken into the terms of the original approval and into an allegation that there had been enforcement action undertaken in the past. No record existed of any enforcement notice and the situation regarding access being gained over the private road was a private matter for both parties to resolve. It was not considered that there was any planning or highway safety concern and it was therefore recommended that enforcement action be not taken. It was proposed, seconded and agreed accordingly, as noted above.

### **2. Hairdressing Salon 53 Frognall**

*Decision:-*

*That authority be given for the appropriate enforcement action to be taken with regard to the unauthorised use of 53 Frognall as a hairdressing salon.*

In his report the Development Control Services Manager told members that the site was a residential property located on the north side of the narrow village road which ran from east to west through the village. A complaint had been received in October 2004 concerning the movement and parking of vehicles in and around 53 Frognall, where a hairdressing salon business was being conducted. In 1996 the occupants of the property had enquired whether planning permission was required for use of their garage as a hairdressing saloon on a very restricted basis. Advice was given that no planning permission was required on the basis of the information given at the time, but the

applicant was advised that should circumstances change and the business expand, it was expected that the authority would be advised.

This had not happened but an investigation had been undertaken and it had been established that 10 to 12 clients visit per working day; staff were employed at the premises; the hours of working were not adhered to as per the letter of October 1996 and the days of operation were being exceeded and also did not accord with the letter of October 1996.

It was evident from the information gathered that there had been an intensification of the hairdressing salon use, and it was considered that the number of clients, additional days and hours of operation and employment of staff were having an impact on the street scene of this village environment, and that enforcement action would be appropriate. It was accordingly proposed, seconded and agreed that enforcement action be taken.

## **602. PLANNING MATTERS – STRAIGHTFORWARD LIST**

*Decision:-*

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

### **SF.1**

<u>Application ref:</u>	S05/1151/35
<u>Description:</u>	1.8 metre fence to side and rear (Retrospective)
<u>Location:</u>	13 Tamar Court, Grantham
<u>Decision:</u>	Approved

Subject to the following condition:

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

### **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.

### 603. PLANNING MATTERS – LIST FOR DEBATE

*Decision:-*

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

#### **NR.1**

<u>Application ref:</u>	S05/0869/71
<u>Description:</u>	Change of use for training of off-road driving techniques
<u>Location:</u>	Gorse Lodge, Stubton
<u>Decision:</u>	Approved

Noting comments made during the public speaking session from:-

Mr Curtis – Agent for the applicant

together with report of site inspection, 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 some local residents and additional information provided by the applicant in support and further representations from local residents, Fenton Parish Meeting and Environmental Health Services, 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. This permission shall ensure for the benefit of the present applicant Mr R A Curtis only.
3. The use shall not operation 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.

**NR.2**

Application ref: S05/0955/55  
Description: Four dwellings  
Location: Crosburn House, Main Street, Long Bennington  
Decision: Minded to refuse

Noting report of site inspection, 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, together with comments from the local member.

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 procedures 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:-

<b><u>FOR</u></b>	<b><u>AGAINST</u></b>	<b><u>ABSTAIN</u></b>
Councillor Fines Councillor Howard Councillor Mrs Jalili Councillor Kerr Councillor Parkin Councillor Pease Councillor Mrs Percival Councillor N Radley Councillor Turner Councillor Mrs A Williams Councillor M G Williams	Nil	Councillor Sandall

The motion was therefore carried.

The Committee Support Officer reminded members that under the terms of the afore - mentioned amendments to the Constitution, those members

supporting the decision must, within 5 days, provide to the Development Control Services Manager the planning reasons for their view and the evidence that supports it. The application would then be placed on the agenda for consideration at the next meeting.

**NR.3**

Application ref: S05/1043/46

Description: Dwelling

Location: Adj Milestones, Carlton Road, Hough-on-the-Hill

Decision: Approved

Noting comments made during the public speaking session from:-

Irene Lawson – Hough on the Hill Parish Council

Mr D Varley Milestones, Hough on the Hill – objecting

Mr P Groves – applicant

together with report of site inspection, comments from the Highway Authority and Parish Council, representation from nearby residents and submissions in support from the applicants together with further representations from nearby residents, subject to the following conditions:-

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

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.

**SU.1**

Application ref: S05/1023/69

Description: Demolition of existing dwelling and building of terrace of 4 dwellings

Location: The Orchard, Foundry Road, Stamford

Decision: Approved

Noting comments made during the public speaking session from:-

Mrs J Althom on behalf of Mrs and Mrs J A Smith, Williams Cottage, Foundry Road, Stamford – objecting

together with report of site inspection, comments from the Highway Authority and Stamford Town Council together with representations from nearby residents, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the material 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.

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**

Application ref: S05/1086/69

Description: Demolition of existing dwelling and erection of six houses

Location: Blackfriars House, Kings Road, Stamford

Decision: Approved

Noting comments made during the public speaking session from:-

Mr N Amies 43 Kings Road, Stamford – objecting

Mr D Nicol 1 Princes Road, Stamford – objecting

Mrs R Nicol 1 Princes Road, Stamford – objecting

Mr C Harrison Managing Director, Peterborough Homes – applicants

together with comments from the Highway Authority, an objection from Stamford Town Council, numerous representations from local residents and Stamford Civic Society and information in support from the applicants, subject to the following conditions:-

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 05080/SK02A dated 1<sup>st</sup> August 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
7. This consent relates to the application as amended by drawings received on 21<sup>st</sup> September 2005.
8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.

**SR.1**

Application ref: S05/1101/17

Description: Two storey front extension and single storey extension with room in the roof

Location: Amathus, Church Street, Carlby

Decision: Approved

*(3.33 pm – Councillor Pease left the meeting)*  
*(3.35 pm – Councillor Turner left the meeting)*  
*(3.38 pm – Councillor Pease returned to the meeting)*

Noting comments made during the public speaking session from:-

Mrs Stafford 29 High Street, Carlby – objecting

Mrs P Dixon The Retreat, Church Street, Carlby – objecting

together with report of site inspection, comments from the Community Archaeologist, an objection from the Parish Council and representations from a number of nearby residents, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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.

**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.

*(The meeting adjourned from 3.50 pm to 4.08pm)*

**SR.2**

Application ref: S05/1041/76

Description: Replacement dwelling

Location: 55, High Street, Thurlby

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr Creedy 59 High Street, Thurlby.

together with comments from the Highway Authority, Community Archaeologist and Parish Council, and representations from nearby residents, Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice Chairman, subject to the submission of an amended plan showing the replacement dwelling sited in accordance with plan "A", subject to the Parish Council being consulted on any amendment, and subject also to appropriate conditions.

**604. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY**

The Development Control Services Manager submitted his report PLA530 listing details of applications not determined within the 8 week time period. Also submitted was a list of applications dealt with under delegated powers and a list of appeals and newly submitted appeals and decisions received during September.

**605. PLANNING TRAINING DAY**

The Chairman reminded members that a further planning training day was being held 6<sup>th</sup> October. He urged members who had not so far replied to do so as soon as possible.

**606. AGENDA PLANS**

The Chairman drew the attention of members to the site plans which had been included in the agenda for each application for consideration, and hoped that they would help in consideration of the applications.

**607. PLANNING PANEL**

The Chairman reminded members that the Planning Panel which would meet tomorrow was on the changed rota. For information he read the names of the relevant members.

**608. CLOSE OF MEETING**

The meeting at closed at 4.37 pm.

# Agenda Item 6

**AGENDA ITEM**

**Development Control Committee  
25 October 2005**

Applicant	<b>Mr &amp; Mrs Thorley</b> Sallowbrook House, 5, Yarwell Road, Wansford, Peterborough, PE8 6JP
Agent	H A Architectural Services 2, The Maltings, First Drift, Wothorpe, Stamford, PE9 3JE
<b>Proposal</b>	<b>Two storey detached dwellinghouse</b>
<b>Location</b>	<b>Adj 3, Church Street, Carlby</b>

<b><u>Site Details</u></b> <b>Parish(es)</b>	<b>Carlby</b> C Class Road Radon Area - Protection required Area of special control for adverts EN3 Area of great landscape value Airfield Zone - No consultation required TPO adjoins site - TPO2 Drainage - Welland and Nene
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**REPORT****The Site and its Surroundings**

The 0.07 ha application site is located on the south side of Church Lane and on the north-east side of the Church yard. It was part of the domestic curtilage of No. 3 Church Lane until that property was recently sold.

Adjacent to the western boundary, inside the churchyard there are three mature Horse Chestnut trees, which are protected by a Tree Preservation Order.

There is a slight fall across the site from west to east.

**The Proposal**

The proposal involves the erection of a detached house of similar design to that originally approved but with an increased floor area and overall height.

The increase in floor area is not significant and occurs on the eastern and southern (rear) side of the house and would not, therefore, bring it any closer to the protected trees. The overall height would be increased from 7.95m to 8.45m.

A new access would be created through the existing stone wall on the Church Street frontage and, as with the previously approved scheme, two parking spaces would be provided on-site.

The application specifies light buff brick to be confirmed for the external walls and plain concrete tiles for the roof.

The previous application specified natural stone for the external walls and slates for the roof covering and it is considered that these remain the most appropriate materials for this site.

**Site History**

The site was originally part of the domestic garden to No. 3 Church Street but is now for sale as a development plot following the granting of planning permission last year (S04/0588/17) for the erection of a detached house.

Before the last application was approved Members undertook a site visit.

### **Policy Considerations**

#### South Kesteven Local Plan

Policy H6 – Residential development on unallocated sites in existing settlements.

Policy EN1 – Protection and Enhancement of the Environment.

Policy EN3 – Areas of Great Landscape Value.

#### Lincolnshire Structure Plan (Deposit Draft – April 2004)

Policy P1 – Promoting Sustainable Development.

Policy S2 – Location of Development.

Policy S4 – Rural Communities.

#### Central Government Planning Policy

PPS1 – Planning for Sustainable Development.

PPG3 – Housing (2000)

#### Supplementary Planning Guidance

Lincolnshire Design Guide for Residential Areas.

### **Statutory Consultations**

Local Highway Authority: Requests standard condition HP19 – see below.

Community Archaeologist: Requests standard condition W7.

Arboriculturalist:

When planning permission was given for this site on 27 July 2004, the current British Standard that could be referred to was BS5837 'Trees in Relation to Construction', published in 1991.

Although not an exhaustive document, it offers minimum/safe distances between trees and construction.

The erection of a protective fence, 8 metres from the Horse Chestnuts was considered adequate and in accordance with the then current British Standards.

This would create a total exclusion zone during the development of the site. This was re-enforced by Condition 9, of planning permission S04/0588 requiring a temporary access through the eastern end of the wall for access during construction.

Foundations would have to be constructed using a method that ensures tree roots are protected. Condition 6 is qualified by the reason that states – “to ensure that there is no disturbance to the root system of the protected trees in the neighbouring churchyard”.

Parish Council:

The Parish Council objected to the previous application for a dwelling on this site primarily because of concern about the effect on the churchyard trees covered by tree preservation orders. The new application has left an 8m space between any dwelling and the trees as a ‘no dig’ area, which it is assumed, will not be built on in the future.

The Parish Council still has concerns about the churchyard trees and the visual amenity of this area. It objects to this application and recommends refusal, on the following grounds:

There appears to be insufficient information on this plan for the Parish Council to comment on many aspects of the plan.

1. Elevations: There are no elevations shown regarding the slope down to Church Street or the drop in the level next to the churchyard wall. There is no view of the relative heights of the proposed dwelling and the existing neighbouring building. The Parish Council cannot therefore comment on whether this dwelling will dominate its neighbour or whether the foundations will destroy tree roots.

The Parish Council requests that the plans be amended by the addition of ground levels for greater clarity.

2. Access and parking: As in the previous application no turning area is shown. Access is very close to a right angle bend (Church Street is very narrow). This will increase parking problems. No garage is shown. The large lime tree (T1) is close to a junction box for underground telephone cables. If these have to be dug deeper, roots will be disturbed.

The Parish Council requests that access conditions are strictly imposed and that TPO trees are not harmed by development of the area.

3. Visual Amenity: The Parish Council requests that the comments of English Heritage are sought regarding the visual amenity of the site and the use of materials in accordance with local and national policies.

### **Representations as a result of publicity**

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

1. Monica Smithers, St Stephen's PCC, 15 High Street, Carlby.
2. D R W Pope, Letter Box Cottage, High Street.
3. S R Mogridge, 14 Church Street.
4. Mrs E G D Clarke, 6 Church Street.
5. M G Glover, Church House, Church Street.
6. I McGlynn, 14 The Avenue.

7. Mr & Mrs A J Ferguson, 3 Church Street.
8. Mr L Dobbs, 23 Church Street.
9. R & P Dixon, The Retreat, Church Street.
10. D Kennington, The Willows, High Street.
11. Dr K M Langley, The Grange, Bourne Road.
12. P & M Jackson, 7 Farriers Way.
13. Mr & Mrs B McCutchen, 17 High Street.
14. Rev P J McKee (Rector), The Vicarage, Church Street.
15. N Smithers, 15 High Street.

The issues raised are:

- a) Damage to roots of protected trees. (13)
- b) Narrowness of Church Street for construction traffic. (2)
- c) Medieval Path crosses the site. (3)
- d) Do Council have resources to enforce conditions? (1)
- e) Overdevelopment of site. (2)
- f) Detrimental to setting of Church. (1)
- g) Applicant's site plan does not show all protected trees in churchyard. (3)
- h) Digging out to keep proposed dwelling at same height as No. 3 would further damage tree roots. (5)
- i) Danger of trees falling on proposed dwelling and No. 3 Church Street. (5)
- j) Village already overdeveloped. (1)
- k) Church Street too narrow to accommodate any further development. (2)
- l) Manhole cover for underground telephone cables near front of site may have to be lowered, further damaging tree roots. (2)
- m) Proposed development will be dominant and have detrimental impact on old village centre and church. (3)
- n) Request site visit. (1)
- o) True level of site has been ignored. (2)
- p) Overlooking and overshadowing of No. 3 Church Street. (1)
- q) Loss of winter sunlight to The Old Plough, Church Street. (1)
- r) Request site visit. (2)

In addition to the above a tree report has been submitted on behalf of the Parochial Church Council and this confirms that the protected trees are in a sound condition. However, their consultants have commented as follows:

Further to your request to comment on the above development adjacent to the churchyard, in relation to the nearby trees (specifically 3 no. mature Horse Chestnuts) I am pleased to offer the following personal observations:

- 1) It is reasonable to assume, because of the similarity in terms of ground environment either side of the boundary wall, that the trees' roots will have developed to approximately the same extent in both directions; both sides offer an equally attractive environment in terms of water and air percolation.
- 2) The roots of all trees predominantly exist within the top 600mm of the soil, because of their requirement for water and oxygen, which is generally not available in sufficient quantities at greater depths, and are consequently very easily damaged or destroyed.
- 3) It is extremely difficult to establish the true extent of tree roots for a particular tree: each individual case will vary. It is generally accepted that, given suitable conditions, roots can extend laterally up to a distance equal to at least twice the height of the tree.
- 4) Because of the shallow nature of roots, any construction involving the digging of footings or ground modelling (either lowering or raising) within the rooting area, will inevitably result in either the severance of roots, or their damage through changes in levels of available oxygen.
- 5) I note, in copies of the literature provided by yourself relating to this case, that BS 5837:1991 (wrongly identified as BS 5463) is quoted as saying that construction can take place up to 8m from the trees. Whilst there is indeed such a figure quoted in Table 1 of that document, I would point out that 8m is in fact the minimum recommended distance for protective fencing; it is not a recommended distance for the proximity of construction. The question of scaffold erection to facilitate construction and the storage of building materials are just two additional factors for consideration, also advised upon in that document.
- 6) Interestingly, the publication of a more up to date BS 5837 is imminent (19 September 2005) which is likely, according to draft proposals, to insist on a significantly larger area of protection for such trees (calculated as 12x the diameter at 1.5m). As this would be considered to be more in line with current thinking in the industry, it may be that consideration should be given to this document rather than BS 5837:1991 which it is generally acknowledged is long out of date.
- 7) There is also an acknowledgement in the documentation you have provided, of the need for hand digging where tree roots are involved. While this is laudable where the intention is to thereby leave significant roots intact, one can only assume that the process of excavating footings would necessitate their removal in any case. I therefore fail to see what benefit is being promoted for the trees. The only way to achieve such protection would be by the incorporation of 'pile and beam' or 'pier and beam' style foundations, to bridge retained roots, which is not mentioned.
- 8) Whilst a 'no-dig' approach to the driveway construction is good practice, there would be little point unless the area concerned had been afforded adequate protection throughout the process of the house building, or the driveway was constructed first. Once an area has been compacted through the storage of materials or the movement of machinery etc., it is too late to acknowledge that roots are important and very vulnerable; they cannot be protected retrospectively.

9) Irrespective of adequate protection for the roots, I would suggest, from previous experience, that should this development go ahead, there will almost inevitably be demands at some point in the future for, at the very least, drastic pruning of these trees. Shade, leaf litter and merely the perception of imminent danger are all reasons given for the removal of trees in such circumstances. The wisdom of increasing such a threat to the continued survival of these trees, which have obviously been deemed worthy of preservation for the wider community, is perhaps questionable.

### **Summary of Reasons for Approval**

The proposal is in accordance with national and local policies as set out in PPS1 (Planning for Sustainable Development), PPG3 (Housing – 2004), Policies P1, S2 and S4 of the Lincolnshire Structure Plan (Deposit Draft – April 2000), Policies H6, EN1 and EN3 of the South Kesteven Local Plan and adopted supplementary planning guidance contained in the Lincolnshire Design Guide for Residential Areas. Although there is some conflict with Policies P1 and S2 of the Lincolnshire Structure Plan and SKDC's adopted Interim Housing Policy, in this instance, the issues raised do not outweigh the principal policies referred to. The issues relating to the impact on the protected trees and on neighbours amenities are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal.

**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 applicant shall arrange for an archaeologist recognised by the District Planning Authority to monitor all stages of the development involving ground disturbance in accordance with a scheme to be submitted to and approved by that Authority before development is commenced. A report of the archaeologist's findings shall be submitted to the District Planning Authority within one month of the last day of the watching brief and shall include arrangements for the conservation of artefacts from the site.
3. The arrangements shown on the approved site plan received 5 September 2005 for the parking of vehicles shall be available at all times when the premises are in use.
4. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
5. The external walls of the approved dwelling shall be constructed of natural limestone laid in horizontal, random, courses.
6. 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.
7. Excavation of the foundations of the western gable wall of the approved dwelling shall be undertaken using only hand digging.
8. Construction of the driveway and vehicle parking area shall be undertaken only using the 'no-dig' method, recommended in the Arboricultural Practice Notes appended to this decision notice.
9. Before the development hereby permitted is commenced details of the means of surfacing the driveway and parking area shall be agreed in writing with the local planning authority and only such details as may be agreed in writing shall be used to surface these areas.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order without modification), no buildings shall be erected on the land to the west of the western gable wall of the approved dwelling without the express permission of the district planning authority.
11. Prior to the commencement of development a temporary access shall be formed through the eastern end of the wall on the site frontage for vehicles delivering materials. This access shall be used by all vehicles connected with the construction of the dwelling and the wall shall be reinstated before occupation of the dwelling.

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 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 PPG16.
3. 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 PPG13.
4. 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 Policies H6, EN1 and EN3 of the South Kesteven Local Plan.
5. 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 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 EN1 of the South Kesteven Local Plan.
7. To ensure that the root system of the protected trees in the neighbouring churchyard are not unnecessarily disturbed by works of excavation in accordance with Policy H6 of the South Kesteven Local Plan.
8. In the interests of the character and appearance of the area in accordance with Policy H6 of the South Kesteven Local Plan.
9. To ensure that there is no disturbance to the root system of the protected trees in the neighbouring churchyard in accordance with Policy H6 of the South Kesteven Local Plan.
10. The local planning authority wish to be in a position to assess the impact that the positioning of any buildings in this area would have on the protected trees during the construction period in accordance with Policy H6 of the South Kesteven Local Plan.
11. To safeguard the protected trees during the construction period in accordance with Policy H6 of the South Kesteven Local Plan.

Note(s) to Applicant

1. Your attention is drawn to the enclosed Planning Guidance Note No. 2 entitled 'Watching Brief' and the Community Archaeologist's assessment which may be helpful to you in complying with the condition relating to archaeology included in this approval. The South Kesteven Community Archaeologist may be contacted at Heritage Lincolnshire, The Old School, Cameron Street, Heckington, Sleaford, Lincs NG34 9RW - Tel: 01529 461499, Fax: 01529 461001.

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.
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.

\* \* \* \* \*



Applicant	<b>Mr M Cupicciotti</b> 57, Tattershall Drive, Market Deeping, Peterborough, PE6 8BZ
Agent	
<b>Proposal</b>	<b>Re-positioning of garden wall</b>
<b>Location</b>	<b>57, Tattershall Drive, Market Deeping</b>

<b>Site Details</b>	
<b>Parish(es)</b>	<b>Market Deeping</b> Unclassified road Radon Area - Protection required Section 106/52 applies on site H4 Housing - Market Deeping Airfield Zone - No consultation required TPO adjoins site - TPO2 Drainage - Welland and Nene

## **REPORT**

### **The Site and its Surroundings**

Situated to the western side of Market Deeping, the dwelling is located on a corner plot with the frontage facing Tattershall Drive to the east and its side elevation running parallel with Belvoir Close to the south.

This is a relatively modern house situated in a wholly residential area. Access to the dwelling is gained off Tattershall Drive.

### **Site History**

SK.0038/87 – Outline Residential – approved 03.10.88.

SK.2202/88 – Full Residential – Phase 1 – approved 24.01.89.

SK.0748/91 – Substitution of house types, plots 99-102 and erection of 73 dwellings. Approved 26.09.91.

### **The Proposal**

The proposal involves the re-positioning of an existing boundary wall, which runs along the southern side and rear of 57 Tattershall Drive. The 1.8m wall will be set back off the road frontage and will enclose a small open green space to the side of the existing dwelling. The wall will be constructed in matching materials and will be finished with a tile creasing and brick capping.

### **Policy Considerations**

#### **South Kesteven Local Plan**

Policy H6 – Allows for new residential development that would not impact on the form and character of the area.

Policy EN1 – Protection and Enhancement of the Environment.

## **Statutory Consultations**

Local Highway Authority: No observations.

Community Archaeologist: No objections.

Parish Council:

Objection – This proposal would change the outlook of the original development which the town council object to most strongly.

## **Representations as a result of publicity**

The application has been advertised in accordance with established procedures. Representations have been received from Mr Andrew Plowright, 10 Belvoir Close, Market Deeping.

A summary of the main concerns are listed below:

1. Another green area will be lost.
2. Wall will be unsightly and enclose our garden further from the front and will detract from the aspect of our property.
3. Concerned wall may interfere with access to property and garage.

## **Planning Panel Comments**

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

## **Applicants Submissions**

The application is for the repositioning of a garden wall along the side boundary with bricks to match existing wall and a height of 1.8m. No. 47 Tattershall Drive has had the same work carried out and the wall is higher than before. Application S04/1442 approved with conditions.

## **Conclusions**

It is considered that the proposed wall, enclosing a minimal area to the side, represents an acceptable form of development, being of a similar form and constructed in matching materials to the existing wall. Furthermore by being set back from the road frontage the impact on neighbouring properties and the street scene in general is considerably reduced.

## **Summary of Reason(s) for Approval**

The proposal is in accordance with national and local policies as set out in Policies H6 and EN1 of the South Kesteven Local Plan. The issues relating to loss of amenity space and unsightly design 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. 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. The wall shall be sited back in the site at least 600m from the highway.

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/ies H6 and EN1 of the South Kesteven Local Plan.
3. For the avoidance of doubt.

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.

\* \* \* \* \*

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

<b><u>Site Details</u></b> <b>Parish(es)</b>	<b>Long Bennington</b> C Class Road Curtilage Listed Building Area of special control for adverts C9 Area Conservation Policy Drainage - Lincs
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**REPORT****The Site and its Surroundings**

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

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

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

**Site History**

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

**The Proposal**

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

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

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

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

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

### **Policy Considerations**

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

### **Statutory Consultations**

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

Community Archaeologist – No objections

Environment Agency – No comments made

Parish Council –

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

3. Amenities

School.

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

Surgery.

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

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

### **Representations as a Result of Publicity**

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

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

The following issues were raised:

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

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

### **Planning Panel Comments**

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

### **Applicants Submissions**

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

proposals and as you will see from the supporting information in the letter that has been received from the adjoining neighbour.

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

## **Conclusion**

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 Reasons 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. 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. 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.
4. 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.
5. 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.
6. 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.
7. 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.

**The above application was deferred at the Development Control Committee on 13th September 2005 in order to members to undertake a site visit.**

**This application was deferred at the Development Control Committee meeting of 4th October 2005 following a resolution to refuse planning permission.**

The applicant has submitted the following further information in support of the proposal following the resolution to refuse planning permission and the adjacent occupier (42 Main Street) has reiterated her support for the scheme:

“Further to the Development Control Committee meeting held on 4 October 2005, at which the Committee Members indicated their wish to refuse the above planning application, against the recommendation of the SKDC Development Control department, I would like to make the following representations as the applicant.

As the Committee Members have yet to formally lodge their reasons for wishing to refuse the above application with yourself, I detail below all the reasons for refusal as I understand them from attending that meeting myself.

1. The Members stated that the proposed use of the land was acceptable.
2. The Members stated that their wish would be to have the proposed development accessed through Dysart Farm (directly south of Crosburn House), as this site had already been granted planning permission on 14 June 2005.
3. The Members stated the proposed access is not suitable.
4. The Members stated that the proposed access would cause annoyance to No. 42 Main Road (located directly north of the proposed driveway) through increased traffic using the proposed driveway to the proposed development.
5. The Members stated that the proposed repositioning of the driveway to the proposed development would have a detrimental impact on Crosburn House (the applicant's property) through increased traffic using the proposed driveway to the proposed development.
6. The Members stated that the proposed repositioning of the driveway to the proposed development would have a detrimental impact on Crosburn House (the applicants' property) both for the existing and future occupants.

I would like to respond to the above Members opinions as follows:

1. I agree that the proposed use of the land is acceptable.
2. a) I am not legally able to provide access to the proposed development to the rear of Crosburn House via Dysart Farm due to my contractual obligations to the joint applicants; Kean Construction Ltd.
  - b) Even if I was legally able to provide access to the proposed development to the rear of Crosburn House via Dysart Farm, this would not be possible as the plan for Dysart Farm (S05/0480/55 approved 14 June 2005) does not provide for access through to Crosburn House (see fig. 1). I am advised that work on the Dysart Farm development is due to commence imminently.
3. The proposed driveway is in accordance with the Highways Authority regulations in all respects.
4. As you are aware, Mrs Garside (owner occupier of No. 42) has already written to you to confirm that she is highly supportive of the proposed development. The proposals that we have made in respect of No. 42 will have a significant positive effect for the current and future owners of this property in respect of increased value, improved privacy and providing for the first time, a secure external access from front to rear garden.
5. As both the owner and occupier of Crosburn House I have not and will not raise any objections to the proposed development. Moreover, I believe that remodelling the existing driveway presents an excellent opportunity to hugely improve the area that currently lies between Crosburn House and No. 42 Main Road. (See full explanation in section 6 below).

6. a) Currently, there is approximately 9 metres of separation between the main north elevation of Crosburn House and the south elevation of No. 42 Main Road. The existing driveway that passes between the two properties is approximately 4 metres wide and butts up to the south elevation of No. 42 Main Road. This leaves approximately 5 metres of land between the north elevation of Crosburn House and the southern edge of the driveway. This 'buffer' of land is very poorly utilised being sporadically populated with large bushes that take up all of this space and light but provide little or no amenity to Crosburn House or provide any separation between the two properties. (see fig. 2)
- b) Having discussed the Members reasons for wishing to refuse the application with Mrs Garside of 42 Main Road, she has expressed to me her deep disappointment. In an attempt to assist in gaining an approval for the proposed development she has offered to reduce the amount of land we had agreed for her property enhancement from 2 metres to 1.5 metres. This brings the proposed driveway a further 0.5 metres away from Crosburn House. She has advised me that she will be writing to the Development Control Manager under separate cover to restate her support.
- c) The proposal therefore, is to move the existing driveway away from No. 42 Main Road by 1.5 metres to provide the benefits to this property as discussed in section 4. This remodelling will still provide almost 3.5 metres (over 11 feet) of 'buffer' land between the north elevation of Crosburn House and the southern edge of the new driveway. This will allow the existing overgrown bushes and shrubs to be cleared from this area and therefore vastly improve the daylight amenity in this area. I further propose to construct a new 1.8 metre high wall along the southern edge of the new driveway to provide a new and safe amenity area for Crosburn House. Furthermore, this new wall will provide, for the first time, a very fitting division between two properties of very different character. I further propose that this wall be constructed in a style and of materials that are sympathetic to the architectural aesthetic of Crosburn House. Possibly by using the bricks from the existing garden wall that we have sought permission to remove. This new wall would run parallel to the north elevation of Crosburn House from the existing garage block to the front (west) elevation of Crosburn House. From that point to the frontage railings, a new leylandii hedge (as exists at present) will be planted. (see fig. 3)
- d) I strongly believe that the proposals detailed above will provide a new and secure amenity area at the north elevation of Crosburn House for both the existing and any future owners.

I am certain that with the assistance and support of the SKDC Planning and Conservation department, the integrity and amenity of this area of Crosburn House will only be maintained but greatly improved."

Under the provisions of the Council's Constitution Members of the Committee that voted in favour of refusal are required to give their reasons for refusal. These are as follows:

- The proposed re-alignment of the access track will run too close to Crosburn House where a side door exists that would be detrimental to the amenities of future occupiers of the dwelling.
- Previous reason for refusal (relating to the access arrangements) has not been addressed by the proposed modifications.
- Unacceptable and convoluted access arrangement.

- Issued raised by the Parish Council have not been satisfactorily dealt with. The parish raised concerns over the following issues:
  1. Infrastructure problems within the village relating to drainage, education and the doctors surgery.
  2. 3 storey properties would encroach on the privacy of adjacent properties.
  3. Do not accept that the site is previously developed (i.e. brownfield).

Additionally, Members have confirmed that there is not an objection in principle to the development of the land at the rear if an alternative, and acceptable, access arrangement can be negotiated.

### **Comments of the Development Control Services Manager**

As Members will be aware the Planning Act places the following statutory requirement on the decision making body in reaching decisions on planning applications:

“If regard is to be held to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”. Section 38(6) Planning and Compulsory Purchase Act 2004.

The issues raised by Members above are legitimate concerns that relate to policies contained within the development plan and are material planning considerations. The 2 applicable policies are H6 and EN1 of the South Kesteven Local Plan 1995. Policy H6 allows for windfall developments within towns and villages. In determining whether such developments are acceptable a number of criteria have to be met including, inter alia, the impact of the development on the community and its local environment and the provision of a satisfactory access. From the information provided to me by Members it is clear that a degree of conflict could be identified with this policy. On the other hand Policy EN1 is less helpful to Members concerns. This policy is aimed at providing protection and enhancement to the environment but does not make specific reference to the primary issues of concern. However, amongst the determining criteria for this policy, it states that new development proposals need to avoid pollution to their surroundings by virtue of noise.

The issues raised by the Parish Council are, in my opinion, more clear-cut and I would advise against refusing planning permission on these grounds for the following reasons. There are no objections raised from the statutory consultees regarding drainage, education or health care provision. It is my opinion that the siting of the proposed dwellings provides adequate separation from adjacent properties and will not result in any unacceptable overlooking. Finally, this site is currently residential garden land and as such falls within the statutory definition of previously developed land (PPG3 Annex C).

As will all development proposals it is necessary to weigh up all the material considerations and ascribe the appropriate weight to each factor. The primary area of concern for the first proposal was the detrimental affect upon the living conditions of 42 Main Road. It is my opinion that this issue has now been largely overcome by the realignment of the access drive. As a consequence of this amendment the driveway is now 2 metres closer to the host property, which in Members, has resulted in harm arising to the occupiers of that property.

It is accepted that this is a finely balanced consideration. However, it needs to be noted that there are differences between the impacts on 42 Main Street as identified in the first application and those arising from the current proposal on Crosburn House. The first application detailed the shared driveway running along the gable wall of number 2 and the whole of the front and rear garden. This issue has now been largely overcome by the realignment of the access. I accept that revised access is closer to Crosburn House than before but the distance from the side of the house

is similar to that proposed for number 42 (minimum of 2 metres). Additionally the rear garden of Crosburn House is unaffected by this proposal as it is located behind a range of existing outbuildings. It is therefore my opinion that if there is no longer harm being identified to the occupiers of 42 Main Street then a similar conclusion should be reached for the occupiers of Crosburn House.

It should be noted that the applicant has offered to make a further amendment to the scheme in an attempt to allay the fears of Members. It will be noted that as a compromise the applicant is now proposing to move the access a further ½ metre away from Crosburn House and to construct a new boundary wall along the southern side of the proposed access. In light of this Members are asked to consider the relative merits of this alternative.

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Applicant	<b>T Balfé Construction Ltd</b> Richmond House, Brant Road, Fulbeck, Grantham, NG32 3JF
Agent	Oglesby & Limb Ltd The Coach House, 67, London Road, Newark, Notts, NG24 1RZ
<b>Proposal</b>	<b>Residential Development</b>
<b>Location</b>	<b>The Pallett Yard, Dallygate, Great Ponton</b>

<b><u>Site Details</u></b> <b>Parish(es)</b>	<b>Great Ponton</b> Public footpath adjoins site Unclassified road Demolition of any building - BR1 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 site is located adjacent to the A1 on the south side of its junction with Dallygate. The application relates to a 0.296 hectare area of land presently occupied by a derelict industrial building associated with the site's former use as a pallet business.

The site is basically level but elevated above land to the east.

### **Site History**

Outline planning permission was granted under S04/0654 in June 2004. Under this application the location and details of the access of Dallygate was established. The existing access off the A1 trunk road would be permanently stopped up.

A full planning application was submitted in July 2005 but subsequently withdrawn.

### **The Proposal**

The application proposes the erection of 14 terraced two storey properties set out in a U-shaped arrangement of three blocks bordering Dallygate, the A1 and the southern boundary adjacent to the public house. The access, ten car parking spaces and a screen of landscaping would occupy the eastern portion of the site.

### **Policy Considerations**

Policies EN1 and H7 of the South Kesteven Local Plan allow for the redevelopment of existing buildings and the improvement of derelict, degraded and underused land.

## **Statutory Consultations**

Parish Council:

1. Concern regarding height of gable ends for Plots 10-14. Dormer-type properties more suitable. Would block out light from rear of the lower properties on Archers Way.
2. Site levels.
3. Surface water.
4. Shrubs/trees along eastern boundary. Query maintenance/height.
5. Acoustic barrier – appearance.
6. Welcome development, but because of prominent position at entry to village need to make sure it is an asset.

Local Highway Authority: Comments awaited.

Highways Agency: Requests condition be attached – see below.

Environmental Health: Request standard condition J9 – Protection of buildings from noise.

## **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 R Alderton, 3 Archers Way, Great Ponton.
2. Mr & Mrs D Rawding, Clematis, Archers Way.
3. D & A Happs, Fiddlers Rest, Dallygate.

The following points have been raised:

1. Still unhappy with point of access.
2. Vehicles come off A1 at 70 mph on 2 wheels into line of oncoming traffic.
3. Concern regarding height of Plots 10-14. Loss of privacy/sunlight. Is builder lowering site? Prefer bungalows/chalets.
4. Will eastern boundary have sufficient barriers to prevent cars accidentally coming over, because forklift truck and pallets have fallen into our garden? Headlights shine into our rooms.
5. Height of fence/type of shrubs and trees?
6. Is surface drainage system adequate?

## **Planning Panel Comments**

Development Control Services Manager to determine subject to conditions.

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

1. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
2. Before the development is commenced a scheme for the protection of the proposed dwellings from noise from the adjacent A1 Trunk Road shall be submitted to and approved by the district planning authority. All works which form part of the approved scheme shall be completed before any of the permitted dwellings are occupied.
3. A scheme showing raised kerbs along the eastern edge of the car parking block 19-28 shall be submitted to and approved by the district planning authority prior to the commencement of the development.
4. Development shall not commence unless and until the existing access has been closed off and a new access has been constructed and reinstated on Dallygate as shown on drawing A0342-15, to the satisfaction of the local planning authority in consultation with the Highways Agency.

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

1. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policy/ies EN1 and H7 of the South Kesteven Local Plan.
2. In the interests of the amenities of the occupiers of the proposed dwelling and in accordance with Policy/ies EN1 and H7 of the South Kesteven Local Plan.
3. To prevent cars over-running into the gardens to the east.
4. To ensure that the A1 trunk road continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980 by minimising disruption on the trunk road resulting from traffic entering and emerging from the application site and in the interests of road safety.

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. The highway proposals associated with this consent involve works within the public highway, which is land over which the applicant has no control. The Highways Agency therefore requires you to enter into a suitable legal agreement to cover the design and construction of the works. Please contact the Highways Agency at an early stage to discuss the details of the highways agreement.



Applicant	<b>Persimmon Homes (EM) Ltd</b> Persimmon House, Peterborough Business Park, 19, Commerce Road, Lynch Wood, Peterborough, PE2 6LR
Agent	
<b>Proposal</b>	<b>24 dwellings, access &amp; public open space</b>
<b>Location</b>	<b>Land At Crystal Motors, Barrowby Road, Grantham</b>

<b>Site Details</b>	
<b>Parish(es)</b>	<b>Grantham</b> A Class Road Demolition of any building - BR1 Radon Area - Protection required Airfield Zone - No consultation required Drainage - Lincs

## **REPORT**

### **The Site and its Surroundings**

The application site is located to the south side of Barrowby Road and is currently occupied with numerous buildings relating to the existing car garage – Crystals of Grantham (Nissan). The main showroom and workshop building is located towards the front of the site and other associated buildings are located more towards the centre of the site. Other areas are used for hardstanding or parking.

The site is long and narrow with the road frontage width being 60m and the length of the site extending to over 160m. The site levels drop over 5m over the entire length of the site. The site measures 0.8ha in overall area.

The site is surrounded by residential properties fronting Barrowby Road, Blackburn Close and Manchester Way of which there is a general mix of house types including bungalows, terraced properties and 1980s detached dwellings. It could be argued that the existing use of the land is incompatible with the surrounding development and the road frontage building is incongruous in the street scene in general.

### **Site History**

There is no planning history to the site that is relevant to this application.

### **The Proposal**

Consent is sought for the residential development of the site to allow for 24 dwellings. The development comprises of 2 and 3-storey dwellings arranged either side of a central access road. The dwellings in the lower (south) section of the site will be accessed via a private drive with plots 12, 13 and 16 having elevations facing over an area of public open space.

The central third of the site will be raised land to account for levels difference across the site, the maximum height increase of which will be around 1.4m.

The dwellings are primarily road frontage, including the 4 dwellings to Barrowby Road, and utilise parking court/garage areas to the rear to maintain a strong street scene frontage within the site.

The planning authority is currently in discussion with the applicants to amend the development within certain areas (plots 1, 9, 10 and 11) where there are concerns that the development would impose/impact on the existing dwellings that adjoin the site. Amended details are currently awaited on this issue and are expected prior to the Committee date.

## **Planning Considerations**

### **National Policy**

PPG3 – Housing. The development would be in accordance with this national planning guidance as it would form a brownfield development within an urban area, and would meet the (minimum) density requirement of 30 dwellings per hectare.

### **Lincolnshire Structure Plan**

Policy S2 – The development would be in accordance with this policy as the site is within the urban area and is well served by public transport and local facilities.

Policy H2 – Seeks the provision of a percentage of new housing on previously developed land.

Policy H3 – Seeks the provision of ‘affordable’ housing within new development in accordance with up to date housing needs assessments.

### **South Kesteven Local Plan**

Policy H6 – Allows for development that (inter alia) has no resultant impact on the form, character and appearance of the settlement.

Policy EN1 – Allows for development that (inter alia) reflects the general character of the area through layout, siting, design and materials.

## **Planning Gain**

The Applicants are aware that a Section 106 Agreement is required for the provision of affordable housing, a financial contribution towards County Council education and for the provision and maintenance of the area of public open space. Negotiations are underway with the Applicants on all of these issues but it is acknowledged that the site will have exceptional development costs that may result in a reduction in the levels of planning gain that can be reasonably sought.

## **Statutory Consultations**

Local Highway Authority: Have requested further information/details relating to footways, visibility splays and the provision of a design statement as, at present, the development does not accord with the Design Guide for Residential Areas and DB32. These details have been requested and are currently awaited.

Grantham Civic Society:

Our main concern is the still further overloading this development will place on the Town’s overstretched infrastructure and facilities.

Community Archaeologist: No objections.

Environment Agency: No comments made.

Lincolnshire County Council: Require an educational contribution of £73,545.

### **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. S Pearce, 219 Barrowby Road.
2. A Brown, 11 Blackburn Close.
3. E Chamberlain, 241 Barrowby Road.
4. Mr & Mrs Mendham, 229 Barrowby Road.
5. Mrs Mendham, The Annexe, 229 Barrowby Road.
6. Mr & Mrs Harper, 12 Blackburn Close.
7. A Graham, 18 Blackburn Close.
8. Mr & Mrs Reardon, 215 Barrowby Road.
9. Mr & Mrs Moss, 201 Barrowby Road.

The following comments were made:

- a) Overlooking and loss of privacy.
- b) Increase in vehicular movements and pollution.
- c) 24 hour usage of the site as opposed to current working hours (unrestricted).
- d) Increase in on-street parking, no parking provision made for existing terraced dwellings.
- e) Noise and disturbance during construction works.
- f) Height of dwellings in proximity to adjacent dwellings, bungalows and garden areas.
- g) Development not in keeping with surrounding dwellings.
- h) Concern over public access via existing public footpath.
- i) Loss of hedges and land retaining features.
- j) Pumping station will be required – noise and disturbance.

### **Planning Panel Comments**

27 September 2005 – Deferred for a site visit and Committee determination.

### **Applicants Submissions**

None.

### **Conclusions**

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 3 and Policies H6 and EN1 of the South Kesteven Local Plan. The issues relating to overlooking/privacy, visual impact, noise and disturbance, traffic, pedestrian access and loss of landscaping 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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.
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. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
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. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.
7. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
8. This consent relates to the application as amended by \*\*\* received on \*\*\*.

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/ies EN1 of the South Kesteven Local Plan.
3. 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 Policy/ies EN1 of the South Kesteven Local Plan.

4. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policy/ies EN1 of the South Kesteven Local Plan.
5. 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/ies EN1 of the South Kesteven Local Plan.
6. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy/ies H6 of the South Kesteven Local Plan.
7. 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/ies H6 of the South Kesteven Local Plan.
8. For the avoidance of doubt.

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.

\* \* \* \* \*

Applicant	<b>Barratt Homes</b> Barratt House, 16, Regan Way, Chilwell, Notts, NG9 6RZ
Agent	Freeth Cartwrigth LLP Cumberland Court, 80, Mount Street, Nottingham, NG1 6HH
<b>Proposal</b>	<b>Residential development</b>
<b>Location</b>	<b>Land Off Dysart Road/Autumn Park, Dysart Road, Grantham</b>

<b>Site Details</b> <b>Parish(es)</b>	<b>Grantham</b> C Class Road Radon Area - Protection required Section 106/52 applies on site H1 Housing - Grantham Airfield Zone - No consultation required Drainage - Lincs
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## **REPORT**

### **The Site and its Surroundings**

The proposed site covers an area of 3.35 hectares and is largely rectangular in shape. Access to the site would be directly from Dysart Road, at the point of an existing access, which requires appropriate improvements. The site access would then pass through an industrial area (with a large B8 warehouse to the west) after which the site opens up to an overgrown, grassed area to the north.

To the north and north west of the site are residential properties of Campbell Close, Ely Way and Chelmsford Drive respectively. Immediately to the east of the site is a dismantled rail line, which adjoins smaller industrial units contained within the Henry Bell Industrial Estate. To the east and south east of the site is industrial land and an area of (unused) open space.

The northern part of the site has been identified in the South Kesteven Local Plan, under Policy H1.7, as land suitable for residential development.

### **Site History**

Application S01/0784/35 was submitted in June of 2001 and sought full planning permission for the erection of 111 dwellings on the site. The site area for this application was slightly larger as it incorporated the land immediately to the east of the access area.

Discussions were well under way with this application and, at November 2001 the following requirements were sought:

- An educational contribution of over £150,000.
- The provision of adequate open space within the site and financial contributions towards the provision of play equipment and subsequent maintenance.
- The provision of affordable housing at 25-30% of the total number of dwellings to be provided.
- Amendments to the proposed access in accordance with the requests of the Highway Authority.

On 21 October 2004 the application was filed away as there was no further action made to address the requirements raised by the Planning Authority.

On the same date a fresh Outline Planning Application was registered for the residential development of the site, under application S04/1610/35. As part of that application the following information was provided:

- A Planning Statement
- A draft Section 106 Agreement
- An Ecological Survey Report
- A Flood Risk Assessment
- A Geo-Environmental Report
- A Transport Assessment

The site was identified in the Planning Authority's 'Urban Capacity Study' as brownfield/under-used land that would be suitable for residential development. It was, therefore, considered that outline planning permission be granted and, following the formulation of the required Section 106 Agreement, outline planning permission was approved on 3 May 2005.

### **The Proposal**

Consent is sought for the erection of 166 residential units on the overall site. 82 of the units would be dwellings (detached, semi-detached or terraced) and the remaining 84 would take the form of grouped flats. A general mix of house types is proposed with 2 and 3-storey dwellings and 3-storey flats with associated parking court areas.

The site is lower than the existing residential development that fronts Chelmsford Drive and Ely Way and sectional drawings have been provided to show that the proposed dwellings will have no resulting impact on the adjacent existing properties. In addition to the above the applicants have carefully designed the site layout to ensure that the larger/3-storey dwellings and flats are positioned where the site boundaries adjoin the open space or industrial land.

A large area of public open space is to be provided at the entrance into the site in accordance with the provisions of the S106 Agreement on the Outline Planning Permission.

### **Policy Considerations**

#### **National Policy**

PPG3 – Promotes the redevelopment of underused land (as opposed to 'greenfield' sites) and advises against maximising development in sustainable locations – which this site clearly is.

#### **Lincolnshire Structure Plan**

Policy S2 – The development would be in accordance with this policy as the site is within the urban area and is well served by public transport and local facilities.

Policy H2 – Seeks the provision of a percentage of new housing on previously developed land.

Policy H3 – Seeks a density of new housing development to achieve an average of 30 dwellings per hectare. The development of this urban site would achieve just under 50 dwellings to the hectare.

## South Kesteven Local Plan

Policy H6 – Allows for development that (inter alia) has no resultant impact on the form, character and appearance of the settlement.

Policy EN1 – Allows for development that (inter alia) reflects the general character of the area through layout, siting, design and materials.

## **Planning Gain**

A Section 106 Agreement is already in existence for this site, as part of the outline planning approval, and provides for the provision and maintenance of the areas of public open space, the associated play equipment (LEAP) and a financial contribution for highway improvements.

## **Statutory Consultations**

Local Highway Authority: Amended details have been requested to show a varied surface material to one of the main turning areas.

Community Archaeologist: Request Note to Applicant – ARC1.

Environment Agency: Comments requested by 20 October 2005.

Lincs Police Architectural Liaison Officer:

### Lighting

Before the development is brought into use, the car parking courts and private roads shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

### Landscaping

Any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres, thereby maintaining a clear field of vision around the development. Trees when fully grown should not mask any lighting columns or become climbing aids.

### Rear gardens – defensible space

All rear access gates to the individual plots should be fitted with a minimum-security standard of a slide bolt with the provision for a locking device.

### Access control

It is recommended that the communal entrance door of the flats be fitted with an access control system with an electronic lock release. This would reduce the possibility of unauthorised persons and help to reduce the possible fear of crime for the occupiers.

Asset and Facilities Management:

The culverted Barrowby Stream crosses the site en route to joining the Mowbeck, and ultimately the Witham. The Environment Agency is in the process of enmaining Barrowby Stream and will almost certainly wish to comment on the application. The culvert itself, it is

suspected, is in poor condition, and the EA may request conditions imposed – possibly improvements, and probably an easement for access.

Arboriculturalist: Comments on the landscaping scheme currently awaited.

### **Representations as a result of publicity**

None.

### **Planning Panel Comments**

27 September 2005 – The application be considered by the Development Control Committee.

### **Applicants Submissions**

A 'Planning Statement' was submitted as part of the planning application. The majority of information contained within the statement has already been referred to in this report. The conclusions of the report are as follows:

It is considered that the proposals conform with the relevant Development Plan policy considerations and will provide an opportunity to develop underused Brownfield land for housing which is in accordance with National Policy Guidance.

The proposal provides the necessary public open space provision as identified in the s106 agreement.

The scheme provides a mix of housing types and styles to both provide for a range of housing needs and to create an attractive environment for future residents.

The landscaping scheme seeks to both enhance the appearance of the development and provide a screen to surrounding residential and commercial industrial uses.

Access is agreed and the highway layout is in accordance with the County Council's recommendations.

### **Conclusions**

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Note 3, Policies S2, H2 and H3 of the Lincolnshire County Structure Plan and Policies H6 and EN1 of the South Kesteven Local Plan. There are no material considerations that indicate against the proposal though conditions have been attached.

**RECOMMENDATION:** That subject to the resolution of the Highway issues and subject to no adverse comments from the Environment Agency or the Arboriculturalist, the development be Approved subject to condition(s)

1. 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.

2. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.
3. This consent relates to the application as amended by \*\*\* received on \*\*\*.
4. Before the development is brought into use, the private driveway shall be provided with lighting (to meet BS 1549 pt.9 - 1996) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

1. 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.
2. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy H6 of the South Kesteven Local Plan.
3. For the avoidance of doubt.
4. The building makes an important contribution to the character and appearance of the locality and the removal of the building would detract from the appearance and amenities of the area and in accordance with Policy H6 of the South Kesteven Local Plan.

Note(s) to Applicant

1. Your attention is drawn to the enclosed Planning Guidance Note No 1 entitled 'Archaeology and Your Development'.
2. Your attention is drawn to the conditions imposed on the outline planning permission S04/1610/35, as approved on 3 May 2005, which remain relevant in this instance.
3. The comments of the Police Architectural Liaison Officer are enclosed for your attention.
4. 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

25 OCTOBER 2005

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### 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, 57 in total, is a slight increase since the previous Committee (52 applications listed).

#### **TABLE 2**                    **Applications dealt with under delegated powers from 12 - 30 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.

#### **TABLE 4**                    **Summary of DETR statistical returns**

This table contains a summary of the statistics required to be submitted by the Council to the DETR on a quarterly basis (PS1 and PS2 returns).

**DEVELOPMENT CONTROL SERVICES**

**Applications not determined within the 8 week statutory period**

Report No: 14/05

Date Prepared: 10 October 2005

No of applications over 8 weeks: 57

**NORTH RURAL**

**S05/0979/21/KJC**

Date registered:

18-Jul-2005

No of days: 84

**A Swallow**

Create vehicular access, alter existing access to garage & re-roof garage

34, Main Street, Claypole

Reason for non-determination:

To be determined along with listed building consent application S05/LB/6472/21

**S05/0990/21/KJC**

Date registered:

19-Jul-2005

No of days: 83

**Pacey Construction**

Erection of five new cottages

Chapel Lane, Claypole

Reason for non-determination:

Chairman and Vice Chairman to approve subject to S106 agreement

**S05/1030/57/KJC**

Date registered:

27-Jul-2005

No of days: 75

**Mr M Dossa**

Extension to provide additional bedrooms

The Olde Barn Hotel, Toll Bar Road, Marston

Reason for non-determination:

Awaiting revised car parking details

**S05/1044/11/MH**

Date registered:

29-Jul-2005

No of days: 73

**Lord Jamie Netherthorpe**

Formation of dormer window

Boothby Hall, Main Street, Boothby Pagnell

Reason for non-determination:

Awaiting comments of Historic Buildings Adviser on amended details

**S05/1081/22/EAB**

Date registered:

08-Aug-2005

No of days: 63

**Mr A G White**

Proposed right turn junction & new access

Sir Isaac Newton Business Park, Part OS 0062, Bourne Road, Colsterworth

Reason for non-determination:

Awaiting clearance from Local Highway Authority

**S05/1083/61/MH**

Date registered:  
08-Aug-2005  
No of days: 63

**Hardys & Hansons plc**

Provision of lighting to car park  
Fox & Hounds, Grantham Road, Old Somerby  
Reason for non-determination:  
Awaiting comments from Environmental Health

**S05/1099/41/KJC**

Date registered:  
10-Aug-2005  
No of days: 61

**Mr & Mrs M Parker**

Rear extension to dwelling  
8, Pond Street, Harlaxton  
Reason for non-determination:  
Amended plans re dormers being considered

**S05/1108/55/MH**

Date registered:  
11-Aug-2005  
No of days: 60

**Ablehomes Ltd**

Erection of three bungalows  
R/o Farbrooke, Main Road, Long Bennington  
Reason for non-determination:  
Awaiting drainage details

**S05/1123/02/KJC**

Date registered:  
15-Aug-2005  
No of days: 56

**Mr & Mrs D Elmes**

Demolition of existing dwelling and erection of detached dwelling  
10, West View, Ancaster  
Reason for non-determination:  
Awaiting site visit requested by Panel

**S05/LB/6449/11/MH**

Date registered:  
29-Jul-2005  
No of days: 73

**Lord Jamie Netherthorpe**

Formation of dormer window, alterations to rainwater goods and re-roofing  
Boothby Hall, Main Street, Boothby Pagnell  
Reason for non-determination:  
Awaiting comments of Historic Buildings Adviser on amended details

NORTH URBAN
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**S02/0154/35/RWE**

Date registered:  
05-Feb-2002  
No of days: 1343

**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: 1175

**SKDC - Property Services**

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

**S03/0990/35/RWE**

Date registered:  
22-Jul-2003  
No of days: 811

**R Elvin**

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

**S03/1112/35/MH**

Date registered:  
14-Aug-2003  
No of days: 788

**Mr & Mrs D Balderson**

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

**S03/1189/35/PJM**

Date registered:  
03-Sep-2003  
No of days: 768

**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: 768

**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: 768

**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: 362

**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: 341

**Lindpet Properties**

Conversion of outbuilding to two mews cottages and erection of four flats  
Granby Mews, Conduit Lane, Grantham  
Reason for non-determination:  
Awaiting withdrawal pending new submission

**S04/LB/6309/35/MH**

Date registered:  
03-Nov-2004  
No of days: 341

**Lindpet Properties Ltd**

Conversion of outbuilding to two mews cottages  
Granby Mews, Conduit Lane, Grantham  
Reason for non-determination:  
Awaiting withdrawal pending new submission

**S05/0220/35/MH**

Date registered:  
18-Feb-2005  
No of days: 234

**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: 164

**Twyford Properties Ltd**

Residential development (10 dwellings)  
R/o 6 And 16, New Beacon Road, Grantham  
Reason for non-determination:  
Awaiting comments from Environment Agency on Flood Risk Assessment

**S05/0788/35/KJC**

Date registered:  
09-Jun-2005  
No of days: 123

**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: 116

**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: 116

**Mr C Harvey & Mrs J Geraghty**

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

**S05/0938/54/KJC**

Date registered:  
11-Jul-2005  
No of days: 91

**Physee Limited**

Change of use from industrial unit to gymnasium  
UNIT 2, Withambrook Park Industrial Estate, Grantham  
Reason for non-determination:  
Requested withdrawal or refused

**S05/LB/6413/06/KJC**

Date registered:  
23-May-2005  
No of days: 140

**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: 1060

### **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

### **S04/1509/75/IVW**

Date registered:  
04-Oct-2004  
No of days: 371

### **The Proprietor**

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

### **S04/1819/76/KJC**

Date registered:  
07-Dec-2004  
No of days: 307

### **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: 293

### **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: 180

### **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: 153

### **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: 144

### **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: 129

**Mears Motors Limited**

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

**S05/0855/23/MS**

Date registered:  
22-Jun-2005  
No of days: 110

**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

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

Date registered:  
31-Oct-2000  
No of days: 1805

**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: 979

**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: 878

**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: 930

**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: 852

**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: 766

**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: 665

**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: 766

**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: 383

**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: 381

**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: 314

**Wilcox Body Trailers**

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

**S04/LB/6323/12/MS**

Date registered:  
30-Nov-2004  
No of days: 314

**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: 243

**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: 242

**Croft Commercial Developments Limited**

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

**S05/0878/12/MS**

Date registered:  
28-Jun-2005  
No of days: 104

**Stepnell Limited**

Construction of 45 flats for persons requiring elements of care and ancillary works  
Johnson Bros Ltd, Manning Road, Bourne  
Reason for non-determination:  
Further consultation required

**S05/1004/69/JJ**

Date registered:  
25-Jul-2005  
No of days: 77

**Mr M Germany**

Two storey side extension  
30, Cromarty Road, Stamford  
Reason for non-determination:  
Awaiting expiry of statutory 21 day period

**S05/1024/69/IVW**

Date registered:  
27-Jul-2005  
No of days: 75

**Mr M Thurlby**

Erection of entrance gates  
The Crown Hotel, All Saints Place, Stamford  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to S05/LB/6447 being granted

**S05/1106/69/JJ**

Date registered:  
11-Aug-2005  
No of days: 60

**Mr & Mrs R Mitchell**

Two storey side and rear extension  
5, Caithness Road, Stamford  
Reason for non-determination:  
Awaiting amended plans

**S05/CA/6445/12/JJ**

Date registered:  
27-Jul-2005  
No of days: 75

**Mr M Thurlby**

Demolition of buildings within the Conservation Area  
32, North Street, Bourne  
Reason for non-determination:  
Awaiting determination of planning application

**S05/LB/6364/69/IVW**

Date registered:  
10-Feb-2005  
No of days: 242

**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/6447/69/IVW**

Date registered:  
27-Jul-2005  
No of days: 75

**Mr M Thurlby**

Erection of entrance gates  
The Crown Hotel, All Saints Place, Stamford  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to clearance from the Secretary of State

APPLICATIONS DECIDED UNDER DELEGATED POWERS  
FROM 12 - 30 SEPTEMBER 2005

S03/1626/69

Applicant: Ms A Newcombe Taylor & Ms G Brennan  
Proposal: Non illuminated fascia and hanging sign  
Location: 5, St. Marys Hill, Stamford  
Decision: Withdrawn - 21 September 2005

S03/LB/6138/69

Applicant: Ms A Newcombe Taylor & Ms G Brennan  
Proposal: Alteration of listed building (signage)  
Location: 5, St. Marys Hill, Stamford  
Decision: Withdrawn - 21 September 2005

S04/0048/12

Applicant: South Kesteven District Council  
Proposal: Erection of public toilets  
Location: Car Park East Of Burghley Street, Bourne  
Decision: Withdrawn - 20 September 2005

S04/1548/35

Applicant: Colas Ltd  
Proposal: Siting of 10 no. caravans for temporary workforce accommodation  
Location: Colas Ltd, Dysart Road, Grantham  
Decision: Withdrawn - 23 September 2005

S04/1723/69

Applicant: Matthew Turner  
Proposal: Extension above and rear of garage  
Location: 18, Lyndon Way, Stamford  
Decision: Approved conditionally - 13 September 2005  
\* **DCSM authorised by Panel to determine**

S05/0440/69

Applicant: J & S Hospitality  
Proposal: Change of use to Class A3 restaurant  
Location: R/o 3, Ironmonger Street, Stamford  
Decision: Withdrawn - 21 September 2005

S05/0648/02

Applicant: Mr & Mrs M Pickard  
Proposal: Alterations to form garage and extension  
Location: 63, Ermine Street, Ancaster  
Decision: Approved conditionally - 14 September 2005  
\* **DCSM authorised by Panel to determine**

S05/0811/69

Applicant: Mr Philip S Heath  
Proposal: Erection of eco-friendly dwellinghouse  
Location: Adj Freemans Cottages, Melancholy Walk, Stamford  
Decision: Refused - 22 September 2005

**S05/0925/56**

Applicant: Mr B Cleminson  
Proposal: Construction of 12 dwellings and ancillary works  
Location: R/o Post Office, Church Street, Market Deeping  
Decision: Refused - 22 September 2005  
**\* DCSM authorised by Panel to determine**

**S05/0935/16**

Applicant: Mr R Tinsley  
Proposal: Variation of condition 3 on planning permission  
S03/0261/16 (roof materials)  
Location: Adj New Wood Cottage, Holywell  
Decision: Withdrawn - 23 September 2005

**S05/0988/12**

Applicant: JEDA/RBS & Wherry & Sons Ltd  
Proposal: Demolition & replacement with leisure & industrial units &  
new access  
Location: Cherry Holt Road, Bourne  
Decision: Withdrawn - 12 September 2005

**S05/1002/54**

Applicant: Mr & Mrs N Podam  
Proposal: Two storey side extension  
Location: 9, Seventh Avenue, Grantham  
Decision: Approved conditionally - 12 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 - 27 September 2005

**S05/1006/69**

Applicant: Mr & Mrs J Hanwell  
Proposal: Ground and first floor extension  
Location: 11, Newham Road, Stamford  
Decision: Approved conditionally - 14 September 2005

**S05/1009/43**

Applicant: Mr & Mrs M Paske  
Proposal: Change of Use of barns to 4 holiday units, vehicular access  
& erection of garage/store  
Location: Manor House, Main Street, Honington  
Decision: Approved conditionally - 14 September 2005  
**\* DCSM authorised by Panel to determine**

**S05/1010/02**

Applicant: Mr Mick Garwood  
Proposal: Erection of dwelling  
Location: Ancaster Service Station, Willoughby Road, Ancaster  
Decision: Refused - 13 September 2005  
**\* DCSM authorised by Panel to determine**

**S05/1018/69**

Applicant: Charles Wells Ltd  
Proposal: Fascia sign and amenity board  
Location: Dolphin Inn, East Street, Stamford  
Decision: Approved conditionally - 15 September 2005

**S05/1021/56**

Applicant: Mr & Mrs A Kent  
Proposal: First floor extension  
Location: 113, Thackers Way, Market Deeping  
Decision: Approved conditionally - 13 September 2005

**S05/1022/68**

Applicant: Mr & Mrs Neaves  
Proposal: Resite door from north to west elevation & additional porch  
Location: Priory Cottage, 26, Water Lane, South Witham  
Decision: Approved conditionally - 13 September 2005

**S05/1025/35**

Applicant: Mrs L Edwards  
Proposal: Formation of dropped kerb  
Location: 23, South Parade, Grantham  
Decision: Refused - 20 September 2005

**S05/1026/20**

Applicant: Mr & Mrs Pinfold  
Proposal: Ground floor and first floor extension and conservatory to rear  
Location: 3, Gorse Hill Lane, Caythorpe  
Decision: Approved conditionally - 19 September 2005

**S05/1033/58**

Applicant: B Corr  
Proposal: Erection of bungalow and garage  
Location: Land Adjacent, 37, Haconby Lane, Morton  
Decision: Withdrawn - 14 September 2005  
**\* DCSM authorised by Panel to determine**

**S05/1036/23**

Applicant: Mr & Mrs M Adams  
Proposal: Erection of dwellinghouse and garage (renewal)  
Location: Plot 1, St. Johns Drive, Corby Glen  
Decision: Approved conditionally - 15 September 2005

**S05/1037/56**

Applicant: P K Dale  
Proposal: Replace flat roof to garage with pitched tiled roof  
Location: 29, Towngate West, Market Deeping  
Decision: Approved conditionally - 14 September 2005

**S05/1038/12**

Applicant: Sally Lewis  
Proposal: Coffee shop within existing furniture/antique shop  
Location: 2a, Willoughby Road, Bourne  
Decision: Approved conditionally - 15 September 2005

**S05/1040/12**

Applicant: Mr P A P Barford  
Proposal: Erection of dwelling and integral garage  
Location: Plot 1, R/o 22a & 22b Austerby, Bourne  
Decision: Approved conditionally - 29 September 2005

**S05/1042/12**

Applicant: Mr & Mrs A Beacroft  
Proposal: External staircase and new opening  
Location: 14, Gilpin Close, Bourne  
Decision: Approved conditionally - 26 September 2005

**S05/1050/58**

Applicant: A Mason & N Newton  
Proposal: Extra velux window to front elevation  
Location: 22, Bourne Road, Morton  
Decision: Approved conditionally - 26 September 2005

**S05/1052/69**

Applicant: Intervaria (UK) Limited  
Proposal: Change of use from A2 (banks, building societies) to A1 (retail, warehousing)  
Location: 4, Silver Lane, Stamford  
Decision: Approved conditionally - 16 September 2005

**S05/1053/54**

Applicant: Mr C King  
Proposal: Extension to dwelling and erection of garage  
Location: 4, Montrose Close, Grantham  
Decision: Approved conditionally - 14 September 2005

**S05/1054/55**

Applicant: Mr & Mrs K Broxholme  
Proposal: Extension to existing garage to form annexe  
Location: 6, Church Lane, Long Bennington  
Decision: Approved conditionally - 22 September 2005

**S05/1055/41**

Applicant: Mr K J Lawry  
Proposal: Provision of two 1200 litre LPG tanks  
Location: St Mary & St Peter's Church, Church Street, Harlaxton  
Decision: Approved conditionally - 21 September 2005

**S05/1056/56**

Applicant: Mr P Lomax  
Proposal: Single storey side extension  
Location: 4, Godsey Crescent, Market Deeping  
Decision: Approved conditionally - 20 September 2005

**S05/1057/46**

Applicant: Mr & Mrs I Tyler  
Proposal: Siting of oil storage tank  
Location: Eastern House, Lower Road, Hough-on-the-hill  
Decision: Approved conditionally - 23 September 2005

**S05/1058/50**

Applicant: Mr Rippon  
Proposal: Extension to porch with pitched roof  
Location: 36, West End, Langtoft  
Decision: Approved conditionally - 21 September 2005

**S05/1059/66**

Applicant: JWF Scott  
Proposal: Extension to agricultural building  
Location: The Old Parlour, Woolsthorpe Lane, Sedgebrook  
Decision: Approved conditionally - 19 September 2005

**S05/1060/25**

Applicant: Mr Stuart Perry  
Proposal: Erection of bungalow  
Location: Land Adjacent, 155, Eastgate, Deeping St. James  
Decision: Withdrawn - 13 September 2005

**S05/1061/25**

Applicant: Mr Doug Hunter  
Proposal: Erection of dwellinghouse  
Location: Adj 9 Swallow Walk, Deeping St. James  
Decision: Refused - 29 September 2005

**S05/1063/35**

Applicant: The John Laing Pension Trust Ltd  
Proposal: Change of use to B1 office accommodation  
Location: Unit 42, The George Shopping Centre, Grantham  
Decision: Approved conditionally - 23 September 2005

**S05/1064/12**

Applicant: Bovis Homes Ltd  
Proposal: Amended scheme layout for plots 23-49 including enlarged LEAP area  
Location: Part Zone 2, Elsea Park, Bourne  
Decision: Approved conditionally - 26 September 2005

**S05/1067/12**

Applicant: S Morley  
Proposal: Change of use from offices to massage parlour  
Location: 18, Abbey Road, Bourne  
Decision: Approved conditionally - 29 September 2005

**S05/1068/69**

Applicant: Department of Works and Pensions  
Proposal: External lettering and opening hours panel  
Location: Jobcentre, Employment Service, 13, St. Johns Street, Stamford  
Decision: Approved conditionally - 22 September 2005

**S05/1069/56**

Applicant: Oakwood Financial Services  
Proposal: Change of use from A1 (retail) to A2 (financial & professional)  
Location: 13, High Street, Market Deeping  
Decision: Approved conditionally - 27 September 2005

**S05/1070/47**

Applicant: Mrs S Brickles  
Proposal: Erection of conservatory  
Location: 4, East End, Ingoldsby  
Decision: Refused - 19 September 2005  
\* **DCSM authorised by Panel to determine**

**S05/1071/35**

Applicant: Ablehomes Ltd  
Proposal: Substitution of house types  
Location: Plots 8 & 10, Gonerby House, Gonerby Road, Grantham  
Decision: Refused - 21 September 2005

**S05/1072/35**

Applicant: R C Manton  
Proposal: Conservatory to rear elevation  
Location: 65, Melbourne Road, Grantham  
Decision: Approved conditionally - 26 September 2005

**S05/1073/35**

Applicant: Mr K Rushby  
Proposal: Two storey extension and double garage  
Location: 185, Belton Lane, Grantham  
Decision: Approved conditionally - 26 September 2005

**S05/1074/67**

Applicant: Mr C Sercombe  
Proposal: Conversion of stone building to residential bungalow  
Location: Duffins Farm, Grantham Road, Skillington  
Decision: Approved conditionally - 21 September 2005

**S05/1077/56**

Applicant: Mr M Goodwin  
Proposal: Demolition of existing sun lounge & erection of new conservatory  
Location: 35, Rockingham Close, Market Deeping  
Decision: Approved conditionally - 29 September 2005

**S05/1079/56**

Applicant: Hawthorne Homes Ltd  
Proposal: Erection of two dwellings and associated garages  
Location: 42a And 42b, Halfleet, Market Deeping  
Decision: Approved conditionally - 29 September 2005

**S05/1080/35**

Applicant: Topps Tiles  
Proposal: Provision of signage to front elevation  
Location: Topps Tiles, 56-58, London Road, Grantham  
Decision: Withdrawn - 23 September 2005

**S05/1082/26**

Applicant: Tony Ingram  
Proposal: Extension to barn annexe to provide entrance, shower room & WC.  
Location: Woodmans Cottage, Church Street, Denton  
Decision: Approved conditionally - 20 September 2005

**S05/1084/63**

Applicant: Mr & Mrs A Cole  
Proposal: Two storey side extension and mono pitch to porch roof  
Location: 6, High Street, Pointon  
Decision: Approved conditionally - 22 September 2005

**S05/1085/32**

Applicant: J L Priestley Property  
Proposal: Extensions and alterations to dwelling  
Location: 18, Spring Lane, Folkingham  
Decision: Approved conditionally - 22 September 2005

**S05/1087/58**

Applicant: Mr C A Paris  
Proposal: Erection of bungalow  
Location: 25, Bourne Road, Morton  
Decision: Refused - 29 September 2005

**S05/1089/46**

Applicant: Mr & Mrs Russell  
Proposal: Alterations and extensions  
Location: Cherry Cottage, Hough-on-the-hill  
Decision: Refused - 21 September 2005

**S05/1090/35**

Applicant: Woolworths plc  
Proposal: Two fascia badges and one projecting signs  
Location: Woolworths Plc, 46-46a-46b, High Street, Grantham  
Decision: Approved conditionally - 29 September 2005

**S05/1091/01**

Applicant: Peter B Jackson  
Proposal: Demolition of dwelling & erection of new dwelling  
Location: Spinney Cottage, Bottesford Road, Allington  
Decision: Approved conditionally - 20 September 2005

**S05/1092/69**

Applicant: Mr & Mrs Galbraith  
Proposal: Detached double garage, first floor extension, two storey and single storey extensions  
Location: Holmside, Cliff Road, Stamford  
Decision: Approved conditionally - 28 September 2005

**S05/1093/30**

Applicant: Mr & Mrs I Holdup  
Proposal: Erection of dwellinghouse and integral garage  
Location: Adj 15, Scottlethorpe Road, Edenham  
Decision: Approved conditionally - 29 September 2005

**S05/1094/12**

Applicant: Mr & Mrs N Legge  
Proposal: Conversion of garage to office and erection of link to dwelling  
Location: 64, Burghley Street, Bourne  
Decision: Approved conditionally - 26 September 2005

**S05/1097/35**

Applicant: Rochford Homes Ltd  
Proposal: Extension to approved development to provide conservatory & utility entrance room, garage & mini conservatory  
Location: The Bungalow, Gonerby Road, Gonerby Hill Foot, Grantham  
Decision: Approved conditionally - 26 September 2005

**S05/1102/25**

Applicant: P Bristow  
Proposal: Ground floor extension and conservatory to rear  
Location: 50, Rycroft Avenue, Deeping St. James  
Decision: Approved conditionally - 13 September 2005

**S05/1103/12**

Applicant: Mr J Talby  
Proposal: Erection of conservatory  
Location: 21, Lavender Way, Bourne  
Decision: Approved conditionally - 13 September 2005

**S05/1104/56**

Applicant: Mr N Panting  
Proposal: Erection of conservatory  
Location: 16, Chestnut Way, Market Deeping  
Decision: Approved conditionally - 13 September 2005

**S05/1105/35**

Applicant: Mr A D Pike  
Proposal: Side extension to dwelling to provide additional kitchen area  
Location: 102, High Meadow, Grantham  
Decision: Approved conditionally - 19 September 2005

**S05/1107/35**

Applicant: Mr J Brown  
Proposal: Dormer windows to rear of property  
Location: 90, Harrowby Road, Grantham  
Decision: Approved conditionally - 20 September 2005

**S05/1109/06**

Applicant: Mr & Mrs I Shaw  
Proposal: Erection of bungalow  
Location: Land Adjacent The Hawthorns, Rectory Lane, Barrowby  
Decision: Refused - 27 September 2005

**S05/1110/35**

Applicant: Mr T Harrison  
Proposal: Demolition of outbuilding, alterations to ground floor layout & conversion of 1 flat to 2 self contained flats on 1st & 2nd floors.  
Location: Grantham Taxi Cabs, 25, Westgate, Grantham  
Decision: Withdrawn - 23 September 2005

**S05/1112/69**

Applicant: Lincoln Diocesan Board of Education  
Proposal: Extensions to school  
Location: St. Georges School, Kesteven Road, Stamford  
Decision: Approved conditionally - 15 September 2005

**S05/1113/69**

Applicant: Mr & Mrs Miller  
Proposal: Single storey rear extension  
Location: 15, Tolethorpe Square, Stamford  
Decision: Approved conditionally - 19 September 2005

**S05/1115/63**

Applicant: Mr & Mrs D Billitt  
Proposal: Two storey rear extension & detached double garage  
Location: 25, Pinfold Lane, Pointon  
Decision: Approved conditionally - 26 September 2005

**S05/1118/42**

Applicant: Mr & Mrs M S Herbert  
Proposal: Extension to provide additional accomodation and new garage  
Location: Langdale House, Oasby  
Decision: Approved conditionally - 21 September 2005

**S05/1120/69**

Applicant: Mr C A S West  
Proposal: Change of use from office to dwelling  
Location: 26, Masterton Road, Stamford  
Decision: Approved conditionally - 12 September 2005

**S05/1125/35**

Applicant: Mr M McGread, Simons Development  
Proposal: Illuminated totem sign  
Location: The Former Cattle Market, Dysart Road, Grantham  
Decision: Approved - 21 September 2005

**S05/1128/69**

Applicant: John Trotter  
Proposal: First floor rear extension to dwelling  
Location: 10, Emlyns Street, Stamford  
Decision: Approved conditionally - 15 September 2005

**S05/1129/56**

Applicant: Mr & Mrs N Moore  
Proposal: Conversion of garage to dwelling (existing planning permission S02/0129/56)  
Location: R/o 23, Church Street, Market Deeping  
Decision: Approved conditionally - 20 September 2005

**S05/1131/68**

Applicant: J A Parker  
Proposal: Extension of time for submission of reserved matters (S01/1418/68)  
Location: Land Adjacent Whisper Cottage, 5, Church Street, South Witham  
Decision: Approved conditionally - 20 September 2005

**S05/1132/35**

Applicant: Mr & Mrs J White  
Proposal: Erectlon of UPVC conservatory  
Location: 20, Bridge End Grove, Grantham  
Decision: Approved conditionally - 26 September 2005

**S05/1143/21**

Applicant: Mrs K Migliore  
Proposal: Garage, entrance hall and utility area, bay windows to front and two storey extension to rear  
Location: 19, Barnby Lane, Claypole  
Decision: Approved conditionally - 29 September 2005

**S05/1144/01**

Applicant: Mr & Mrs D Strange  
Proposal: Extension to dwelling  
Location: 42, Park Road, Allington  
Decision: Refused - 27 September 2005

**S05/1149/05**

Applicant: Northern Forecourts Ltd  
Proposal: Installation of new canopy and petrol pump island  
Location: Barkston Service Station, Main Road, Barkston  
Decision: Approved conditionally - 29 September 2005

**S05/1157/22**

Applicant: Mr & Mrs C Smith  
Proposal: Rear ground floor extension  
Location: 18, Colster Way, Colsterworth  
Decision: Approved conditionally - 29 September 2005

**S05/1168/09**

Applicant: The Crown Estate Commissioners  
Proposal: Conversion of stable block to two dwellings  
Location: Hurn Farmyard, Low Street, Billingborough  
Decision: Approved conditionally - 30 September 2005

**S05/1173/11**

Applicant: Mr & Mrs Cox  
Proposal: Two storey side extension  
Location: 1, St. Andrews View, Boothby Pagnell  
Decision: Approved conditionally - 30 September 2005

**S05/1175/09**

Applicant: Lincolnshire County Council  
Proposal: Mobile classroom unit  
Location: The Aveland High School, Birthorpe Road, Billingborough  
Decision: Approved - 12 September 2005

**S05/1195/65**

Applicant: John Turner Ltd  
Proposal: Change of use of agricultural building to general office  
Location: South Lodge, Ropsley  
Decision: Approved conditionally - 30 September 2005

**S05/1222/35**

Applicant: Evans Halshaw  
Proposal: Various illuminated and non-illuminated signage freestanding and attached to buildings  
Location: Evans Halshaw, Spittlegate Level, Grantham  
Decision: Approved - 28 September 2005

**S05/1291/13**

Applicant: Mr & Mrs P Baker  
Proposal: Conservatory to rear  
Location: Farmside, Wilsthorpe  
Decision: Withdrawn - 27 September 2005

**S05/AG/09/20**

Applicant: G R Ward & Co  
Proposal: Erection of water storage reservoir  
Location: Bleakhouse, Caythorpe Heath  
Decision: Not required - 14 September 2005

**S05/CA/6407/02**

Applicant: Mr & Mrs M Pickard  
Proposal: Part demolition to form garage and extension  
Location: 63, Ermine Street, Ancaster  
Decision: Approved conditionally - 14 September 2005

**S05/CA/6456/69**

Applicant: Mr & Mrs McNamara  
Proposal: Demolition of outbuildings  
Location: 4, Water Street, Stamford  
Decision: Withdrawn - 14 September 2005

**S05/LB/6426/69**

Applicant: David Acton  
Proposal: Alteration of listed building  
Location: FLAT 5, Lansbury House, St. Marys Place, Stamford  
Decision: Approved conditionally - 15 September 2005

**S05/LB/6442/69**

Applicant: Mr J Gleeson  
Proposal: Replacement of two rear windows (listed building)  
Location: 16, Rutland Terrace, Stamford  
Decision: Approved conditionally - 13 September 2005

**S05/LB/6446/56**

Applicant: Mr P Briggs  
Proposal: Restore doorway  
Location: 17c, Market Place, Market Deeping  
Decision: Approved conditionally - 14 September 2005

**S05/LB/6450/35**

Applicant: Mr T Harrison  
Proposal: Demolition of outbuilding, alterations to ground floor layout & conversion of 1 flat to 2 self contained flats on 1st & 2nd floors.  
Location: Grantham Taxi Cabs, 25, Westgate, Grantham  
Decision: Withdrawn - 23 September 2005

**S05/LB/6458/09**

Applicant: The Crown Estate Commissioners  
Proposal: Conversion of stable block to two dwellings  
Location: Hurn Farmyard, Low Street, Billingborough  
Decision: Approved conditionally - 30 September 2005

**S05/TEL/06/69**

Applicant:

Vodafone

Proposal:

Upgrading telecommunications installation

Location:

Stamford College, Drift Road, Stamford

Decision:

Approved - 22 September 2005

**PLANNING APPEALS 2005/2006 (excluding Enforcements)**

Update for September

**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	27
DISMISSED	28	34½	26½	22½	65½	34
ALLOWED	12	20	21	9½	21½	10
WITHDRAWN	3	2	2	1	3	4
<b>OUTSTANDING</b>	<b>9</b>	<b>20</b>	<b>20</b>	<b>37</b>	<b>53</b>	<b>33</b>

**APPEAL DECISIONS LAST MONTH**

<b>S04/0388/65</b> EAB Mr & Mrs J W Hopkinson Erection of dwelling 2, Somerby Road, Ropsley	<b>Informal Hearing</b>	<u>Start Date</u> 05-Oct-2004  <u>Date of H / I</u> <b>31-Aug-2005</b>	<b>Appeal dismissed</b>  <b>14-Sep-2005</b>
<b>S04/0513/80</b> MH T Balfe Construction Residential development R/o The Villa And Redwood Gables, Main Street, Dry Doddington	<b>Informal Hearing</b>	<u>Start Date</u> 31-Aug-2004  <u>Date of H / I</u> <b>07-Sep-2005</b>	<b>Appeal dismissed</b>  <b>28-Sep-2005</b>
<b>S04/1270/55</b> MH Mr & Mrs A Bishop Residential development Priory Farmstead, Church Street, Long Bennington	<b>Public Enquiry</b>	<u>Start Date</u> 18-Jan-2005  <u>Date of H / I</u>	<b>Appeal withdrawn</b>  <b>16-Sep-2005</b>
<b>S04/1320/81</b> KJC Mr & Mrs P Preston Conversion of granary to dwelling 23, King Street, West Deeping	<b>Written Evidence</b>	<u>Start Date</u> 28-Apr-2005  <u>Date of H / I</u> N/A	<b>Appeal allowed with conditions</b>  <b>08-Sep-2005</b>
<b>S04/LB/6272/81</b> KJC Mr & Mrs P Preston Conversion of listed granary to dwelling 23, King Street, West Deeping	<b>Written Evidence</b>	<u>Start Date</u> 28-Apr-2005  <u>Date of H / I</u> N/A	<b>Appeal allowed with conditions</b>  <b>08-Sep-2005</b>
<b>S05/0132/35</b> KJC Mr & Mrs J Demetriou Erection of bungalow R/o 31 New Beacon Road, Grantham	<b>Written Evidence</b>	<u>Start Date</u> 26-May-2005  <u>Date of H / I</u> N/A	<b>Appeal dismissed</b>  <b>09-Sep-2005</b>

<b>S05/0286/69</b> IVW Dennis Wakefield Illuminated advertisement Hole In The Wall, Cheyne Lane, Stamford	<b>Written Evidence</b>	<u>Start Date</u> 30-Jun-2005  <u>Date of H / I</u> N/A	<b>Appeal allowed</b>  <b>26-Sep-2005</b>
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### **OUTSTANDING APPEALS**

<b>S03/1348/35</b> PJM Ryan Michaels Limited Internally illuminated fascia and projecting signage 77-78, Westgate, Grantham	<b>Written Evidence</b>	<u>Start Date</u> 04-Mar-2004  <u>Date of H / I</u> N/A	
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<b>S03/1744/35</b> MH Myertor Ltd Residential development R/o 21-43, North Parade, Grantham	<b>Informal Hearing</b>	<u>Start Date</u> 07-Oct-2004  <u>Date of H / I</u> <b>08-Nov-2005</b>	
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<b>S03/LB/6110/35</b> PJM Ryan Michaels Ltd Fascia and projecting sign 77-78, Westgate, Grantham	<b>Written Evidence</b>	<u>Start Date</u> 10-Mar-2004  <u>Date of H / I</u> N/A	
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<b>S04/0499/12</b> PB C F D Ltd Residential development (51) The Croft, North Road, Bourne	<b>Public Enquiry</b>	<u>Start Date</u> 08-Nov-2004  <u>Date of H / I</u> <b>01-Jun-2005</b>	
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<b>S04/0549/74</b> MH Mrs E Wilkinson & Mrs L Garrett Erection of detached dwelling Land Adjacent West Lodge, Syston	<b>Informal Hearing</b>	<u>Start Date</u> 06-Sep-2004  <u>Date of H / I</u> <b>12-Oct-2005</b>	
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<b>S04/0903/12</b> KJC Bourne Tractors Residential development Appeal to remove Conditions 2 (amended plans) & 3 (siting of development) from planning permission 47, Main Road, Dyke	<b>Informal Hearing</b>	<u>Start Date</u> 07-Oct-2004  <u>Date of H / I</u> <b>19-Oct-2005</b>	
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<b>S04/1003/49</b> JT Mr & Mrs R E Flatters Erection of 2 dwellings (renewal) R/o Ladyhayes, Aslackby Road, Kirkby Underwood	<b>Informal Hearing</b>	<u>Start Date</u> 21-Dec-2004  <u>Date of H / I</u>	
<b>S04/1040/07</b> KJC Mr L Lewis Residential development R/o 63 & 69 Main Street, Baston	<b>Informal Hearing</b>	<u>Start Date</u> 24-Dec-2004  <u>Date of H / I</u>	
<b>S04/1241/69</b> IVW Mr & Mrs McNamara Single storey rear extension and detached outbuilding and minor internal alterations 4, Water Street, Stamford	<b>Informal Hearing</b>	<u>Start Date</u> 03-Mar-2005  <u>Date of H / I</u>	
<b>S04/1731/31</b> MH Mr & Mrs P Johnson Demolition of existing buildings and erection of five dwellings Manor Farm, Main Street, Fenton	<b>Informal Hearing</b>	<u>Start Date</u> 22-Mar-2005  <u>Date of H / I</u>	
<b>S04/1792/03</b> EAB H & S Design Build & Mr M Dodds Removal of Conditions 4 & 6 Part OS 0035, Aveland Way, Aslackby	<b>Written Evidence</b>	<u>Start Date</u> 04-Jul-2005  <u>Date of H / I</u> N/A	
<b>S04/1864/02</b> JT Mr A Blankley Erection of dwelling Pt OS 1953, Land West Of Pottergate Road, Ancaster	<b>Written Evidence</b>	<u>Start Date</u> 06-Jul-2005  <u>Date of H / I</u> N/A	
<b>S04/LB/6267/69</b> IVW Mr & Mrs McNamara Alterations and extension to listed building 4, Water Street, Stamford	<b>Informal Hearing</b>	<u>Start Date</u> 03-Mar-2005  <u>Date of H / I</u>	
<b>S04/LB/6328/02</b> JT Mr & Mrs N Sansom Erection of garage within curtilage of listed building The Vicarage, Ermine Street, Ancaster	<b>Written Evidence</b>	<u>Start Date</u> 05-Aug-2005  <u>Date of H / I</u> N/A	

<p><b>S05/0016/11</b> EAB Mr N Dodson Erection of three dwellings and alterations to existing access Sunningdale, Main Street, Boothby Pagnell</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 09-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><b>S05/0027/57</b> KJC Mr &amp; Mrs Bartlett Erection of dwelling and integral garage R/o Barthorne House, Toll Bar Road, Marston</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 06-Sep-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><b>S05/0086/37</b> MH Mr &amp; Mrs P Jennings Extension to dwelling 2a, Pond Street, Great Gonerby</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 19-Jul-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><b>S05/0088/54</b> KJC Mr &amp; Mrs R Palframan Use of annexe as an independent dwelling The Old Forge, Hall Lane, Harrowby</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 24-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><b>S05/0144/12</b> JJ R P Markley Residential development (24) Traditional Ironware, Cherry Holt Road, Bourne</p>	<p><b>Informal Hearing</b></p>	<p><u>Start Date</u> 25-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p><b>S05/0154/45</b> KJC D G Pearson Change of use of land to car boot sales (March to October) Adj. Grange Farm, Hougham</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 23-Sep-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><b>S05/0354/55</b> MH Ablehomes Ltd Erection of five bungalows R/o Farbrooke, Main Road, Long Bennington</p>	<p><b>Public Enquiry</b></p>	<p><u>Start Date</u> 09-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p><b>S05/0356/57</b> MH Alphateck Ltd Demolition of dwelling &amp; residential development (4) The Paddock, Bridge Street, Marston</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 05-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	

<p><b><u>S05/0359/33</u></b> KJC  Ablehomes Ltd  Erection of two detached dwellings  The Nurseries, Tow Lane, Foston</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  22-Aug-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0360/22</u></b> MH  Belvoir Ridge Ltd  Residential development, retail, offices &amp; nursery  Colsterworth Industrial Estate, Colsterworth</p>	<p><b>Public Enquiry</b></p>	<p><u>Start Date</u>  30-Aug-2005</p> <p><b><u>Date of H / I</u></b></p>	
<p><b><u>S05/0393/46</u></b> MH  Carsandra Ltd  Change of use of land to leisure (fishing)  Land Off, Hough Road, Brandon</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  26-Sep-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0415/69</u></b> IVW  Central Leisure  Installation of rooflights and windows to roof of flats  Former Nightclub Site, Chapel Yard, North Street, Stamford</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  10-Oct-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0436/55</u></b> 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><b>Written Evidence</b></p>	<p><u>Start Date</u>  01-Jul-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0451/20</u></b> MH  Mr R Pledge  Erection of two dwellings  The Red Lion, High Street, Caythorpe</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  20-Jun-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0698/56</u></b> JJ  Mr K B McIntosh  Erection of four dwellings  18, Towngate East, Market Deeping</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  09-Aug-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0803/32</u></b> EAB  Mrs Raynor  Erection of dwelling  1, Low Farm Drive, Folkingham</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  15-Sep-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	

<p><b><u>S05/0830/69</u></b> IVW  Mr &amp; Mrs I Cook  First floor extension and conservatory  9, Fitzwilliam Road, Stamford</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u>  23-Aug-2005</p> <p><b><u>Date of H / I</u></b>  N/A</p>	
<p><b><u>S05/0922/55</u></b> MH  Ablehomes Ltd  Erection of 5 detached dwellings &amp; garages  accessed of Vicarage Lane  R/o Farbrooke, Main Road, Long Bennington</p>	<p><b>Informal Hearing</b></p>	<p><u>Start Date</u>  07-Sep-2005</p> <p><b><u>Date of H / I</u></b></p>	
<p><b><u>S05/0932/55</u></b> MH  Ablehomes Ltd  Erection of 5 detached dwellings &amp; garages  accessed of Vicarage Lane  R/o Farbrooke, Main Road, Long Bennington</p>	<p><b>Informal Hearing</b></p>	<p><u>Start Date</u>  07-Sep-2005</p> <p><b><u>Date of H / I</u></b></p>	

**SUMMARY OF DEPARTMENT OF THE ENVIRONMENT,  
TRANSPORT AND REGIONS STATISTICAL RETURNS (PS1 & PS2)**

**JULY TO SEPTEMBER 2005**

<b>Applications and Decisions</b>	<b>July - Sept 2005</b>	<b>Previous quarter</b>
Applications received	<b>444</b>	437
Applications determined	<b>439</b>	491

**Applications determined by Development Category**

Residential	<b>81</b>	94
Industrial	<b>9</b>	24
Retail	<b>11</b>	12
Change of use	<b>20</b>	23
Householder	<b>207</b>	220
Advertisements	<b>15</b>	22
LBC / CAC	<b>37</b>	46
Other	<b>58</b>	50
<b>TOTAL</b>	<b>439</b>	491

	<b>ACTUAL</b>	<b>BVPI TARGET</b>
% major in 13 weeks	<b>53.33%</b>	60%
% minor in 8 weeks	<b>80.69%</b>	65%
% other in 8 weeks	<b>90.04%</b>	80%