



AGENDA

For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 15 NOVEMBER 2005
at
2.00 PM
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Duncan Kerr, Chief Executive

Committee Members:	Councillor George Chivers, Councillor Brian Fines (Vice-Chairman), Councillor Bryan Helyar, Councillor Reginald Howard, Councillor Mrs Maureen Jalili, Councillor Albert Victor Kerr, Councillor Alan Parkin (Chairman), Councillor Stanley Pease, Councillor Mrs Angeline Percival, Councillor Norman Radley, Councillor Bob Sandall, Councillor Ian Selby, Councillor Ian Stokes, Councillor Frank Turner, Councillor George Waterhouse, Councillor Avril Williams and Councillor Mike 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 25TH OCTOBER 2005**
(Enclosure)
- 5. SECTION 106 AGREEMENT - S05/0144/12 - RESIDENTIAL DEVELOPMENT, TRADITIONAL IRONWARE, CHERRYHOLT ROAD, BOURNE**
Oral report from the Legal Executive.

6. PLANNING MATTERS:

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

- a) Straightforward List
- b) List for debate

(Enclosure)

(Enclosure)

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

Report No. PLA538 by the Development Control Services Manager

(Enclosure)

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



MINUTES

DEVELOPMENT CONTROL COMMITTEE TUESDAY 25th OCTOBER 2005

2.00 P.M.

COMMITTEE MEMBERS PRESENT

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

Councillor N Radley
Councillor Sandall
Councillor Selby
Councillor Stokes
Councillor Turner
Councillor Mrs A Williams
Councillor M G Williams

OFFICERS

Development Control Services Manager
Principal Planning Officer
Planning Application Case Officer
Arboriculturalist
Committee Support Officer
Legal Executive

OTHER MEMBERS

Councillor Wilks

609. APOLOGIES

Apologies for absence were received from Councillors Chivers and Waterhouse.

610. DECLARATIONS OF INTEREST

The following interest was noted:-

Councillors Mrs A and M G Williams – Personal and prejudicial interest in application NU.2, under the Members' Code of Conduct and further under the probity in planning code of guidance, to avoid the impression of pre-determination or bias towards the application in view of the proximity of their residential property to the application site.

611. MINUTES

The minutes of the meeting held on 4th October 2005 were confirmed as a correct record of decisions taken.

612. SECTION 106 AGREEMENT – SO4/1896/68 – RESIDENTIAL DEVELOPMENT, BULLIMORES COAL YARD, SOUTH WITHAM.

Decision: -

To agree to a Section 106 Agreement being entered into in respect of SO4/1896/68 – residential development, Bullimores Coal Yard, South Witham, in respect of affordable housing and recreational play equipment.

The Legal Executive reported that the above application had been a decision of the Planning Panel and, as such, there was no minute recording this, which was required to complete the Section 106 Agreement prior to signing and the issue of the planning approval. The agreement was in respect of affordable housing and recreational play equipment.

613. PLANNING MATTERS – LIST FOR DEBATE

Decision: -

To determine application, or make observation, as listed below: -

SR.1

Application ref: S05/1076/17

Description: Two storey detached dwellinghouse

Location: Adj 3, Church Street, Carlby

Decision: Approved

Noting comments made during the public speaking session from:-

Mrs M Smithers, 15 High Street, Carlby – representing St Stevens PCC
- objecting

Mrs E G Clarke, 6 Church Street, Carlby – objecting

Mr A Ferguson, 3 Church Street, Carlby – objecting

together with comments from the Highway Authority, Community Archaeologist and Arboriculturalist, an objection from the Parish Council, objections from nearby residents, tree report submitted on behalf of the Parochial Church Council and further representations from neighbouring 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 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 application site, other than that allowed by this permission, and no other structures involving ground disturbance 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.
12. Before development is commenced on the site, all existing trees shown on the approved plan shall be fenced off to the limit of their branch spread. No works (including removal of earth) storage of materials (including soil) vehicular movements or siting of temporary buildings shall be permitted within these protected areas.

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) 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.

SU.1

Application ref: S05/1095/56

Description: Re-positioning of garden wall

Location: 57, Tattershall Drive, Market Deeping

Decision: Approved

Noting report of site inspection, no objection from the Community Archeologist, an objection from the Parish Council and representation from a nearby resident, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Samples of the materials to be used for all external walls and roofs shall be submitted to the District Planning Authority before any development to which this permission relates is commenced and only

such materials as may be approved in writing by the authority shall be used in the development.

3. The wall shall be sited back in the site at least 600mm from the highway.

Note(s) to Applicant

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

NR.1

Application ref: S05/0955/55

Description: Four dwellings

Location: Crosburn House, Main Street, Long Bennington

Decision: Approved

Noting comments from Highway Authority, no objection from the Community Archaeologist, comments from the Parish Council, representations from nearby residents, submissions in support from the applicants and comments from the local member, together with further information in support of the proposal from the applicant together with amended plans, support from neighbouring resident and suggested reasons for refusals submitted by members, together with the comments of the Development Control Services Manager thereon.

The Development Control Services Manager said that his recommendation had always been to approve the development but, with the amendments now proposed, the applicant had done enough to mitigate the harm to any neighbouring residents.

It was proposed, seconded and agreed that the development be approved, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. 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.
8. Prior to the commencement of the development large scale layout and elevational details shall be submitted to and approved in writing by the local planning authority to show the exact location and treatment of the new walls to be constructed either side of the access road. Any such details as may be approved shall be provided in accordance with condition 4 of this planning approval.

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) 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.

NR.2

Application Ref: S05/1062/38

Description: Residential Development

Location: The Pallett Yard, Dallygate, Great Ponton

Decision: Approved

Noting report of site inspection, comments from the Parish Council, Highway Agency and Environmental Health Services and representations from nearby residents, subject to the following conditions:-

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.
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 the approved details.
6. This consent relates to the application as amended by a site layout plan (drawing number A0342-15 Rev. C) received 11th October 2005 and elevational details (drawing number A0342-25 Rev. E) received on 20th October 2005.

NU.1

Application ref: S05/0980/35

Description: 24 dwellings, access & public open space

Location: Land At Crystal Motors, Barrowby Road, Grantham

Decision: Deferred

Noting comments made during the public speaking session from:-

Mrs Mendham, 229 Barrowby Road (also on behalf of the occupier of The Annexe, 229 Barrowby Road) – objection

together with report of site inspection, comments from The Highway Authority and Grantham Civic Society, no objection from the Community Archaeologist, comments from Lincolnshire County Council and representations from nearby residents and advice from the Development Control Services Manager that the planning gain referred to in the report was not now required, Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice Chairman, subject to the applicants agreeing to amend the house details for Plot 1 and subject also to appropriate conditions to include conditions relating to access and the public open space.

(3.22 pm Councillors Mrs A and M G Williams left the room, having declared an interest).

NU.2

Application ref: S05/1156/35

Description: Residential development

Location: Land Off Dysart Road/Autumn Park, Dysart Road, Grantham

Decision: Deferred

Note comments from the Highway Authority, Community Archaeologist, Lincs Police Architectural Liaison Officer and Assets and Facilities Management, together with information in support from the applicants, Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice Chairman, subject to no adverse observations from the Environment Agency as a result of the amended details received on the 17th October 2005, and subject also to appropriate conditions.

614. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Control Services Manager submitted his report PLA536 listing details of application not determined within the eight 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 October, together with a summary of the DETR statistical returns for the period July to September 2005.

615. CLOSE OF MEETING

The meeting closed at 3.30 pm.

Agenda Item 6

AGENDA ITEM

SF.1 S05/1331/35

Registration Date: 05-Oct-2005

Applicant	South Kesteven District Council Council Offices, St Peter's Hill, Grantham, Lincolnshire, NG316PZ
Agent	Rod Wilson, South Kesteven District Council Asset & Facilities Management - Council Offices, St Peters Hill, Grantham, Lincs, NG316PZ
Proposal	Extension to provide customer reception centre
Location	Council Offices, St Peter's Hill, Grantham
App Type	Full Planning Permission

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

1. The development hereby permitted shall be begun before the expiration of three 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.

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.

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	Ben Sheppard, Development Manager, Henry Davidson Developments 36, Regent Street, Nottingham, NG1 5BT
Agent	
Proposal	Public house/restaurant and access road
Location	Pt OS 2173, South Road (A15), Bourne
App Type	Outline Planning Consent

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

1. Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission; or
 - (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
2. The following matters are reserved for subsequent approval by the District Planning Authority and no development shall be carried out until these matters have been approved, viz. detailed drawings to a scale of not less than 1/100, showing the siting, design and external appearance of the building(s) including particulars of the materials to be used for external walls and roofs, the means of access and the landscaping of the site.
3. Before any development is commenced the approval of the District Planning Authority is required to:-
 - (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of highway surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/500 horizontal and not less than 1/100 vertical showing the gradients of carriageways and full details of surface water drainage proposals. (Cross sections taken at not more than 30 metre intervals normal to the proposed carriageway plotted to a scale of 1/100 natural will also be required where the adjoining ground levels will vary 0.5 metres plus from the proposed finished footway levels of the estate road);
 - (v) details of all proposed services showing the location within the highway in accordance with the Provision of Mains and Services by Public Utilities on Residential Estates published by the National Joint Utilities Group, November 1979.

* This specification shall be such as to enable the local Highway Authority, in due course, to take over the roads and/or footways as highways maintainable at the public expense.

4. Before any development is commenced the approval of the District Planning Authority is required to the detailed design of the scheme to provide for the satisfactory disposal of surface water run-off from the development; and such scheme as may be approved shall be carried out before (the) (any) building is occupied.
5. Before any part of the development hereby permitted is commenced the junction of the estate road with the existing public highway shall be constructed and the estate road shall also be constructed for at least *** metres into the site to the satisfaction of the District Planning Authority.
6. When the application is made for approval of the 'reserved matters', that application shall show adequate land within the site reserved for the parking of all vehicles expected to call at the permitted building at any one time. Such parking provision as approved by the District Planning Authority shall be made on the site before the building is occupied, and shall thereafter be used for or be available for use for vehicle parking at all times when the premises are in use.
7. The line of the proposed bypass road, as shown on drawing received by SKDC in connection with S02/0643 shall be provided and such connection shall be retained and safeguarded to allow for the eventual development of the adjoining land to the east, via the site subject of this application.
8. Existing hedges on the site boundaries shall be retained and protected during the development period in accordance with details to be submitted to and approved in writing by the local planning authority.
9. Development should proceed fully in accordance with the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.
10. The 10m wide green strip on the attached copy of the submitted location plan shall be retained as landscaped buffer in accordance with details to be submitted and approved in writing by the local planning authority. Such details as may be approved in writing shall be undertaken in their entirety prior to the commencement of the construction of any building on the site.
11. 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.

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

1. Required to be imposed pursuant to section 92 of the Town and Country Planning Act 1990.
2. The application was submitted in outline only and in accordance with Policy/ies ** of the South Kesteven Local Plan.
3. The local Highway Authority so requests to ensure an adequate standard of access to the estate in the interests of local amenity and convenience and in accordance with Policy/ies ** of the South Kesteven Local Plan.
4. To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land and in accordance with Policy/ies ** of the South Kesteven Local Plan.

5. To ensure that the land required for the access including the visibility splays is not used or developed for purposes that could prejudice the development of the backland and to ensure that vehicles can park clear of the public highway in the interests of amenity and road safety whilst the development is being carried out and in accordance with Policy/ies ** of the South Kesteven Local Plan.
6. The local Highway Authority so requests so that adequate on- site motor vehicle parking facilities are provided in the interests of the safety and convenience of traffic using *** and in accordance with Policy/ies ** of the South Kesteven Local Plan.
7. To ensure that provision can be made for co-ordinating development in the future and in accordance with Policy/ies ** of the South Kesteven Local Plan.
8. These features make an important contribution to the appearance of the area and their retention will assist with the assimilation of development on the site with its surroundings.
9. To reduce the risk of flooding.
10. To provide a buffer between development on the application site and the nearby Math and Elsea Woods, which are designated Sites of Special Scientific Interest.
11. To ensure that satisfactory provision is made for the evaluation, investigation, preservation (in situ where necessary) and recording of any possible archaeological remains on the site and in accordance with Policy/ies ** of the South Kesteven Local Plan.

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AGENDA ITEM

Development Control Committee
15 November 2005

SU.1 S05/1288/25

Registration Date: 23-Sep-2005

Applicant	Nottingham Community Housing Assoc Ltd C/o Agent
Agent	DLP 4 Abbey Court, Fraser Road, Priory Business Park, Bedford, MK44 3WH
Proposal	Erection of 55 houses for Registered Social Landlord
Location	R/o 30-38 Spalding Road, Deeping St. James

Site Details Parish(es)	Deeping St James B Class Road Demolition of any building - BR1 Drainage - Welland and Nene EA: Development exceeding 1ha - EA6
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REPORT

The Site and its Surroundings

The site is located in Deeping St James with a road frontage along Spalding Road. The site is L-shaped with residential properties to the west - Tudor Place, the south - Millfield Road and to the north - Spalding Road. To the east is a former farmyard which is subject to a separate planning application for 12 dwellings (S05/1274). The land is currently an orchard and is a greenfield site, as defined by PPG3.

Site History

Of relevance to this current proposal the only previous planning application that needs to be taken into consideration is:

S05/0760 – 60 dwellings. Not determined, withdrawn at the request of the applicant.

The Proposal

Full planning permission is sought for the erection of 55 affordable dwellings. As members will be aware the term affordable does not relate to free market housing but dwellings delivered and administered by a registered social landlord. This ensures that the affordability remains in perpetuity.

A single point of access is proposed off Spalding Road to serve the entire development. The development comprises of a range of accommodation in order to meet a proven and demonstrable need. The units comprise of:

18 - 2 bed flats

10 - 2 bed houses
23 - 3 bed houses
4 - 4 bed houses

In height terms the development is a mixture of 2, 2½ and 3 storeys which is consistent with similar contemporary developments. At the eastern end of the site, where it abuts the market housing scheme, there is an area of public open space that will serve both developments. There are 5 dwellings proposed along the Spalding Road frontage with the remainder fronting onto the new access road, shared parking courts and the open space. The majority of the existing properties along the site's boundaries have generously sized gardens. This fact coupled with adequately sized garden depths for the new dwellings results in satisfactory separation distances between new and old.

Policy Considerations

National Planning Policy

PPS1 – Delivering Sustainable Development. PPS1 sets out the governments broad aims and objectives on planning policy. The key thread of this policy is the principle of sustainable development, the prudent use of natural resources and social cohesion and inclusion. There are numerous definitions of sustainable development but the basic principles involve the re-use of previously developed sites, well related to the existing settlement and easily served by a range of transport choices for future occupants.

PPG3 – Housing. PPG3 specifically outlines the governments objectives in relation to the provision of housing. Whilst pre-dating PPS1, PPG3 also confirms the primacy of delivering sustainable developments. This guidance provides information that is of particular relevance to this proposal on the following matters (relevant paragraph numbers provided):

1. secure an appropriate mix of dwelling size, type and affordability (para 11)
2. encourage the provision of housing to meet the needs of specific groups (para 11)
3. avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes (para 11)
4. A community's need for a mix of housing types, including affordable housing, is a material planning consideration (para 14)

The Governments commitment to maximising the re-use of previously-developed land to minimise the amount of greenfield land being taken for development. (para 22)

Undertaking of a sequential approach to site selection (para 30 and 31)

Provision of open space in developments (para 53)

Designing for quality (para 54-56)

Making best use of land, i.e. avoiding developments below 30 to the hectare (para 57-58)

Defining previously developed land (annex c)

PPG13 – Transport. As with PPS1 and PPG3 the main thrust of this guidance relates to the promotion of developments that are in well served sustainable locations.

PPG17 – Recreation.

Development Plan

Regional Spatial Strategy for the East Midlands – RSS8. The regional spatial strategy sets the overall housing requirement for the County.

Lincolnshire Structure Plan 1981 and Alteration No. 1. Whilst still forming part of the development plan it is considered that these documents are of little significance to the consideration of this proposal. There is now a replacement Structure Plan, that is close to formal adoption, that should be ascribed significantly more weight as it is reflective of the RSS and national planning policy.

South Kesteven Local Plan 1995. Policy H6 – This is a permissive policy that allows for developments in settlements such as Deeping St James that are not specifically identified on the proposals map. Whilst specifically allowing for small groups of dwellings (defined as up to 10) the supporting text does allow for greater numbers where the five criterion are satisfied. Those criterion being:

- i) The impact of the proposal on the form, character and setting of the settlement and on the community and its local environment;
- ii) The availability of utility services
- iii) The provision of satisfactory access;
- iv) The need to protect open spaces defined on the proposals map as serving an important visual or amenity function; and
- v) The need to avoid the extension of isolated groups of houses and the consolidation or extension of sporadic and linear development.

It must be acknowledged that this development is proposing housing numbers that are far in excess of that originally envisaged by Policy H6. It is in conformity with the determining criteria of H6 but minimal weight should be given to this policy due to the number of dwellings proposed.

Policy EN1 – The protection and enhancement of the environment. This is a general consideration policy that aims at ensuring that new developments do not have an adverse impact upon their environs.

Policy REC3. Defines the requirement for formal open space within new residential developments of the scale currently proposed.

Other Relevant Policy

Revised deposit draft Lincolnshire Structure Plan 2005. This plan has now been through the Examination in Public and is close to formal adoption. Once adopted it will form part of the formal development plan but due to the advanced stage it is currently at it can be given significant weight. As with all contemporary planning documents the promotion of sustainable development is the central plank of the revised Structure Plan. The Structure Plan translates the regional strategic housing requirement into district allocations. As

Members will be aware South Kesteven's allocation has been cut to approximately 9200, a figure which has largely been accommodated in commitments and urban capacity sites. The revised Structure Plan identifies the settlement hierarchy for the County and classifies The Deepings as a small town.

Additionally the revised Structure Plan adopts a lower than national threshold for the delivery of previously developed sites at 35% of all new dwellings.

Urban Capacity Study. This site was originally included within the Urban Capacity Study but later discounted as not being a previously developed site.

Statutory Consultations

Parish Council:

“Objections as follows:

1. 3 storey flats are inappropriate to rural location and shared entrance can lead to undesirable behaviour.
2. Communal car parking can lead to social problems/nuisance. It is desirable for car parking to be adjacent to relevant properties.
3. Present sewage facilities are already inadequate for area.
4. there would be risk to conifer hedging.”

Housing Strategy Manager :

“The proposed housing units on the site are all affordable and the size of the housing units have been agreed.”

Local Highway Authority: Requests 4 conditions – see below.

Environment Agency: No objections.

Welland and Deeping IDB: Object to proposal as development contravenes 9 metre byelaw.

LCC Education Authority – Summary of comments: The development would result in a direct impact on local schools. The PPR indicates that 8 primary and 10 secondary places be required in the locality as a direct consequence of this development. As primary school places exist there is a capital contribution of £122,575 to mitigate the secondary school impact.

Primary Care Trust:

The need for social housing is recognised but increasing populations have a major impact on demand for health services. I would be grateful if planning officers could note/consider our request for a contribution based on 55 dwellings x £770 per dwelling equalling £42,350.

Representations as a result of publicity

At the time of drafting this report the following representations has been received from the occupiers of:

1. Mr N J D Cancea, 22 Spalding Road.
2. K Savill & N Shepherd, 2 Millfield Close.
3. Miss B Gilbert, 6 Millfield Road.
4. Mrs D A Hare, 12 Millfield Road.
5. Mr Shaun Lee, 16 Millfield Road.
6. A petition signed by 33 residents of Millfield Road and Broadgate Lane.
7. Mr & Mrs R Bandaranaike, 2 Tudor Place.
8. Mr N & Mrs D Keshwala, 3 Tudor Place.
9. Mrs D P Inman-Fong, 4 Tudor Place.
10. Craig Cooper, 5 Tudor Place.
11. RPS Planning on behalf of 5 Tudor Place.
12. Persimmon Homes (East Midlands), Persimmon House, 19 Commerce Road, Lynch Wood, Peterborough.
13. Mr P Mudge, 88 Thackers Way.

The following planning issues were raised:

- a) The Deepings is identified in Lincolnshire Structure Plan as a small town with the lowest priority for development in terms of urban areas.
- b) The Deepings strategic housing requirement is already exceeded, this development will add to potential over-supply.
- c) Lincs Structure Plan applies a target of 35% of new dwellings on previously developed land.
- d) The Deepings should only be considered for additional employment based activities
- e) Site is not identified in Local Plan and is greenfield.
- f) Brownfield sites should be developed in advance of this site.
- g) Contrary to Policy H1 of Lincs Structure Plan – leading to an over supply of dwellings.
- h) The proposals will exacerbate the current problems associated with a lack of facilities.
- i) Proposals will make the settlement less sustainable by exacerbating the existing housing/employment imbalance.
- j) Prematurity – The LDF process has only just begun.
- k) Policy H8 only allows for small sites/
- l) No evidence has been provided to demonstrate need.
- m) A similar development has recently been refused on Godsey's Lane that also delivered a considerable amount of affordable housing.
- n) The sequential approach to site selection applies equally to affordable housing as it does to market housing.
- o) A decision to support this proposal would appear inconsistent in relation to policy and open to challenge.
- p) No objections if the development is for residents of The Deepings..
- q) Impact on existing services.
- r) Exacerbate existing traffic problems.
- s) Objections to communal parking courts on grounds of noise and disturbance and potential anti-social behaviour.
- t) Open space along western boundary may give rise to possible noise and nuisance.
- u) Loss of trees.
- v) Loss of privacy.
- w) Housing association residents tend to cause nuisance and noise pollution.

- x) Design and number of dwellings is totally out of keeping with the character of the area.
- y) Height of buildings would lead to a loss of privacy.
- z) Request that trees on boundary be retained by way of condition or tree preservation order.
- aa) Concerns over boundary treatment..
- bb) Creation of a dominant and oppressive environment.
- cc) Development will exacerbate existing sewage smell problem.
- dd) Concerns over noise and disturbance during construction.
- ee) Concerns expressed over future of existing bus stop.

Planning Gain Requirements

Whilst the scheme is submitted by a registered social landlord for affordable housing, an agreement needs to be entered into to ensure the affordability remains in perpetuity and is passed on to future occupants beyond the first tenants. You will note that the Local Education Authority and the Primary Care Trust have both made requests for commuted sum payments in order to mitigate the impact of this development. This issue is commented upon in the following sections.

Applicants Submissions

The following are the conclusions of the applicant's planning statement. The full document is available for inspection.

"There are a number of positive benefits derived from the grant of planning consent for a comprehensive development of the application sites.

- i) The sites are in a sustainable location within walking distance of local facilities including schools and with access to good levels of public transport;
- ii) They lie within the built up area of one of the defined urban centres in the district;
- iii) There is an emerging requirement to concentrate a higher proportion of housing development within the defined urban locations;
- iv) The sites substantially comprise previously developed land which is the first priority for development or redevelopment in the sequential approach identified in the emerging Structure Plan and in Government Guidance;
- v) The overall area includes four existing residential dwellings which will be retained;
- vi) The retention of the existing dwellings means that the target figure identified in the Council's draft Urban Capacity Study cannot be secured from the residual area comprising all or part of the former agricultural yard;
- vii) The residual area of land which is not identified as previously developed in the Urban Capacity Study is entirely surrounded by residential development and serves no functional planning purpose if retained undeveloped;
- viii) Retention of part of the overall site undeveloped at present will not reflect an efficient use of land as the residual area will be incapable of beneficial alternative use and will lead to piecemeal development;
- ix) Piecemeal development would provide a discordant and unsustainable approach towards design and infrastructure provision;

- x) The comprehensive development of the site can provide significant additional provision of affordable housing for which there is a need in the area and for which there is funding available through the Applicant RSL;
- xi) Comprehensive development of the site will provide on-site open space in accordance with existing plan policy and NPFA guidance which would otherwise not be secured in this location.

We therefore invite the grant of consent for the scheme as proposed.”

Conclusions

The proposal before you represents a significant development of 55 affordable dwellings and associated public open space provided by a Registered Social Landlord. The site is located within the established urban area of The Deepings and in a sustainable location that is reasonably close to local facilities and has access to public transport. There is clear evidence within The Deepings that there is a demonstrable need for such units of accommodation and the current shortfall in supply is not being met elsewhere. The revised strategic housing requirement for South Kesteven, and in particular in relation to the southern towns and the rural area, has effectively meant that the required supply of affordable dwellings is not going to be delivered through ‘normal’ market housing proposals, i.e. as a percentage of the total. Therefore in order to meet this demand exceptional developments of the nature of this current proposal need to be considered.

As Members are aware the 2004 Planning and Compulsory Purchase Act places a legal duty upon the decision maker to make decisions in accordance with the development plan unless other material considerations indicate otherwise. It is clear that certain conflict with the development plan can be found in the consideration of this proposal. The Regional Spatial Strategy translates the governments objectives in relation to sustainable development. Clearly this is a greenfield site and as such conflicts with the aim of developing previously developed sites in advance of greenfield land. Additionally the site is not specifically allocated within the Local Plan for residential development. It is therefore necessary to consider this proposal against the more generic policies relating to housing, H6, and the protection of the environment, EN1. Whilst the number of dwellings proposed here is greater than envisaged by H6, the policy does not apply a ceiling on numbers. The determining criteria of this policy are not specifically offended by this development. However, due to the high numbers of dwellings proposed significant weight to this policy should not be applied. Likewise the development does not conflict with the aims and objectives of policy EN1. Additionally the delivery of the Public Open Space is in accordance with policy REC3. In relation to these specific policies it can be said that the development is in accordance with the development plan.

Policy H8 of the Local Plan allows for exception sites to be considered for affordable housing but does specify that this relates to small sites. It is not therefore applicable to consider this proposal against that specific policy but what is proposed is in general conformity with principles of H8 but on a larger scale.

With the above in mind Members also need to consider the proposal against contemporary planning policy. The Local Plan is over 10 years old and is not necessarily reflective of current planning policy. When weighing up the relative merits of each applicable policy the 2004 act emphasises that where conflict exists between plan policies, that difference must be resolved in favour of the policies most recently adopted, i.e. current policies need to be given more weight and take precedence. The Regional Spatial Strategy has set the housing figure for the county. Members will be fully aware that South Kesteven’s slice of

that county figure was greatly reduced to a point where the housing requirement for the 3 southern towns has been effectively met when commitments and urban capacity sites are included.

The site is currently used as an orchard and therefore cannot be described as being previously developed. Members will be aware that the government emphasises that 60% of all new developments should be on previously developed sites in a drive to promote sustainable forms of development by re-using underused urban land (although the revised Structure Plan advocates a figure of 35%). Additionally it is stated in PPG3 that when considering development proposals a sequential approach to site selection should be made, bringing forward brownfield sites in advance of any greenfield sites. The exception to this approach allows for greenfield development where the brownfield sites perform so badly in terms of sustainable patterns of growth. It is clear that from the evidence of the recent Urban Capacity Study that there are no previously developed sites available in The Deepings capable of delivering the quantum of affordable housing proposed by this application.

You will note from the responses received from both the Local Education Authority and the Primary Care Trust that the development may result in pressures on local education and health facilities. It is acknowledged that this may well be the case but the applicants have clearly stated that their funding for the affordable housing scheme can only be utilised for the purpose of delivering the housing and not for other benefits via a S106 agreement. The issue here is therefore quite clear. If these benefits are to be insisted upon by the Local Planning Authority then the development will not take place.

To conclude, this proposal requires careful balancing of the development plan issues referred to above and the other material considerations that have also been described. It will be the weight that you ascribe to each of those issues that will determine the success or otherwise of this development.

The following matters are examples of issues that can be considered in support of the proposal:

- Broad conformity with policies EN1 and REC3 of the Local Plan (in terms of design, relationship to adjacent uses, highway safety and overall appearance.)
- The sustainable location of the site.
- The proposed development is for 100% affordable housing.
- The delivery of 55 affordable homes where a demonstrable need exists.
- No sequentially preferable previously developed sites exist within The Deepings capable of delivering the quantum of development proposed.

In contrast there are examples of planning policy conflicts that must be considered, such as:

- The site is not previously developed.
- The development could lead to an over supply of houses within the 3 southern towns.
- Potentially unmitigated impact upon local services (schools and health facilities)

Clearly this is a finely balanced proposal where the delivery of affordable housing has to be weighed against some fundamental current planning principles. There is no doubt that The Deepings has a proven need for affordable housing and when considering a development of this scale there are no other identified sequentially preferable previously developed sites.

As previously stated this level of affordable housing provision is not going to be delivered on the back of a market housing scheme. It is therefore concluded that if this Council is to have a realistic prospect of meeting the demand for affordable housing then exceptions such as this will need to be made. I have already stated that there is some policy support for this proposal in the shape of policies EN1 and REC3 and broad conformity with the principles of policy H6. That coupled with the proven need that will not be met on other sites is, in my opinion, sufficient justification to warrant approval.

The final consideration that Members need to take account of is the requests by the Education and Health Authorities for commuted sum payments to mitigate the impact of the proposal. This is clearly a material consideration and one that the applicant has made clear cannot be met due to the funding mechanisms that are in place. The balance to be struck here is again whether the delivery of affordable housing should take precedence over other planning gain issues. Whilst I accept that there will clearly be an impact on these services it is my opinion that the affordable housing need is the greater.

RECOMMENDATION: That the development be Approved subject the completion of a satisfactory planning obligation to ensure that the affordability remains so in perpetuity and for the future maintenance of the Public Open Space and subject to the following condition(s)

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
3. Before 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.
4. 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.
5. 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.

6. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.

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.
8. No dwellings (or other development as specified) shall be commenced before the first 50 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing NCHA/DSJ/01RWC dated 23 September 2005 has been completed.
9. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.

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. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policy EN1 of the South Kesteven Local Plan.
4. To 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.
5. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy EN1 of the South Kesteven Local Plan.
6. To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety, and in accordance with Policy EN1 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 EN1 of the South Kesteven Local Plan.
8. In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Policy EN1 of the South Kesteven Local Plan.
9. 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 EN1 of the South Kesteven Local Plan.

* * * * *

Applicant	Larkfleet Homes C/o Agent
Agent	Development Land & Planning Consult Ltd 4 Abbey Court, Fraser Road, Priors Business Park, Bedford, MK44 3WH
Proposal	Residential development (12)
Location	R/o 30-38, Spalding Road, Deeping St. James

Site Details	
Parish(es)	
	Deeping St James B Class Road Demolition of any building - BR1 Drainage - Welland and Nene

REPORT

The Site and its Surroundings

The site is located in Deeping St James with a road frontage along Broadgate Lane. The site is basically square with residential properties to the south, Millfield Road. The property immediately to the south, 67 Broadgate Lane is a bungalow. The site and the land immediately to the north is part of a long established farmyard. The application site itself represents the redundant and unused element of the farm yard. There is a related application on the adjacent land to the west (S05/1288/25) which is also on this agenda.

Site History

Of relevance to this current proposal the only previous planning application that needs to be taken into consideration is:

S05/0760 – 60 dwellings. Not determined, withdrawn at the request of the applicant.

The Proposal

Full planning permission is sought for the erection of 12 market dwellings. A single point of access is proposed off Broadgate Lane to serve the entire development. The development comprises of 12 dwellings with a mixture of detached, semi detached and terraced properties. In height terms the development is a mixture of 2 and 2 ½ storeys which is consistent with similar contemporary developments.

Policy Considerations

National Planning Policy

PPS1 – Delivering Sustainable Development. PPS1 sets out the governments broad aims and objectives on planning policy. The key thread of this policy is the principle of sustainable development, the prudent use of natural resources and social cohesion and inclusion. There are numerous definitions of sustainable development but the basic principles involve the re-use of previously developed sites, well related to the existing settlement and easily served by a range of transport choices for future occupants.

PPG3 – Housing. PPG3 specifically outlines the governments objectives in relation to the provision of housing. Whilst pre-dating PPS1, PPG3 also confirms the primacy of delivering sustainable developments. This guidance provides information that is of particular relevance to this proposal on the following matters (relevant paragraph numbers provided):

5. avoid housing development which makes inefficient use of land and provide for more intensive housing development in and around existing centres and close to public transport nodes (para 11)
6. The Governments commitment to maximising the re-use of previously-developed land to minimise the amount of greenfield land being taken for development. (para 22)
7. Undertaking of a sequential approach to site selection (para 30 and 31)
8. Designing for quality (para 54-56)
9. Making best use of land, i.e. avoiding developments below 30 to the hectare (para 57-58)
10. Defining previously developed land (annex c)

PPG13 – Transport. As with PPS1 and PPG3 the main thrust of this guidance relates to the promotion of developments that are in well served sustainable locations.

Development Plan

Regional Spatial Strategy for the East Midlands – RSS8. The regional spatial strategy sets the overall housing requirement for the County.

Lincolnshire Structure Plan 1981 and Alteration No. 1. Whilst still forming part of the development plan it is considered that these documents are of little significance to the consideration of this proposal. There is now a replacement Structure Plan, that is close to formal adoption, that should be ascribed significantly more weight as it is reflective of the RSS and national planning policy.

South Kesteven Local Plan 1995. Policy H6 – This is a permissive policy that allows for developments in settlements such as Deeping St James that are not specifically identified on the proposals map. Whilst specifically allowing for small groups of dwellings (defined as up to 10) the supporting text does allow for greater numbers where the five criterion are satisfied. Those criterion being:

- vi) The impact of the proposal on the form, character and setting of the settlement and on the community and its local environment;
- vii) The availability of utility services
- viii) The provision of satisfactory access;
- ix) The need to protect open spaces defined on the proposals map as serving an important visual or amenity function; and

- x) The need to avoid the extension of isolated groups of houses and the consolidation or extension of sporadic and linear development.

Policy EN1 – The protection and enhancement of the environment. This is a general consideration policy that aims at ensuring that new developments do not have an adverse impact upon their environs.

Other Relevant Policy

Revised deposit draft Lincolnshire Structure Plan 2005. This plan has now been through the Examination in Public and is close to formal adoption. Once adopted it will form part of the formal development plan but due to the advanced stage it is currently at it can be given significant weight. As with all contemporary planning documents the promotion of sustainable development is the central plank of the revised Structure Plan. The Structure Plan translates the regional strategic housing requirement into district allocations. As Members will be aware South Kesteven's allocation has been cut to approximately 9200, a figure which has largely been accommodated in commitments and urban capacity sites. The revised Structure Plan identifies the settlement hierarchy for the County and classifies The Deepings as a small town.

Additionally the revised Structure Plan adopts a lower than national threshold for the delivery of previously developed sites at 35% of all new dwellings.

Urban Capacity Study. The larger site was originally included within the Urban Capacity Study but later discounted as not being a complete previously developed site.

Statutory Consultations

Local Highway Authority: Requests 4 conditions – see below.

Parish Council:

“Objection as 12 four bedroom houses is over intensification and car parking provision is inadequate for residents with no provision for visitors.”

Environment Agency: No objections

Welland and Deeping IDB: Object to proposal as development contravenes 9 metre byelaw.

LCC Education Authority – Summary of comments: The development would result in a direct impact on local schools. The PPR indicates that 3 primary and 3 secondary places be required in the locality as a direct consequence of this development. As primary school places exist there is a capital contribution of £36,773 to mitigate the secondary school impact.

Primary Care Trust: No comments received.

Representations as a result of publicity

At the time of drafting this report the following representations had been received:

1. Mr N J D Cancea, 22 Spalding Road.
2. K Savill & N Shepherd, 2 Millfield Road.
3. Miss B Gilbert, 6 Millfield Road.
4. Mr & Mrs T Clare, 8 Millfield Road.
5. D Spicer, 10 Millfield Road.
6. Mrs D A Hare, 12 Millfield Road.
7. A petition signed by 33 residents of Millfield Road and Broadgate Lane
8. Matrix Planning on behalf of 67 Broadgate Lane
9. Mr & Mrs R Bandaranaike, 2 Tudor Place.
10. RPS Planning on behalf of 5 Tudor Place.

The following planning issues were raised:

- a) The Deepings is identified in Lincolnshire Structure Plan as a small town with the lowest priority for development in terms of urban areas.
- b) The Deepings strategic housing requirement is already exceeded, this development will add to potential over-supply.
- c) Lincs Structure Plan applies a target of 35% of new dwellings on previously developed land.
- d) The Deepings should only be considered for additional employment based activities
- e) Site is not identified in Local Plan and is greenfield.
- f) Brownfield sites should be developed in advance of this site.
- g) Contrary to Policy H1 of Lincs Structure Plan – leading to an over supply of dwellings.
- h) The proposals will exacerbate the current problems associated with a lack of facilities.
- i) Proposals will make the settlement less sustainable by exacerbating the existing housing/employment imbalance.
- j) Prematurity – The LDF process has only just begun.
- k) A decision to support this proposal would appear inconsistent in relation to policy and open to challenge.
- l) Impact on existing services.
- m) Exacerbate existing traffic problems.
- n) Objections to communal parking courts on grounds of noise and disturbance and potential anti-social behaviour.
- o) Loss of trees.
- p) Loss of privacy.
- q) Design and number of dwellings is totally out of keeping with the character of the area.
- r) Height of buildings would lead to a loss of privacy.
- s) Request that trees on boundary be retained by way of condition or tree preservation order.
- t) Concerns over boundary treatment..
- u) Creation of a dominant and oppressive environment.
- v) Development will exacerbate existing sewage smell problem.
- w) Concerns over noise and disturbance during construction.
- x) Concerns expressed over future of existing bus stop.
- y) Lack of site survey.
- z) Piecemeal development – the actual site is larger and should be considered as a whole.
- aa) Development should not proceed until the urban capacity study has been concluded.
- bb) No design analysis provided in support of the proposal.

- cc) Development is far too close to 67 Broadgate Lane resulting in unacceptable overlooking.

Planning Gain requirements

You will note that the Local Education Authority and the Primary Care Trust have both made requests for commuted sum payments in order to mitigate the impact of this development. This issue is commented upon in the following sections.

Applicants Submissions

The following are the conclusions of the applicant's planning statement. The full document is available for inspection.

"There are a number of positive benefits derived from the grant of planning consent for a comprehensive development of the application sites.

- i) The sites are in a sustainable location within walking distance of local facilities including schools and with access to good levels of public transport;
- ii) They lie within the built up area of one of the defined urban centres in the district;
- iii) There is an emerging requirement to concentrate a higher proportion of housing development within the defined urban locations;
- iv) The sites substantially comprise previously developed land which is the first priority for development or redevelopment in the sequential approach identified in the emerging Structure Plan and in Government Guidance;
- v) The overall area includes four existing residential dwellings which will be retained;
- vi) The retention of the existing dwellings means that the target figure identified in the Council's draft Urban Capacity Study cannot be secured from the residual area comprising all or part of the former agricultural yard;
- vii) The residual area of land which is not identified as previously developed in the Urban Capacity Study is entirely surrounded by residential development and serves no functional planning purpose if retained undeveloped;
- viii) Retention of part of the overall site undeveloped at present will not reflect an efficient use of land as the residual area will be incapable of beneficial alternative use and will lead to piecemeal development;
- ix) Piecemeal development would provide a discordant and unsustainable approach towards design and infrastructure provision;
- x) The comprehensive development of the site can provide significant additional provision of affordable housing for which there is a need in the area and for which there is funding available through the Applicant RSL;
- xi) Comprehensive development of the site will provide on-site open space in accordance with existing plan policy and NPFA guidance which would otherwise not be secured in this location.

We therefore invite the grant of consent for the scheme as proposed."

Conclusions

One of the key issues regarding this market housing scheme is whether or not the site in question is previously developed land as defined by PPG3. The statutory definition from PPG3 is as follows:

Previously-developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures.

The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment. PPG3 annex c.

You will note that in the first line that the definition excludes agricultural or forestry buildings. However it you will also note that the first line of the second paragraph goes slightly further in stating that the definition excludes land and buildings that are currently in use [my emphasis] for agricultural or forestry purposes.

The applicant has stated in the submission that “the site comprises the southern half of the agricultural yard which is now redundant and therefore comprises previously developed land defined by PPG3”. The question is therefore whether or not the non operation of this part of the yard has resulted in the land being classified as ‘brownfield’. The guidance does not offer any commentary regarding how long an area farm yard needs to be redundant or whether any other tests need to be applied. Unfortunately there are conflicting appeal examples that do not provide any further clarity on this particular matter.

The site is not specifically allocated within the Local Plan for residential development. It is therefore necessary to consider this proposal against the more generic policies relating to housing, H6, and the protection of the environment, EN1. Whilst the number of dwellings proposed here is greater than envisaged by H6, the policy does not apply a ceiling on numbers. The determining criteria of this policy are not specifically offended by this development. Likewise the development does not conflict with the aims and objectives of policy EN1. In relation to these specific policies it can be said that the development is in accordance with the development plan.

With the above in mind Members also need to consider the proposal against contemporary planning policy. The Local Plan is over 10 years old and is not necessarily reflective of current planning policy. When weighing up the relative merits of each applicable policy the 2004 act emphasises that where conflict exists between plan policies, that difference must be resolved in favour of the policies most recently adopted, i.e. current policies need to be given more weight and take precedence. The Regional Spatial Strategy has set the housing figure for the county. Members will be fully aware that South Kesteven’s slice of that county

figure was greatly reduced to a point where the housing requirement for the 3 southern towns has been effectively met when commitments and urban capacity sites are included.

Additionally it is stated in PPG3 that when considering development proposals a sequential approach to site selection should be made, bringing forward brownfield sites in advance of any greenfield sites.

It is therefore concluded that if this is a brownfield site then there is clear policy support for the proposal and is in line with contemporary planning policy. On the contrary, if the term 'currently in use for agriculture' refers to the planning definition of 'use' then the mere fact that the buildings are no longer used is not sufficient to define the land as being previously developed. It must inevitably be a matter of fact and degree in such cases and the extent to which the physical buildings and hardstanding form a proportion of the overall site as well as the previous uses that have been carried out there. In this case the buildings and hardstandings form 100% of the site, do not extinguish the agricultural use of the remainder of the site to the north and do not involve the development of any land which is not occupied by buildings or hardstanding. It is therefore considered that a conclusion that this site is now previously developed could be reached.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
3. Before 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.
4. 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.
5. 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.
6. Before each dwelling (or other development as specified) is occupied, the roads and/or footways providing access to that dwelling, for the whole of its frontage, from

an existing public highway, shall be constructed to a *specification to enable them to be adopted as highways maintainable at the public expense, less the carriageway and footway surface courses.

The carriageway and footway surface courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling (or other development as specified).

*Note to Applicant: You are advised to contact Lincolnshire County Council, as the local highway authority, for approval of the road construction specification and programme before carrying out any works on site.

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.
8. No dwellings (or other development as specified) shall be commenced before the first 50 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing L14/001 dated 23 September 2005 has been completed.
9. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
10. Before the development hereby permitted commences on site a scheme shall be submitted to and approved in writing by the local planning authority to provide the equivalent of 3 additional secondary school places. The cost of such provision shall be calculated on the basis of the DfES cost multiplier and any appropriate local adjustment prevailing at the time and shall be paid in accordance with the written agreement.

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

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. These details have not been submitted and the District Planning Authority wish to ensure that the colour and type of materials to be used harmonise with the surrounding development in the interests of visual amenity and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.
3. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.
4. To prevent overlooking to and from the development and to reduce the impact of the development on the appearance of the area and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.

5. To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.
6. To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety, and in accordance with Policies H6 and EN1 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 Policies H6 and EN1 of the South Kesteven Local Plan.
8. In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Policies H6 and EN1 of the South Kesteven Local Plan.
9. 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 Policies H6 and EN1 of the South Kesteven Local Plan.
10. To ensure that adequate measures are in place to mitigate the potential impact of this development on the local secondary school.

* * * * *

Agenda Item 7

AGENDA ITEM

Report No: PLA.538

DEVELOPMENT CONTROL COMMITTEE

15 NOVEMBER 2005

REPORT BY DEVELOPMENT CONTROL SERVICES MANAGER

Information relating to development control and other planning activity

TABLE 1 **Applications not determined within 8 weeks**

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

The number of applications listed, 55 in total, is a slight decrease since the previous Committee (57 applications listed).

TABLE 2 **Applications dealt with under delegated powers from 03 - 21 October 2005**

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

DEVELOPMENT CONTROL SERVICES

Applications not determined within the 8 week statutory period

Report No: 15/05
Date Prepared: 31 October 2005
No of applications over 8 weeks: 55

NORTH RURAL

S04/1895/55/MH

Date registered:
21-Dec-2004
No of days: 314

Ablehomes Ltd

Erection of fourteen dwellings
Dysart Farm, Great North Road, Long Bennington
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: 96

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 and holding objection from Highways Agency

S05/1108/55/MH

Date registered:
11-Aug-2005
No of days: 81

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: 77

Mr & Mrs D Elmes

Demolition of existing dwelling and erection of detached dwelling
10, West View, Ancaster
Reason for non-determination:
Awaiting amended plan

NORTH URBAN

S01/0426/54/RWE

Date registered:
05-Apr-2001
No of days: 1670

Mr R D Stafford

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

S02/0154/35/RWE

Date registered:
05-Feb-2002
No of days: 1364

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: 1196

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: 832

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: 809

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 regarding
Flood Risk Assessment

S03/1189/35/PJM

Date registered:
03-Sep-2003
No of days: 789

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: 789

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: 789

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: 383

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: 362

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: 362

Lindpet Properties Ltd

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

S05/0148/35/MH

Date registered:
04-Feb-2005
No of days: 269

Richard Elvin Properties

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

S05/0220/35/MH

Date registered:
18-Feb-2005
No of days: 255

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: 185

Twyford Properties Ltd

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

S05/0788/35/KJC

Date registered:
09-Jun-2005
No of days: 144

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: 137

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

S05/0980/35/MH

Date registered:
18-Jul-2005
No of days: 105

Persimmon Homes (EM) Ltd

24 dwellings, access & public open space
Land At Crystal Motors, Barrowby Road, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to minor amendment to layout

S05/LB/6413/06/KJC

Date registered:
23-May-2005
No of days: 161

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: 1081

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: 392

The Proprietor

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

S04/1819/76/KJC

Date registered:
07-Dec-2004
No of days: 328

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: 314

Mr C Bullimore

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

S05/0529/07/JJ

Date registered:
13-Apr-2005
No of days: 201

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: 174

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: 165

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: 150

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: 131

Hay Hampers Limited

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

S05/1133/16/IVW

Date registered:
17-Aug-2005
No of days: 75

Mr & Mrs Gillespie

Erection of indoor swimming pool
Holywell Hall, Holywell
Reason for non-determination:
Further information required, under consideration

S05/LB/6452/16/IVW

Date registered:
17-Aug-2005
No of days: 75

Mr & Mrs Gillespie

Extension and alteration of listed building
Holywell Hall, Holywell
Reason for non-determination:
Further information required, under consideration

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

Date registered:
31-Oct-2000
No of days: 1826

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: 1000

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: 899

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: 951

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. New
application received

S03/0580/56/MS

Date registered:
11-Jun-2003
No of days: 873

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: 787

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: 686

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: 787

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: 404

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: 402

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: 335

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: 335

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: 264

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: 263

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: 125

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:
Chairman/Vice Chairman to approve subject to S106
agreement

S05/0890/69/IVW

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

Hegarty & Co

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

S05/1201/56/MS

Date registered:
05-Sep-2005
No of days: 56

Alston Country Homes Limited

Conversion of 5 barns to dwellings and construction of 2
dwellings
Towngate Farm House, Towngate West, Market Deeping
Reason for non-determination:
English Heritage have objections, application to be withdrawn

S05/LB/6364/69/IVW

Date registered:
10-Feb-2005
No of days: 263

Croft Commercial Developments Limited

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

S05/LB/6435/69/IVW

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

Hegarty & Co

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

S05/LB/6455/69/IVW

Date registered:
24-Aug-2005
No of days: 68

Mr & Mrs K McKay

Alteration of listed building (replacement windows to dormers)
The Old Salutation, 16, All Saints Street, Stamford
Reason for non-determination:
Awaiting further details

S05/LB/6460/69/IVW

Date registered:
02-Sep-2005
No of days: 59

HBS

Alteration of listed building (construction of access ramp and
wider toilets)
Registrars Office, 2, St. Marys Hill, Stamford
Reason for non-determination:
Still under consideration

S05/LB/6461/56/MS

Date registered:
05-Sep-2005
No of days: 56

Alston Country Homes Limited

Conversion of 5 barns to dwellings and construction of 2
dwellings
Towngate Farm House, Towngate West, Market Deeping,
Cambs
Reason for non-determination:
English Heritage have objections, application to be withdrawn

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 03 – 21 OCTOBER 2005**

S04/1545/35

Applicant: Mr S Wright
 Proposal: Illuminated fascia signs
 Location: 20, Market Place, Grantham
 Decision: Approved conditionally - 21 October 2005

S05/0135/69

Applicant: J R Hicks
 Proposal: Erection of townhouses
 Location: Ryhall House, Ryhall Road, Stamford
 Decision: Approved conditionally - 11 October 2005

S05/0686/69

Applicant: Stamford Property Services Limited
 Proposal: Erection of two flats
 Location: 26, St. Leonards Street, Stamford
 Decision: Approved conditionally - 11 October 2005

S05/0824/35

Applicant: Mr C Harvey & Mrs J Geraghty
 Proposal: Replacement dwelling
 Location: 27, Lodge Way, Grantham
 Decision: Approved conditionally - 12 October 2005
 * **DCSM authorised by Panel to determine**

S05/0956/17

Applicant: Mr & Mrs P Cannon
 Proposal: Conservatory to dwellinghouse
 Location: Old Rectory, The Avenue, Carlby
 Decision: Approved conditionally - 17 October 2005

S05/0990/21

Applicant: Pacey Construction
 Proposal: Erection of five new cottages
 Location: Chapel Lane, Claypole
 Decision: Withdrawn - 14 October 2005
 * **DCSM authorised by Panel to determine**

S05/1024/69

Applicant: Mr M Thurlby
 Proposal: Erection of entrance gates
 Location: The Crown Hotel, All Saints Place, Stamford
 Decision: Approved conditionally - 13 October 2005

S05/1075/35

Applicant: Dreams Plc
 Proposal: 3 Fascia signs & 1 panel sign
 Location: Dreams, London Road, Grantham
 Decision: Approved conditionally - 06 October 2005

S05/1088/46

Applicant: R Sambrook-Smith
Proposal: Erection of three permanent stable blocks and menage
Location: Folly Lane, Hough-on-the-hill
Decision: Refused - 07 October 2005

S05/1096/42

Applicant: P B Ward & A J James
Proposal: Provision of Hay Barn
Location: Oasby Farm, Oasby
Decision: Approved conditionally - 03 October 2005

S05/1098/08

Applicant: Devere Hotels and Leisure
Proposal: Demolition of laundry, erection of two storey 28 bed extension and single storey laundry extension
Location: Belton Woods Hotel, Belton, Grantham
Decision: Approved conditionally - 13 October 2005

S05/1111/69

Applicant: Mr M Richards & M J Gornall
Proposal: Rear extensions to dwelling
Location: 27 & 29, Vine Street, Stamford
Decision: Refused - 03 October 2005

S05/1114/69

Applicant: Blackstones Sports & Social Club Ltd
Proposal: Erection of sports and social club and provision of additional car parking
Location: Blackstones Sports & Social Club, Lincoln Road, Stamford
Decision: Approved conditionally - 03 October 2005

S05/1116/35

Applicant: Mr G Sumner
Proposal: Alterations & extension to form separate dwelling
Location: 11, Huntingtower Road, Grantham
Decision: Approved conditionally - 05 October 2005

S05/1117/35

Applicant: Bradford & Bingley plc
Proposal: Fascia signage
Location: 81, Westgate, Grantham
Decision: Refused - 06 October 2005

S05/1119/62

Applicant: David Cox, The Pickworth Welfare Society
Proposal: Erection of replacement village hall
Location: The Village Hall, Village Street, Pickworth
Decision: Approved conditionally - 04 October 2005

S05/1121/35

Applicant: Rochford Homes Ltd
Proposal: Substitution of house type
Location: Plot Adj Gonerby House, Gonerby Road, Grantham
Decision: Approved conditionally - 03 October 2005

S05/1122/35

Applicant: Mr K Tilley & Miss M Taylor
Proposal: Erection of 12 flats
Location: 53, Grantley Street, Grantham
Decision: Refused - 06 October 2005

S05/1124/55

Applicant: Mr & Mrs H Jandu
Proposal: Convert existing outbuilding to holiday accommodation and demolish office and rebuild as garage and carport
Location: Fen Lane Farm, Fen Lane, Long Bennington
Decision: Approved conditionally - 05 October 2005

S05/1126/56

Applicant: Mrs S Scullion
Proposal: Erection of snack bar
Location: Corner Of Blenheim Way And Whitley Way, Market Deeping
Decision: Approved conditionally - 07 October 2005

S05/1127/35

Applicant: Mr White
Proposal: Removal of existing conservatory and erection of new conservatory
Location: 4, Longcliffe Road, Grantham
Decision: Approved conditionally - 04 October 2005

S05/1130/55

Applicant: Mr & Mrs Geary
Proposal: Single storey extensions to dwelling and integral garage
Location: Priory Corner, 73, Church Street, Long Bennington
Decision: Approved conditionally - 03 October 2005

S05/1134/35

Applicant: Mr R P Cady
Proposal: Single storey extension to dwelling
Location: 32, Winchester Road, Grantham
Decision: Approved conditionally - 03 October 2005

S05/1135/25

Applicant: Mr & Mrs J Fisher
Proposal: Front and rear ground floor extensions
Location: 45a, Frognall, Deeping St. James
Decision: Approved conditionally - 11 October 2005

S05/1136/25

Applicant: Mr & Mrs Willson
Proposal: First floor extension to bungalow
Location: 9, Horsegate, Deeping St. James
Decision: Approved conditionally - 09 October 2005

S05/1137/54

Applicant: Mr & Mrs Shaw
Proposal: Conservatory
Location: 17, St. Pierre Avenue, Grantham
Decision: Approved conditionally - 10 October 2005

S05/1138/54

Applicant: Mr & Mrs King
Proposal: Erection of conservatory
Location: 4, Burleigh Close, Grantham
Decision: Approved conditionally - 03 October 2005

S05/1139/25

Applicant: Mr & Mrs Muriel
Proposal: First floor side extension
Location: 6, Linnet Close, Deeping St. James
Decision: Approved conditionally - 07 October 2005

S05/1140/81

Applicant: Mr & Mrs Bowman
Proposal: Side and rear extensions
Location: 29, King Street, West Deeping
Decision: Withdrawn - 04 October 2005

S05/1141/69

Applicant: BP Oil (UK) Limited
Proposal: Various illuminated and non-illuminated signs
Location: Rock House, Scotgate, Stamford
Decision: Approved conditionally - 03 October 2005

S05/1142/69

Applicant: BP Oil (UK) Limited
Proposal: Installation of ATM and air conditioning unit
Location: Rock House, Scotgate, Stamford
Decision: Approved conditionally - 03 October 2005

S05/1145/55

Applicant: Mr & Mrs P & D Ablewhite
Proposal: Alteration to approved design of Plot 2
Location: 49, Church Street, Long Bennington
Decision: Approved conditionally - 11 October 2005

S05/1146/22

Applicant: Mr A Stoling
Proposal: Two storey side extension and pitched roof to previous flat roof rear extension
Location: 16, Bourne Road, Colsterworth
Decision: Approved conditionally - 04 October 2005

S05/1147/55

Applicant: Mr & Mrs M McKay
Proposal: New dwelling with integral double garage
Location: Land At 82 Church Street, Long Bennington
Decision: Withdrawn - 06 October 2005

S05/1150/72

Applicant: Mr & Mrs D Farrell
Proposal: Conservatory to rear
Location: Highfield House, 37, Overgate Road, Swayfield
Decision: Approved conditionally - 03 October 2005

S05/1152/22

Applicant: Stonecroft Country Homes Ltd
Proposal: Erection of dwelling and garage
Location: Land adjacent, 43, Newton Way, Woolsthorpe By Colsterworth
Decision: Withdrawn - 11 October 2005

S05/1153/37

Applicant: Mr A Beale
Proposal: Extensions to dwelling
Location: South Cottage, Gonerby Grange, Barkston
Decision: Approved conditionally - 11 October 2005

S05/1155/20

Applicant: Mr & Mrs K Miller
Proposal: Kitchen extension and alterations
Location: 37, High Street, Caythorpe
Decision: Approved conditionally - 07 October 2005

S05/1158/57

Applicant: Alphateck Limited
Proposal: Extension and garage
Location: The Paddock, Bridge Street, Marston
Decision: Approved conditionally - 05 October 2005

S05/1159/35

Applicant: RMS
Proposal: Erection of three flats
Location: Adj 190, Dudley Road, Grantham
Decision: Approved conditionally - 03 October 2005

S05/1160/69

Applicant: Mr W Canham
Proposal: Erection of 6ft fence
Location: 17, Pembroke Road, Stamford
Decision: Refused - 07 October 2005

S05/1161/40

Applicant: Relief in Need Charity
Proposal: Change of use to childrens playground
Location: Part OS 8855, Chapel Street, Haconby
Decision: Approved conditionally - 10 October 2005

S05/1162/69

Applicant: Mr A Hands
Proposal: Extension to dwelling
Location: 26, Barnack Road, Stamford
Decision: Refused - 05 October 2005

S05/1163/12

Applicant: Dr R Patel
Proposal: Side extension to dwelling and garage extension
Location: 79, West Road, Bourne
Decision: Approved conditionally - 11 October 2005

S05/1164/12

Applicant: Russell Croucher
Proposal: Change of use from offices to photographic studio
Location: 2nd Floor, 2, West Street, Bourne
Decision: Approved conditionally - 11 October 2005

S05/1165/50

Applicant: Mr & Mrs Wollerton
Proposal: Two storey side extension
Location: 4, Lime Close, Langtoft
Decision: Approved conditionally - 11 October 2005

S05/1166/50

Applicant: Alston Country Homes
Proposal: Change of use of dwelling to office with new associated dwelling to rear and repositioning of farm/storage shed
Location: Park Farm, Langtoft Outgang Road, Langtoft Fen
Decision: Refused - 11 October 2005

S05/1169/35

Applicant: Mr Thompson
Proposal: Extensions to provide double garage and conservatory
Location: 120, Manthorpe Road, Grantham
Decision: Approved conditionally - 07 October 2005

S05/1170/47

Applicant: Capsticks Bros
Proposal: Dwelling and garage
Location: Land Adjacent To Church Farm House, Main Street, Ingoldsby
Decision: Approved conditionally - 17 October 2005

S05/1171/35

Applicant: The Recipe Company
Proposal: Extension to dispatch building and loading dock
Location: Fenland Foods, Swingbridge Road, Grantham
Decision: Approved conditionally - 14 October 2005

S05/1172/55

Applicant: Mr & Mrs C Smith
Proposal: Porch
Location: 47, Main Road, Long Bennington
Decision: Approved conditionally - 18 October 2005

S05/1174/22

Applicant: Mr S Hodgkinson
Proposal: Single storey extension
Location: 2a, Stamford Road, Colsterworth
Decision: Approved conditionally - 16 October 2005

S05/1176/25

Applicant: Mr P Noble
Proposal: Replace flat roof to dormers with pitched and extend a dormer
Location: 170, Eastgate, Deeping St. James
Decision: Approved conditionally - 11 October 2005

S05/1177/69

Applicant: Mr & Mrs I Cook
Proposal: First floor extension and conservatory
Location: 9, Fitzwilliam Road, Stamford
Decision: Refused - 18 October 2005

S05/1178/25

Applicant: Miss L M Booth
Proposal: Erection of one two storey dwelling
Location: Land adj, 16, Broadgate Lane, Deeping St James
Decision: Approved conditionally - 17 October 2005

S05/1179/54

Applicant: Mr A Marshall
Proposal: First floor extension
Location: 17-18, High Road, Londonthorpe
Decision: Approved conditionally - 13 October 2005

S05/1180/35

Applicant: Mr K W Croft, Lincolnshire NHS Shared Services
Proposal: Change of use to mental health outpatient clinic
Location: 11, St. Catherines Road, Grantham
Decision: Approved conditionally - 05 October 2005

S05/1181/35

Applicant: Bosworth & Wakeford Ltd
Proposal: Continuation of estate road & turning head
Location: Tollemache Road South, Spittlegate Level, Grantham
Decision: Approved conditionally - 05 October 2005

S05/1182/56

Applicant: Mrs J Dunnell
Proposal: Ground floor side extension and detached garage
Location: 22, Halfleet, Market Deeping
Decision: Approved conditionally - 14 October 2005

S05/1183/34

Applicant: N Fitzakerly
Proposal: Retention of vehicular access to Brant Road to serve grazing land to rear field
Location: Willow Farm, Brant Road, Fulbeck
Decision: Refused - 20 October 2005

S05/1184/56

Applicant: Squirrels Private Pension
Proposal: Extension to industrial unit
Location: Unit 1, Blenheim Way, Northfields Industrial Estate, Market Deeping
Decision: Refused - 21 October 2005

S05/1185/12

Applicant: Mr P Gardner
Proposal: Ground and first floor extensions to form utility, shower rm, study and bedroom
Location: 34a, Main Road, Dyke
Decision: Approved conditionally - 14 October 2005

S05/1187/12

Applicant: Mr & Mrs P Chambers
Proposal: Replacement dwelling and garage
Location: 35, Spalding Road, Bourne
Decision: Approved conditionally - 18 October 2005

S05/1188/12

Applicant: Mr & Mrs Goodwin
Proposal: Two storey extension to form bedroom and utility
Location: 3, Wakes Close, Bourne
Decision: Approved conditionally - 18 October 2005

S05/1189/68

Applicant: Miss N Kimonides
Proposal: Erection of fence
Location: 34, Unwin Green, South Witham
Decision: Refused - 14 October 2005

S05/1190/35

Applicant: Mr & Mrs Davidson
Proposal: Single storey porch to front elevation
Location: 44, Tamar Court, Grantham
Decision: Approved conditionally - 20 October 2005

S05/1191/69

Applicant: Mr & Mrs M Coates
Proposal: Rear single storey extension
Location: 11, Eight Acres, Stamford
Decision: Approved conditionally - 18 October 2005

S05/1192/33

Applicant: Mr & Mrs G Plummer
Proposal: Extension to form annexe & provision of detached garage
Location: Goosegate Barn, Goosegate Lane, Foston
Decision: Approved conditionally - 05 October 2005

S05/1193/35

Applicant: A Tudor
Proposal: Rear extension & fill in two sides of existing porch
Location: 187, Denton Avenue, Grantham
Decision: Approved conditionally - 13 October 2005

S05/1197/69

Applicant: Mr & Mrs T Jayne
Proposal: Extension to dwelling
Location: 12, Mallard Court, Stamford
Decision: Approved conditionally - 11 October 2005

S05/1198/69

Applicant: Mr P Wortley
Proposal: Erection of detached dwelling
Location: 68, Rutland Road, Stamford
Decision: Withdrawn - 13 October 2005

S05/1200/69

Applicant: Stamford Property Company Limited
Proposal: Freestanding non-illuminated advertisement
Location: Stamford Business Park, Ryhall Road, Stamford
Decision: Approved - 11 October 2005

S05/1202/54

Applicant: Mr & Mrs P A Dodd
Proposal: Demolish & replace existing conservatory at rear of property
Location: 21, Sunningdale, Grantham
Decision: Approved conditionally - 20 October 2005

S05/1203/34

Applicant: G & R Petheram
Proposal: Two storey rear extension
Location: 3, North End, Fulbeck
Decision: Approved conditionally - 17 October 2005

S05/1204/35

Applicant: Angus-Sinclair
Proposal: Erection of conservatory
Location: 96, Harlaxton Road, Grantham
Decision: Approved conditionally - 13 October 2005

S05/1205/56

Applicant: B Kelly
Proposal: Proposed replacement garage with bedroom and ensuite over
Location: 17, Bramley Road, Market Deeping
Decision: Approved conditionally - 20 October 2005

S05/1211/44

Applicant: Millcross Property
Proposal: Dwelling
Location: Adj., 10, Billingborough Road, Horbling
Decision: Approved conditionally - 12 October 2005

S05/1213/32

Applicant: Mrs Kate Chester
Proposal: Rear extension
Location: 10, West Street, Folkingham
Decision: Approved conditionally - 07 October 2005

S05/1214/12

Applicant: Miss R Peters
Proposal: Part change of use to form 1 bed apartment and unisex salon
Location: 2, Manning Road, Bourne
Decision: Approved conditionally - 21 October 2005

S05/1217/23

Applicant: Mrs P Johnson
Proposal: Loft conversion with dormer created to rear
Location: Penridge, Tanners Lane, Corby Glen
Decision: Approved conditionally - 20 October 2005

S05/1218/35

Applicant: Mr D Green
Proposal: Conservatory to rear
Location: 17, Lichfield Close, Grantham
Decision: Approved conditionally - 21 October 2005

S05/1220/35

Applicant: Retail Variations Plc
Proposal: Internally illuminated fascia and projecting box sign
Location: 28, High Street, Grantham
Decision: Approved conditionally - 14 October 2005

S05/1221/32

Applicant: Mr & Mrs A Morris
Proposal: Two storey extension to rear and rear conservatory
Location: 1, Chapel Lane, Folkingham
Decision: Approved conditionally - 21 October 2005

S05/1224/69

Applicant: Mr & Mrs Wood
Proposal: Proposed two storey extension including over existing garage
Location: 3, Oak Road, Stamford
Decision: Approved conditionally - 21 October 2005

S05/1225/25

Applicant: Mr Battam
Proposal: Erection of one bungalow
Location: 80, Bridge Street, Deeping St. James
Decision: Refused - 18 October 2005

S05/1226/12

Applicant: Mr D Christie
Proposal: Side and rear extension
Location: 3, Mercia Gardens, Bourne
Decision: Approved conditionally - 18 October 2005

S05/1227/69

Applicant: Mrs U A Veitch
Proposal: Change of use of ground floor from residential to class A1 (retail)
Location: 7, All Saints Street, Stamford
Decision: Approved conditionally - 17 October 2005

S05/1228/78

Applicant: Mr & Mrs R Smith
Proposal: Change of use of agricultural land to domestic garden
Location: 19, Casewick Lane, Uffington
Decision: Approved conditionally - 21 October 2005

S05/1229/69

Applicant: Mr & Mrs Rawins
Proposal: Kitchen extension to front of bungalow
Location: 17, Cottesmore Road, Stamford
Decision: Approved conditionally - 17 October 2005

S05/1230/78

Applicant: Mr & Mrs R Smith
Proposal: First floor extension above sitting room and single storey extension at rear
Location: 19, Casewick Lane, Uffington
Decision: Approved conditionally - 18 October 2005

S05/1231/12

Applicant: Twenty Development Ltd
Proposal: Substitution of house type and erection of detached garage
Location: Plot 9, The Spinney, Twenty
Decision: Approved conditionally - 18 October 2005

S05/1232/50

Applicant: Miss D Lambert
Proposal: Conservatory at rear
Location: 12, Deer Park Road, Langtoft
Decision: Approved conditionally - 21 October 2005

S05/1233/20

Applicant: Mr & Mrs Ridler
Proposal: Single storey rear extension
Location: 35, Old Lincoln Road, Caythorpe
Decision: Approved conditionally - 21 October 2005

S05/1234/35

Applicant: Crystal of Grantham
Proposal: 2no fascia signs and free standing pylon sign
Location: Crystal Garage, Barrowby Road, Grantham
Decision: Approved conditionally - 12 October 2005

S05/1235/22

Applicant: Mr & Mrs R Bruce
Proposal: Conversion of barn to dwelling and provision of garage
Location: R/o Pasture Lodge, Bourne Road, Colsterworth
Decision: Approved conditionally - 12 October 2005

S05/1237/76

Applicant: D Harris
Proposal: Erection of agricultural building
Location: Katesbridge Farm, Kates Bridge, Thurlby
Decision: Approved conditionally - 07 October 2005

S05/1241/78

Applicant: Robert J Horne
Proposal: Extensions and alterations to dwellinghouse
Location: Barn House, Main Road, Uffington
Decision: Approved conditionally - 19 October 2005

S05/1242/35

Applicant: D W Goldsworth
Proposal: Conservatory to rear (retrospective)
Location: 50, Westerdale Road, Grantham
Decision: Approved conditionally - 21 October 2005

S05/1245/50

Applicant: Mr & Mrs P Wright
Proposal: Two storey side extension and single storey rear extension
Location: 55, Truesdale Gardens, Langtoft
Decision: Withdrawn - 21 October 2005

S05/1249/35

Applicant: Henry Bell & Co (Properties) Ltd
Proposal: New retaining walls and upfilling of lower plateau
Location: Old Wharf Road, Grantham
Decision: Approved conditionally - 18 October 2005

S05/1250/69

Applicant: Mr T C Westley
Proposal: Single storey extensions to provide utility room and shower room
Location: 54, Arran Road, Stamford
Decision: Approved conditionally - 18 October 2005

S05/1251/58

Applicant: David Hughes
Proposal: Construction of access to comply with Disability Discrimination Act
Location: Morton Baptist Church, High Street, Morton
Decision: Approved conditionally - 20 October 2005

S05/1258/48

Applicant: Mr & Mrs Young
Proposal: Two storey rear extension
Location: Beech Cottage, Hawthorpe
Decision: Approved conditionally - 20 October 2005

S05/1259/56

Applicant: Mr & Mrs Young
Proposal: First floor side extension and pitched roof to replace flat roof
Location: 5, Prestland, Market Deeping
Decision: Approved conditionally - 20 October 2005

S05/1270/69

Applicant: Mrs Woodward
Proposal: Two storey side extension
Location: 78, Kesteven Road, Stamford
Decision: Approved conditionally - 18 October 2005

S05/1280/20

Applicant: Mid UK Recycling Ltd
Proposal: Variation of conditions 4 & 10 of permission ref: S20/0022/96 (hours of operation & storage)
Location: Mid-UK Recycling Ltd, Station Road, Caythorpe
Decision: Refused - 06 October 2005

S05/1281/20

Applicant: Mr D W Ronald
Proposal: Erection of shed
Location: Dorrator, Waterloo Road, Caythorpe
Decision: Approved conditionally - 21 October 2005

S05/1282/01

Applicant: NTR Design & Build Ltd
Proposal: Erection of two dwellings
Location: R/o Vine Cottage, The Green, Allington
Decision: Withdrawn - 18 October 2005

S05/1283/32

Applicant: Mr & Mrs P Barrell
Proposal: Erection of 1.8m front boundary fence
Location: 88, Churchfields Road, Folkingham
Decision: Approved conditionally - 21 October 2005

S05/1314/20

Applicant: Mid UK Recycling Ltd
Proposal: Cover building to existing composting area
Location: Mid-UK Recycling Ltd, Station Road, Caythorpe
Decision: Approved - 13 October 2005

S05/AG/10/80

Applicant: R H Pacey & Co
Proposal: Extensions to cattle sheds and erection of garage for farm vehicles
Location: Manor Farm, Manor House Lane, Dry Doddington
Decision: Not required - 20 October 2005

S05/AG/11/06

Applicant: The Crown Estate
Proposal: General purpose building
Location: Casthorpe Farm House, Denton Lane, Casthorpe
Decision: Not required - 18 October 2005

S05/LB/6438/17

Applicant: Mr & Mrs P Cannon
Proposal: Alteration and extension of Listed Building and alteration and partial demolition of curtilage building
Location: Old Rectory, The Avenue, Carlby
Decision: Approved conditionally - 17 October 2005

S05/LB/6439/17

Applicant: Mr & Mrs P Cannon
Proposal: Alteration of curtilage building to form games room
Location: Old Rectory, The Avenue, Carlby
Decision: Approved conditionally - 17 October 2005

S05/LB/6447/69

Applicant: Mr M Thurlby
Proposal: Erection of entrance gates
Location: The Crown Hotel, All Saints Place, Stamford
Decision: Approved conditionally - 13 October 2005

S05/LB/6451/35

Applicant: Bradford & Bingley
Proposal: Fascia signage
Location: 81, Westgate, Grantham
Decision: Refused - 06 October 2005

S05/LB/6453/69

Applicant: Mr & Mrs McKay
Proposal: Alteration of listed building (installation of radon protection measures)
Location: The Old Salutation, 16, All Saints Street, Stamford
Decision: Approved conditionally - 07 October 2005

S05/LB/6459/69

Applicant: Mr & Mrs J Pini
Proposal: Alteration of listed building (velux rooflight)
Location: Torkington House, 38, St. Peters Street, Stamford
Decision: Approved conditionally - 10 October 2005

S05/LB/6462/32

Applicant: Mrs Kate Chester
Proposal: Partial demolition of rear extension and new rear extension
Location: 10, West Street, Folkingham
Decision: Approved conditionally - 07 October 2005

S05/LB/6465/69

Applicant: Mrs U A Veitch
Proposal: Alteration of listed building (internal)
Location: 7, All Saints Street, Stamford
Decision: Withdrawn - 04 October 2005

S05/LB/6466/78

Applicant: Robert J Horne
Proposal: Extensions and alterations of curtilage listed building
Location: Barn House, Main Road, Uffington
Decision: Approved conditionally - 19 October 2005