



AGENDA

For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 24 JANUARY 2006
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 Mike Williams and Councillor Avril Williams
Committee Support Officer:	Malcolm Hall Tel: 01476 406118

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

- 1. MEMBERSHIP** The Chief Executive to notify the Committee of any substitute members
- 2. APOLOGIES**
- 3. DECLARATIONS OF INTEREST:** Members are asked to declare an interest in matters for consideration at the meeting
- 4. MINUTES OF MEETING HELD ON 10TH JANUARY 2006**
(Enclosure)
- 5. PLANNING MATTERS:**
To consider applications received for the grant of planning permission – reports prepared by the Area Planning Officers

List for Debate

(Enclosure)

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

Report No. PLA550 by the Development Control Services Manager

(Enclosure)

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



MINUTES

DEVELOPMENT CONTROL COMMITTEE

TUESDAY, 10 JANUARY 2006

2.00 PM

COMMITTEE MEMBERS PRESENT

Councillor Chivers
 Councillor Helyar
 Councillor Howard
 Councillor Mrs Jalili
 Councillor Kerr
 Councillor Parkin (Chairman)
 Councillor Pease
 Councillor Mrs Percival

Councillor Sandall
 Councillor Stokes
 Councillor Turner
 Councillor Waterhouse
 Councillor Mrs M E Wheat
 Councillor Mrs Williams
 Councillor M G Williams

OFFICERS

Head of Planning Policy and Economic
 Regeneration
 Principal Planning Officer
 Senior Planning Officer
 Area Planning Officer (2)
 Committee Support Officer
 Legal Executive

OTHER MEMBERS

Councillor J Smith
 Councillor Wilks
 Councillor Mrs Woods

In accordance with Council procedure rule 24.5 Councillor Mrs Woods spoke in connection with application SU2.

634. VICE CHAIRMAN

In view of the absence of the Vice Chairman of the Committee due to a recent operation, it was agreed that Councillor Kerr would act as Vice Chairman of the Committee until Councillor Fines returned to meetings.

635. MEMBERSHIP

The Committee was notified by the Chief Executive that he had received a notice under regulation 13 of the Local Government (Committees and Political Groups) regulations 1990 and had appointed Councillor Mrs M E Wheat in place of Councillor Fines for this meeting only.

636. DECLARATIONS OF INTEREST

The following interests were noted:-

Councillor Howard – personal interest in application in application SU.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 toward the application in view of his position as Vice Chairman of the Deepings Branch of Age Concern.

Councillor Kerr – personal and prejudicial interest in application SU.2, under the Members' Code of Conduct, and further under the Probity in Planning Code of Guidance, to avoid the impression of pre-determination or bias towards the application in view of his position as Treasurer of Age Concern Kesteven (the applicants).

637. MINUTES OF MEETING HELD ON 6th DECEMBER 2005

The minutes of the meeting held on 6th December 2005 were confirmed as a correct record of decisions taken.

638. PLANNING MATTERS – STRAIGHTFORWARD LIST

Decision:-

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

SF.1

Application ref: S05/1442/12

Description: Erection of two bungalows and two car ports

Location: Land Off, Blackthorn Way, Bourne

Decision: Approved

Subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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, 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.
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. The arrangements shown on the approved plan HGE0407/01 received 27 October 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

639. PLANNING MATTERS – LIST FOR DEBATE

Decision:-

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

NR.1

Application ref: S05/1453/21
Description: Residential development (20)
Location: 24, Doddington Lane, Claypole
Decision Deferred

For investigation and report into various conflicts between the application and the outline approval.

NR.2

Application ref: S05/1495/22
Description: Construction of new dwelling
Location: R/o Of 2, School Lane, Colsterworth
Decision Deferred

(2.11 pm – Councillor M G Williams entered the meeting)

Noting comments made during the public speaking session from:-

Mr Haylock, 2 School Lane, Colsterworth – objecting

Mr Daniels, 4 School Lane, Colsterworth – objecting

Mrs Daniels, 4 School Lane, Colsterworth – objecting

Mr Sims on behalf of Mr D J Greenfield, 3 Manor Court, Colsterworth – objecting

Mr J Holland – applicant

together with comments from the Parish Council and Highway Authority, no objection from the Community Archaeologist, and representations from nearby residents, for a site inspection to examine the site's layout and access and any privacy/overlooking issues.

SU.1

Application ref: S05/1367/69

Description: Erection of two townhouses

Location: Builders Yard, Newboults Lane, Stamford

Decision: Approved

Noting comments from the Highway Authority and Stamford Town Council and objections from nearby residents together with a statement in support from the applicant's planning consultant, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Before the development hereby permitted is commenced, final details of the materials to be used in the construction of external walls and roofs shall be submitted to and approved in writing by the District Planning Authority. Only such materials as may be agreed shall be used in the development.
3. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.
4. Before the dwellings hereby approved are occupied the rear gardens shall be enclosed in accordance with details to be submitted to and approved in writing by the local planning authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no openings shall be created in the south facing wall of the dwelling adjoining No. 3 Newboults Cottage.

6. The arrangements shown on the approved plan 4383 D/07/A dated 29 November 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

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. 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.2

Application ref: S05/1447/69

Description: Demolition of existing building and erection of two storey recreation centre

Location: Darby & Joan Hall, North Street, Stamford

Decision: Deferred

(2.47 pm – Councillor Kerr left the meeting, having declared an interest).

Noting comments made during the public speaking session from:-

Mr Bland – agent for the applicant

together with report of site inspection, no objection from Stamford Town Council, comments from the Highway Authority, Community Archaeologist, Leisure and Cultural Services and Stamford Civic Society together with an objection from a nearby resident and a statement in support from the applicants, Acting Development Control Services Manager authorised to determine the application, after consultation with the Chairman, subject to clarification of the access issues, the security aspects of the covered yard to the western end of the site and to an appropriate traffic regulation order in relation to the restricted parking area on the site's frontage with Recreation Ground Road, and subject to also appropriate conditions.

(3.10 pm – Councillor Kerr returned to the meeting)

SU.3

Application ref: S05/1488/69

Description: Installation of three pole mounted antennae & equipment cabinet.

Location: Telephone Exchange, Foundry Road, Stamford

Decision: Approved

Noting comments made during the public speaking session from:-

Mr I Hewitt, agent for the applicants

together with comments from the Community Archaeologist, no objection from the Town Council, representations from a nearby business premises, detailed submissions in support from the applicants and further comments from a neighbouring resident and a nearby school, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. This consent relates to the application as amended by plans received on 9th January 2006.
3. The equipment hereby approved shall be removed from the building on which it is situated as soon as reasonably practicable after it is no longer required for electronic communication purposes, and the building shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing between the local planning authority and the developer.
4. Notwithstanding the provisions of the Town Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), details of any generators to be installed on site, other than those installed in an emergency and for a temporary period not exceeding four weeks, shall be submitted to an agreed in writing by the Local Planning Authority. The details submitted shall include the manufacturers specification and noise output levels.

(3.16 pm – Councillor Mrs Percival left the meeting).

(3.17 pm – Councillor Mrs Percival returned to the meeting).

SU.4

Application ref: S05/1517/25

Description: Change of use from horticultural to leisure vehicle storage

Location: Border Nurseries, Back Lane, Deeping St. James

Decision: Approved

(3.23 pm – Councillor Turner left the meeting).

(3.25 pm – Councillor Turner returned to the meeting).

Noting comments made during the public speaking session from:-

Mr K Rogers – applicant

together with an objection from the Highway Authority, comments from the Community Archaeologist and detailed submissions in support from the applicant, subject to the following conditions:-

1. The use hereby permitted shall be for a limited period, being the period of 3 years from the date of this consent.
2. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. The maximum number of leisure vehicles stored at the site shall be 170 at any one time, and no vehicle shall be stored on any part of the land other than in the storage area indicated on the approved plans.
4. None of the leisure vehicles stored in the storage area indicated on the approved plans shall be occupied and used for habitable purposes.

SR.1

Application ref: S05/1466/75

Description: Dwelling and garage

Location: Land West Of Tennyson Cottage, Main Road, Tallington

Decision Deferred

Noting comments made during the public speaking session from:-

Mr C Wicks – agent for the applicant

together with comments from the Highway Authority and Community Archaeologist, representations from the Parish Council and objections from nearby residents, for a site inspection to view the site in relation to neighbouring residential properties and to examine any flooding issues.

SR.2

Application ref: S05/1491/75

Description: Variation of house types (Plots 3, 4 & 5)

Location: Red House Paddock, Main Road, Tallington

Decision: Deferred

Noting comments from the Highway Authority and Parish Council, Acting Development Control Services Manager authorised to determine the application, after consultation with the Chairman and Vice Chairman, following the receipt of satisfactory revised drawings of the dwelling on Plot 5 and the comments from the Community Archaeologist, and subject also to appropriate conditions.

640. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY.

The Acting Development Control Services Manager submitted his report PLA548 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 newly submitted appeals and decisions received during the last month.

641. CLOSE OF MEETING

The meeting closed at 3.58 pm.

Agenda Item 5

AGENDA ITEM

Development Control Committee
24 January 2006

NU.1 **S05/1602/06**

Registration Date: 02-Dec-2005

Applicant	Menta Developments Ltd The White House, Casthorpe Road, Barrowby, Grantham, NG321DW
Agent	Peter Hemmens, Neil Dowlman Architecture 37, Westgate, Grantham, Lincs, NG31 6LY
Proposal	Erection of five dwellings
Location	Adj The White House, Casthorpe Road, Barrowby

<u>Site Details</u>	
Parish(es)	Barrowby C Class Road Radon Area - Protection required Area of special control for adverts Airfield Zone - No consultation required Drainage - Lincs

REPORT

The Site and its Surroundings

The application site forms part of the existing garden serving White House, which is sited on the south side of Casthorpe Road in Barrowby. White House itself is an old, imposing building positioned right up to the edge of Casthorpe Road and stands to the west of associated stable and ancillary buildings, adorned by a clock tower/cupola feature.

The existing entrance into the site and the road frontage are characterised by a high wall, with the vehicular entrance being located between the house itself and the stable buildings.

The application site is to the south-east of the dwelling and comprises of around 50% of the existing garden. The site is relatively level and is extensively landscaped with many mature trees and extends to a southern boundary common with the neighbouring dwellings to the west. The site measures approximately 0.4ha.

To the west of the site are residential properties set within extensive rectangular gardens. South and east of the site are open agricultural fields and to the north of the site are dwellings fronting The Square.

As the site is residential garden land its development would be classed as 'brownfield' in character.

Site History

None

The Proposal

Outline planning permission is sought for the erection of 5 dwellings on the site. The applicants have asked for the access and siting to be taken into account in the consideration of the application.

The existing access point onto Casthorpe Road would be widened with improvements made to the visibility splays in each direction and wider radii to the entrance walls. A 4.1m access road would be created, at a length of around 55m, to link the access point onto Casthorpe Road with the site.

The buildings are sited within a U-shape to create a courtyard development, with vehicular access through an arched entrance. Parking would be provided within the courtyard area and within integral garages to the dwelling.

Policy Considerations

Barrowby Village is considered to be a village that can sustain further development as defined by the Interim Housing Policy of June 2006. In terms of sustainability it is therefore considered that the proposed development conforms to the following national and local policy framework:

- PPS1 – Creating Sustainable Communities
- PPG3 – Housing
- PPS7 – Sustainable Development in Rural Areas
- PPG13 – Transport
- Policies S1, S2 and S4 of the Lincolnshire Structure Plan Draft Deposit (2004)

The site is clearly 'brownfield' in character is therefore sequentially preferable for redevelopment to 'greenfield' sites that may exist within the village. However, it is arguable that the development of the site complies with Policies H6 and EN1 of the South Kesteven Local Plan as dwellings in this location could be considered to be 'backland' in character and therefore contrary to the general form and character of the area.

Statutory Consultations

Parish Council: Comments awaited – notified 8 December 2005.

Local Highway Authority: Request refusal of the application – see below.

Community Archaeologist: No comments made.

Environment Agency: No comments made.

Representations as a result of publicity

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

1. Mrs D Swattan, Villeneuve, Casthorpe Road.
2. Mr & Mrs Hollingworth, Moatfield, Casthorpe Road.
3. Mr M Franklin, Highfields, Casthorpe Road.
4. Mr & Mrs Gafner, Trenchrom, Casthorpe Road.
5. J Mason, 8 The Square.
6. Mr & Mrs Lindfield, Arden House, Casthorpe Road.
7. Mr & Mrs Culpin, 7 the Square.

8. G Hooper, Branscombe Lodge, Casthorpe Road.
9. A Newton, The Pines, Casthorpe Road.
10. Mr I Roberson, Rockburn, Casthorpe Road.
11. R Foot, Fermain House, Casthorpe Road.
12. Mr & Mrs Douglas, Lessways, Casthorpe Road.
13. P Groves, The Willows, Casthorpe Road.
14. M J Fisher, Jaselan, Casthorpe Road.
15. Mr & Mrs Chappell, Long Leys, Casthorpe Road.
16. Mr A Carr, 9 Mill Row.
17. Mr Mahony, Thornbury House, Casthorpe Road.

The following planning issues were raised:

- a) Impact on the character of White House.
- b) Loss of mature trees and impact on the natural landscape, environmental issues.
- c) Impact in traffic on narrow village roads.
- d) Poor vehicular access, highway safety issues.
- e) Impact on village services.
- f) Proximity of development to retirement bungalows to the north.
- g) Impact on wildlife, owls and bats are present on the site.
- h) Loss of frontage wall, characteristic of the area.
- i) Overlooking and loss of privacy.
- j) Noise and disturbance from access and cars using communal parking area.
- k) Impact from construction traffic – they will not have room to enter the site.
- l) Conflict with Local Plan policy.
- m) There are legal covenants on the land preventing development.
- n) Overdevelopment when considered against most garden sizes to adjacent dwellings.

Planning Panel Comments

10 January 2005 – Members to undertake a site inspection and the application be referred to the Development Control Committee for consideration.

Applicants Submissions

Highways Issues:

Casthorpe Road is a minor access road and carries very little traffic. It serves only the remaining properties in Barrowby and three other dwellings beyond. We understand that the present access would benefit from being upgraded and improved in any event and therefore this has formed the basis of your proposals. We note that the proposals satisfactorily accommodate the need for a turning head within the development. This will enable larger service vehicles to run to the site and exit the site in forward gear.

Your drawings illustrate that the existing wall boundary onto Casthorpe Road is being removed to improve the access to the site which will in turn provide improved visibility to serve the proposed development, and the existing domestic use of The Whitehouse and associated outbuildings. Although the existing buildings do impinge of the recommended sight lines, the visibility to each side has been maximised within these constraints, and the proposed access will be a considerable improvement on the existing arrangement.

In our view, the proposed access is acceptable for the following reasons:

- it represents a considerable improvement on the current visibility;
- given the small scale of the proposed development, the access will be very lightly trafficked;
- Casthorpe Road is a minor access road and carries very little traffic.

Architectural Statement:

The Site

The site occupies part of the rear garden of the White House to the south of Casthorpe Road. The existing property occupies an area of one hectare and it is intended to set aside 0.4 hectare of this for the proposed development.

One of the outstanding features of the site is the number of mature trees, located centrally and along the boundaries of the properties to The Square. A tree survey has been undertaken and all major trees are indicated on the application plan.

The site enjoys the benefit of panoramic views across the Vale of Belvoir, across to Harlaxton Manor.

Access

The proposal includes for the opening up of the existing access onto the Casthorpe Road, in line with the recommended design criteria set out by Lincolnshire Highways.

A private driveway will serve the proposed five dwellings. The scheme includes a turning head to enable large vehicles to manoeuvre on site. The line of the access driveway will avoid all existing trees, and the construction will be non-invasive of the tree root system.

The Proposal

The construction of five private dwellings, each with their own garage and parking space.

The architectural style will adopt a style of grouped agricultural outbuildings, where roof heights and general detailing will be sympathetic with the character of the immediate area.

Although it is proposed that the access side will, in general, be a shared area, each dwelling will have its own private garden.

Consideration has been given to the location of the dwellings and to the proximity to existing residences. The whole complex has been designed to complement the fabric of the village without adversely affecting the benefits currently enjoyed by the adjoining neighbours.

Conclusions

The Highway Authority have requested that the application be refused due to the sub-standard access and visibility in each direction along Casthorpe Road, in the interests of highway safety. Should Members be concerned that the erection of 5 dwellings in this location would be detrimental to the general form and character of the area then a second reason for refusal could be sustained on the basis of the provisions of Policies H6 and EN1 of the South Kesteven Local Plan.

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

1. The local highway authority so request because visibility both East and West from the proposed point of access onto Casthorpe Road is substantially below requirements due to the existing narrow footways and presence of buildings, notwithstanding the lightly trafficked nature of Casthorpe road. It is considered that vehicles emerging from the access will be in conflict with traffic travelling East and West along Casthorpe Road, due to the lack of visibility, and hence be contrary to the interests of highway safety.

Applicant	Mr J Holland 2, Radcliffe Road, Stamford, PE9 1EE
Agent	A & S Designs 18, Pasture Close, Colsterworth, Grantham, Lincs, NG33 5NA
Proposal	Construction of new dwelling
Location	R/o Of 2, School Lane, Colsterworth

<u>Site Details</u>	
Parish(es)	Colsterworth Unclassified road Radon Area - Protection required Area of special control for adverts EN3 Area of great landscape value Airfield Zone - No consultation required Drainage - Lincs

REPORT

The Site and its Surroundings

The application site is comprised partly of land formerly within the residential cartilage of 2 School Lane, together with a lower area to the north, previously used for parking and general storage. Access to the site would be achieved via an existing access, which currently serves the application site and agricultural land beyond.

The site is surrounded by residential development with some new two storey development to the east, the listed Manor House to the south and west, and frontage residential development to the north. A high leylandii hedge separates the application site from the garden to be retained with 2 School Lane, and a two metre high wall runs along the eastern edge of the site. A slightly lower wall runs along the northern boundary, and the eastern wall of the Manor House encloses the western side of the application site.

Site History

An outline planning application was granted planning permission for a dwelling on a slightly larger site under s04/0210 in May 2004. This consent contained a condition station that the dwelling should not exceed the ridge height of the western wing of the adjacent residential property to the east.

The Proposal

The application proposes a chalet-style bungalow with dormer windows in the north and south elevations. The accommodation to be provided includes 4 bedrooms, bathroom, study, dining, day room, kitchen/breakfast, utility and study. The proposed building materials are red brick and clay pantiles.

The dwelling would be constructed on the higher former garden land, which it is proposed to lower by 1 metre, and the garage would be built on the lower land to the north. Access to the site would be gained from High Street, along a track running between Nos. 4 and 6 High Street.

Policy Considerations

South Kesteven Local Plan

Policy H7 – Residential Development.

Policy EN1 – Protection and Enhancement of the Environment.

Statutory Consultations

Parish Council:

1. Planning consent is for a bungalow.
2. Would have an overpowering effect on surrounding properties.

Local Highway Authority: Requests 2 conditions – see below.

Community Archaeologist: No objections.

Representations as a result of publicity

Representations have been received from the following:

1. Mrs S C Harrison, 2 Manor Court, Colsterworth.
2. Mr Laylock & Ms Foster, 2 School Lane.
3. Mr & Mrs Jones, Manor Barn, School Lane.
4. M A Cooke, 4 Manor Court.
5. D J Greenfield, 3 Manor Court.
6. Mr & Mrs Daniels, 4 School Lane.

The following planning points have been raised:

- a) Backland development.
- b) Original application for bungalow, but now for a 2 storey dwelling. Site grown by a third.
- c) Loss of privacy to house and garden. Request rear dormers replaced by rooflights.
- d) Risk of subsidence. Affect structural integrity of adjacent dwelling. Impact on listed building.
- e) No materials submitted.
- f) Request standard working hours and ½ day Saturday to minimise noise/dust.
- g) Object to access along lane. Construction vehicles will block our route. Access/turning difficult.
- h) Loss of trees. No landscaping scheme.
- i) Handkerchief sized plot. Out of keeping, will create a dominant/oppressive environment.
- j) This part of village is saturated with new development.
- k) Visually intrusive, unsympathetic materials.
- l) Plans are inaccurate.
- m) No details of area and depth to be excavated, drainage. Impact on adjacent property walls/foundations.
- n) Is overbearing, ill considered and should be rejected as form, character, privacy and appearance will be adversely affected forever.

Conclusions

Whilst the submitted drawings show that the proposal can satisfy condition 3 of the outline planning permission, in that the ridge height of the dwelling shall not exceed that of the western wing of the adjacent property to the east, it is felt that overlooking and loss of privacy may be an issue. It has therefore been suggested to the applicant that the dormer windows presently proposed for the rear, south elevation should be replaced by rooflights. Further information has also been sought regarding the lowering of ground levels and means of retention.

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 any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.
3. Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the District Planning Authority for a motor car/motor vehicle to turn to enable it to enter and leave the highway in forward gear.
4. Prior to the buildings becoming occupied, the driveway (and turning feature) shall be laid out and constructed, and suitably gravelled/hardened for the whole of its length.

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

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.
2. Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to create and maintain a pleasant environment and in accordance with Policy EN1 of the South Kesteven Local Plan.
3. The local Highway Authority so requests to enable vehicles to enter and leave the highway in forward gear in the interests of road safety and in accordance with Policy H7 of the South Kesteven Local Plan.
4. The local Highway Authority so requests in order that mud and soil are not deposited on the highway in the interests of road safety and in accordance with Policy H7 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.

This application was deferred at the last meeting for members to undertake a site visit.

The following additional information has been received from the applicant:

1. Existing hedge 3.6m high will stop overlooking.
2. Retaining wall will be part of Building Regulation application.
3. Digging to be minimised to 1.2m around property and banked up.
4. Access not in clients control/ownership.

* * * * *

Applicant	Mrs A Dixon C/o Agent
Agent	Hutchinsons 16, High Street, Kimbolton, Cambs, PE28 9NA
Proposal	Use of converted barn as a separate dwelling (existing)
Location	Adj. Scotland Farmhouse, Ingoldsby

<u>Site Details</u>	
Parish(es)	Ingoldsby Unclassified road Radon Area - Protection required Curtilage Listed Building Area of special control for adverts EN3 Area of great landscape value Airfield Zone - No consultation required Drainage - Welland and Nene

REPORT

The Site and its Surroundings

Scotland Lane itself is a narrow lane leading off the Ingoldsby/Boothby Pagnell road, about half a kilometer west of the small settlement of Ingoldsby, and comprises scattered groups of isolated buildings on either side of the lane.

The site of this application is located on the north side of Scotland Lane at the western extremity of development along this lane, with open countryside beyond.

The application building forms part of a range of outbuildings associated with the Grade 2 listed farmhouse of Scotland House. The application buildings comprise a single storey L-shaped block on the western end of the range of outbuildings, mainly of red brick and pantile construction, but with some rendered areas.

Site History

In September 1998 a listed building application was submitted by the applicant for 'Alterations to Outbuilding for Additional Living Accommodation'. Listed building consent for the alterations was granted on 19 October 1998.

The Proposal

Application is made for a Certificate of Lawfulness for use of the converted barn as a separate dwelling.

Statutory Consultations

Parish Council:

As this is a listed building feel that the application should go through the full planning permission process. Are concerned that permission was first granted on 'Additional Family Use Accommodation' and it is now proposed to be a separate dwelling from Scotland Farmhouse.

Representations as a result of publicity

Representations have been received from M & A Jasinski, Little Scotland Farm, Ingoldsby.

The following planning points have been raised:

1. Application to relocate my farm and redevelop the existing farmyard for housing was dismissed at Public Inquiry. Condition of Scotland Lane referred to. Residents voiced concern at increased residential traffic. Therefore another dwelling must be subject to same objections.
2. In 2001 can find no evidence of an additional permanent dwelling.
3. If use has existed for less than 5 years understand that the Authority can take enforcement action regarding unauthorised change of use. Ten years for unauthorised building work.
4. If Certificate of Lawful Development not granted, the Authority can either:
 - a) Ask for retrospective planning application, which could examine all planning merits.
 - b) Take no action, which would open a can of worms, especially in view of current 'Interim Housing Policy'.
5. Barn conversions should utilise the existing structure with little alteration. Consider the development to be more new build than conversion.
6. In view of recent events expect equality within the planning system.

Applicants Submissions

The applicant has made the following statutory declaration in support of the application:

"I, Amanda Dixon of Scotland Farmhouse, Ingoldsby, Lincolnshire, NG33 4ES do solemnly and sincerely declare that:

- i) I submitted an application to South Kesteven District Council in September 1998 for listed building consent to convert outbuildings to a dwelling adjacent to Scotland Farmhouse and this was granted on 19 October 1998. (Document A attached to this declaration).
- ii) The conversion was completed on 2 September 1999 and was inspected by the Building Control Section of South Kesteven District Council. I produce the certificate of completion. (Document B)
- iii) The accommodation comprised in the dwelling includes a lounge, kitchen, 3 bedrooms and 2 bathrooms and this has remained unchanged since it was first occupied on 12 September 1999.
- iv) The dwelling has been separately charged for council tax purposes (Band E) since the first occupation and I produce a copy of Council Tax Bills from 1999 (Documents C to G). Payment for other services e.g. water and electricity is made entirely separately and the dwelling has its own telephone.
- v) I occupied the dwelling myself from September 1999 to April 2002 completely independently from Scotland Farmhouse. During that time Scotland Farmhouse was occupied by Dr Elder and his family, who rented it from me.
- vi) Subsequently Dr Elder and his family moved into the dwelling from 17 April 2002 to 30 April 2003, and I reverted to living in Scotland Farmhouse.

- vii) The dwelling was then vacant for a short period until January 2004 when Mr & Mrs Turner moved in. They occupied the dwelling until 15 January 2005.
- viii) From January 2005 until the present time the dwelling has been occupied by Mr D Dodd.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.”

Statutory declarations have also been provided by David John Dodd, Dr John Elder and Patrick Turner declaring their periods of residence in the application building.

A Certificate of Completion from Building Control Services has been submitted showing a completion date of 2 September 1999.

Copies of Council Tax Bills for the years 2000/2001 to 2004/2005 have also been provided.

Conclusions

Mrs Dixon states in her statutory declaration at Paragraph 1 that the application for listed building consent was to convert outbuildings to a dwelling. However this is not the case as the 1998 listed building consent application was submitted for ‘Alterations to Outbuilding for Additional Living Accommodation’.

The listed building consent application was therefore granted on the basis of the building being used as additional living accommodation associated with the occupation of Scotland House, and not as an independent dwelling.

Based on information submitted in the statutory declarations the building has been occupied thus:

Mrs Amanda Dixon:	September 1999 to April 2002
Dr John Elder:	April 2002 to April 2003
Unoccupied:	1 May 2003 to 27 February 2004
Patrick Turner:	28 February 2004 to 15 January 2005
David John Dodd:	January 2005 to present

To grant a Certificate of Lawfulness, the applicant has to prove on the balance of probabilities that an activity has been undertaken for a specified period of time prior to the application. In this case that occupation as an independent dwelling has been undertaken continuously since 16 November 2001.

Professional advice was provided in 1998 stating that planning permission was not required if the property was occupied by members of the family occupying Scotland House.

From evidence submitted it is considered that a breach of planning control occurred on 1 April 2000 when Council Tax was levied on the property as an independent dwelling. It is also considered from the evidence presented the breach of planning control ceased on 1 May 2003 when the property became unoccupied.

A further breach of planning control occurred on 28 February 2004 when the property was occupied as an independent dwelling.

It is concluded that on the balance of probability the dwelling has not been occupied continuously for 4 years prior to the date of application.

RECOMMENDATION:

1. Insufficient evidence has been submitted and a certificate of lawfulness should be refused.
2. Authority be given for the appropriate enforcement action to be taken with regard to the unlawful use of the building as an independent dwelling.

* * * * *

Applicant	Mr & Mrs M Howard The Grange, Long Lane, Westborough, Newark, NG235HH
Agent	D B Lawrence & Associates 30, Handley Street, Sleaford, Lincs, NG34 7TQ
Proposal	Conversion & extension to threshing barn to form dwelling
Location	Threshing Barn, The Grange, Long Lane, Westborough

Site Details	
Parish(es)	
	Westborough & Dry Doddington Conservation Area Public footpath adjoins site Unclassified road Listed Building (Grade II) Area of special control for adverts C9 Area Conservation Policy Drainage - Lincs

REPORT

The Site and its Surroundings

The application site is located to the east of the main body of the village and is within the Westborough Conservation Area. The barn in question is listed and forms part of a group of buildings associated with The Grange dwelling, located to the south side of Long Lane. The barn and other agricultural buildings are located to the north side of Long Lane.

The buildings are not seen in context with the nearest residential properties to the east and is clearly divided from the village by open agricultural fields. There is around 100m between the barn in question and the nearest building on the edge of the village.

The barn is a traditionally styled agricultural structure with red brick walls and a clay pantile roof. There are 2 large door openings in the north and south elevations, ventilation openings in the north, south and west elevations and a single first floor opening in the north elevation.

Site History

There is no planning history that relates to the barn but there is a current planning application (S05/1675/80) for the erection of a garage to serve The Grange, located to the south of Long Lane. This application was undetermined at the time of drafting this report.

The Proposal

Consent is sought for the conversion of the barn to provide an independent dwelling. The existing single storey building that adjoins the barn on the west gable would be demolished. The existing barn would be converted to allow for lounge, dining and kitchen facilities at ground floor with 2 bedrooms and an open gallery at first floor level.

The building would be extended to the west to provide additional accommodation on 2 floors. A glazed link section would be constructed on the west gable of the barn which would be smaller in height and width than the main barn in order that this element remains sub-servient to the main barn. The bulk of the extension would be tangential to the main barn and, in overall size would be higher than the link section but lower than the main barn.

There are numerous windows in the new build element of the proposal and consent is sought for the provision of 3 new openings in the listed barn; one at first floor level in the east facing gable and two in the north elevation at ground and first floor. The existing large door openings would be in-filled with glazing panels to allow light to flood into the central part of the main barn.

The existing floor area of the listed barn is 155m². The main part of the proposed extension measures 158m² and the linking section a further 36m², making the total size of the extension (at 194m²) some 39m² larger than the listed barn.

Policy Considerations

National Policy

PPG15 – Planning and the Historic Environment. When considering alterations and extensions to listed buildings PPG15 states (at paragraph 3.12) that:

“In judging the effect of any alteration or extension it is essential to have assessed the elements that make up the special interest of the building in question. They may comprise not only obvious visual features such as a decorative façade or, internally, staircases or decorated plaster ceilings, but the spaces and layout of the building and the archaeological or technological interest of the surviving structure and surfaces. These elements are often just as important in simple vernacular and functional buildings as in grander architecture.”

There is reasonable argument that, in considering an extension to a listed building that is greater in floor area than the listed building itself, there will be an impact on the character of that building. The special interest that the building already possesses is its simple, traditional form and detail, which reflect its previous/existing use. It could be argued that, by reason of the size of the extension proposed and its domestic detailing, the extension would adversely impact on the character of the listed building to an unacceptable degree.

Lincolnshire Structure Plan

Policy BE3 – Conservation of the Historic Built Environment. This policy states that listed buildings will be protected from demolition, inappropriate alterations or other adverse change to their character or setting. And, in Conservation Areas, the setting will be protected from development that would be damaging to the character of the area.

South Kesteven Local Plan

Policy C5 – states that consent will not be granted for development, which would be detrimental to the character or setting of listed buildings.

Policy C6 – states that applications for alterations or extensions to listed buildings will be considered having regard to the effect of the proposal on the appearance and character of the building, particularly in terms of scale, design and materials to be used.

Policy C9 – states that applications for development will be considered having regard to the effect on the character and appearance of the area, the appropriateness of the proposal in terms of design, scale and materials and the impact of any new use on the area.

Interim Housing Policy – States that, in villages that are not classed as Local Service Centres (such as Westborough) the conversion of buildings to form residential properties should be considered, providing:

- i) the building(s) contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form;

- ii) the building(s) are in sound structural condition;
- iii) the building(s) are suitable for conversion without substantial alteration, extension or rebuilding;
- iv) the works to be undertaken do not detract from the character of the building(s) or their setting;
- v) it can be demonstrated that all other alternative uses have been considered.

Statutory Consultations

Historic Buildings Advisor:

The proposal is concerned with alterations and extensions to a brick and pantile barn to convert it to be used as a dwelling.

A new first floor would be installed across a substantial part of the barn, with a full height void area retained between the two large openings, extending as a gallery towards the extension to the west. No new openings are proposed in the south elevation, where an existing large opening would be infilled with what appears to be full height glazing in a vertical timber frame. On the rear elevation, an existing full height opening would be retained, again apparently with glazing in the opening. An existing window opening would be re-used, and two new windows installed.

The proposals are in my view acceptable in principle, although the details are sketchy. The infill glazing on the south opening does not appear to be particularly well detailed, and the small opening lights are a little incongruous, having a horizontal rather than a vertical emphasis. Whilst the principle is acceptable, I believe the design should be altered to reflect the vertical nature of the opening, I see no reason why the existing doors should not be retained here and possibly fixed in the open position. Similarly, on the north elevation I would suggest that the existing door in front of the first floor window be retained. The windows here are in my view too 'domestic' in location and appearance. I would suggest that the additional first floor window to the master bedroom be omitted, and replaced if necessary, by a conservation roof light. The remaining windows, including the new window in the gable elevation, should in my view be simple and non domestic in form, consisting of a single pane, probably top hung.

Information would need to be provided as to the treatment of the interior walling here. Ideally, the existing brickwork should be retained and possibly painted, and certainly not plastered. At the very least, the internal piers either side of the doors and at the division of the kitchen should be retained as exposed brick elements. The west wall of the barn where it abuts the glazed link should also remain as exposed brickwork, and not plastered.

The link itself would in my view be acceptable in principle, as a lightweight structure linking the existing building with a new addition. I assume that the south elevation would be raised to its full height in timber framing, although this is not totally clear. On the north elevation, the upper part I would suggest should be lightweight timber cladding, as should the internal south facing wall to the en-suite, which would be visible through the glazed area. The horizontal slit window is not acceptable here, and one or two smaller vertical rectangular windows would be preferable. The two storey addition running at right angles to the main barn has a lower profile, both in terms of ridge and eaves height, but again in my view is over domestic for this type of structure. The design incorporates two half dormers which reflect the 'hayloft' aspect of the agricultural building, these should in my view be deeper (equivalent of door height) with possibly a single light, or 'hit and miss' glazing for the upper part, and vertical timber boarding of the lower section. This would mean that the ground and first floor windows would not be in vertical alignment, but this would in my view be desirable in a building of this type. I would suggest in respect of the eastern elevation, the half dormer is moved further to the north (closer to the barn), and the

utility window further to the south. Similar arrangements should be made on the west elevation as well. Again, all these windows should in my view be simple single lights, possibly top hung. The utility room door is unconvincing as shown, but might improve with more detail.

I would therefore suggest that the proposal be amended along the lines indicated above, and clearly more details particularly with regard to internal finishes and fenestration details will be required.”

Parish Council:

The Parish Council is unanimous in opposing this application.

1. Westborough is not a sustainable settlement and no new housing development should be permitted.
2. The track from Long lane to the property is extremely narrow with a dyke and no bank. It is wholly inadequate for another development. The Parish Council asks that a planning officer measures the width of the lane, for transparency and clarity.
3. The proportion of new build is larger than the existing barn. The barn requires substantial alteration and enlargement to become a dwelling, contrary to the SKDC interim housing policy.
4. The dwelling is on bridleway No. 21 and traffic from this dwelling would prejudice both highway safety and enjoyment by bridleway users on the circular route from Long Lane to Ease Lane. Contrary to the application, the Parish Council believes the application affects Bridleway 21 and asks a Planning Officer to check.
5. Contrary to the application, the Parish Council believes that trees are overhanging the site. The Parish Council asks a Planning Officer to check.
6. Soakaways are unacceptable.
7. Westborough is a conservation village. The Town and Country Planning Act 1971, section 277, requires the local planning authority to take into account local public opinion when development is proposed. The Parish Council has received 18 representations objecting to this application for the above reasons.”

Community Archaeologist: No comments made.

Representations as a result of publicity

Cllr Kerr, as Local Member, has requested that the application be referred to the Development Control Committee for consideration.

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

1. D Renshaw (2 letters), The Hollies, Long Lane.
2. Mrs J M Evans, Selfordyke, Long Lane.

The following issues were raised:

- a) Impact on the buildings and the character of this part of the Conservation Area.

- b) Poor access, narrow track.
- c) Unsustainable character of the area should restrict more dwellings.
- d) Not 'affordable' housing.
- e) Proportion of 'new build' is disproportionate to the listed building.
- f) Substantial alterations will affect the character of the barn.
- g) Impact on the adjacent bridleway/footpath.

Planning Panel Comments

10 January 2006 – That the application be deferred for a site visit and then referred to the Development Control Committee for consideration.

Applicants Submissions

The applicant has submitted a Structural Report with the application in order to address Policy AG2 of the South Kesteven Local Plan (see the report for S05/1583/80). No information has been provided in order to justify the application in listed building consent terms.

Conclusions

The site is within an open countryside location and would allow for an independent dwelling that would not be occupied in connection with agriculture. However, the adopted Interim Housing Policy (HIP) does support the residential conversion of listed or traditional barns within such locations where it would be the best use for the building. The development is therefore in accordance with the HIP.

Taking on board the comments of the Historic Buildings Advisor, there may be some scope for an extension to the listed barn and its conversion to provide an independent residential unit in this location but not in the form as proposed as part of this application. Extension to agricultural buildings, especially where they are listed, should be sub-servient to the original building and should respect the character and appearance of the original building.

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

1. The proposal, by reason of the overall size of the extension proposed and its general design, positioning and detailing, would give rise to an extension that would be detrimental to the character and appearance of the listed barn, its general setting and the character and appearance of this part of the Westborough Conservation Area. For these reasons it is considered that the development would be contrary to PPG15, Policy BE3 of the Lincolnshire Structure Plan Deposit Draft (2004) and Policies C5, C6 and C9 of the South Kesteven Local Plan.

* * * * *

Applicant	Mr & Mrs M Howard The Grange, Long Lane, Westborough, Newark, NG235HH
Agent	D B Lawrence & Associates 30, Handley Street, Sleaford, Lincs, NG34 7TQ
Proposal	Conversion & extension to threshing barn to form dwelling
Location	Threshing Barn, The Grange, Long Lane, Westborough

Site Details	
Parish(es)	Westborough & Dry Doddington Conservation Area Public footpath adjoins site Unclassified road Listed Building (Grade II) Area of special control for adverts C9 Area Conservation Policy Drainage - Lincs

REPORT**The Site and its Surroundings**

Please refer to the report for S05/LB/6507/80.

Site History

Please refer to the report for S05/LB/6507/80.

The Proposal

Please refer to the report for S05/LB/6507/80.

Policy Considerations**National Policy**

PPS7 – Sustainable Development in Rural Areas. Generally supports the re-use of existing buildings in the open countryside where sustainable objectives are met. Any proposal should take account of (inter alia) ‘the need to preserve, or the desirability of preserving, buildings of historic or architectural importance or interest, or which would otherwise contribute to local character’.

Lincolnshire Structure Plan

Policy BE3 – Conservation of the Historic Built Environment. This policy states that listed buildings will be protected from demolition, inappropriate alterations or other adverse change to their character or setting. And, in Conservation Areas, the setting will be protected from development that would be damaging to the character of the area.

South Kesteven Local Plan

Policy AG2 – allows for the re-use and adaptation of agricultural and other rural buildings within the open countryside for (inter alia) residential purposes providing that: the design and layout preserves the essential elements of the buildings character and appearance, the building is structurally sound and capable of renovation without substantial re-building and there is satisfactory access, servicing and parking facilities.

Policy C5 – states that consent will not be granted for development, which would be detrimental to the character or setting of listed buildings.

Policy C6 – states that applications for alterations or extensions to listed buildings will be considered having regard to the effect of the proposal on the appearance and character of the building, particularly in terms of scale, design and materials to be used.

Policy C9 – states that applications for development will be considered having regard to the effect on the character and appearance of the area, the appropriateness of the proposal in terms of design, scale and materials and the impact of any new use on the area.

Interim Housing Policy – States that, in villages that are not classed as Local Service Centres (such as Westborough) the conversion of buildings to form residential properties should be considered, providing:

- i) the building(s) contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form;
- ii) the building(s) are in sound structural condition;
- iii) the building(s) are suitable for conversion without substantial alteration, extension or rebuilding;
- iv) the works to be undertaken do not detract from the character of the building(s) or their setting;
- v) it can be demonstrated that all other alternative uses have been considered.

Statutory Consultations

Parish Council:

The Parish Council is unanimous in opposing this application.

1. Westborough is not a sustainable settlement and no new housing development should be permitted.
2. The track from Long lane to the property is extremely narrow with a dyke and no bank. It is wholly inadequate for another development. The Parish Council asks that a planning officer measures the width of the lane, for transparency and clarity.
3. The proportion of new build is larger than the existing barn. The barn requires substantial alteration and enlargement to become a dwelling, contrary to the SKDC interim housing policy.
4. The dwelling is on bridleway No. 21 and traffic from this dwelling would prejudice both highway safety and enjoyment by bridleway users on the circular route from Long Lane to Ease Lane. Contrary to the application, the Parish Council believes the application affects Bridleway 21 and asks a Planning Officer to check.
5. Contrary to the application, the Parish Council believes that trees are overhanging the site. The Parish Council asks a Planning Officer to check.
6. Soakaways are unacceptable.
7. Westborough is a conservation village. The Town and Country Planning Act 1971, section 277, requires the local planning authority to take into account local public opinion when development is proposed. The Parish Council has received 18 representations objecting to this application for the above reasons.”

Community Archaeologist: No comments made.

Local Highway Authority: Comments awaited – notified 28 November 2005.

Environment Agency: No comments made.

Representations as a result of publicity

Cllr Kerr, as Local Member, has requested that the application be referred to the Development Control Committee for consideration.

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

1. D Renshaw (2 letters), The Hollies, Long Lane.
2. Mrs J M Evans, Selfordyke, Long Lane.
3. J & V Forman, The Rickstones, Back Lane.

The following issues were raised:

- a) Impact on the buildings and the character of this part of the Conservation Area.
- b) Poor access, narrow track.
- c) Unsustainable character of the area should restrict more dwellings.
- d) Not 'affordable' housing.
- e) Proportion of 'new build' is disproportionate to the listed building.
- f) Substantial alterations will affect the character of the barn.
- g) Impact on the adjacent bridleway/footpath.

Planning Panel Comments

10 January 2006 – That the application be deferred for a site visit and then referred to the Development Control Committee for consideration.

Applicants Submissions

The applicant has submitted a Structural Report with the application in order to address Policy AG2 of the South Kesteven Local Plan. The conclusions of the report are as follows:

5.01 We can conclude that the main barn structure is generally in good condition and has been constructed to a high standard for this type of building. Large openings break up the integrity of the structure but the piers either side of the openings will help to maintain stability whilst any conversion takes place. The gable walls are large panels only 215mm thick however there is no evidence of any distress under wind loading. The proposed conversion includes a first floor which can be tied into the gable walls each end providing additional stability.

5.02 It can be confirmed that the barn is suitable for conversion without any special temporary works being required.

5.03 The adjacent single storey open barn is constructed to a much lower standard and is in very poor condition. Structural movement has occurred as a

result of roof spread and the structure is becoming unstable. We recommend demolition.

5.04 Serious structural damage is present over the large front elevation door opening into the main barn. This may be classified as Category 3 in accordance with BRE Digest 251. The cracking is the result of tensile failure in the arch masonry due to the 'flatness' of the arch. (To keep the brickwork in compression the arch must be in the shape of a parabola).

5.05 We recommend that the masonry over the opening is removed and reconstructed o a new curved back lintel spanning between the piers either side. The original brickwork should be used for the reconstruction. Until this work is carried out temporary propping must be provided under the opening.

5.06 The main barn roof appears to be in good condition and should be saved. Damaged or rotten timbers will need to be repaired and replaced and the large span purlins over the main openings will require additional support which can be provided by internal partitions supported off beams at first floor level.

Conclusions

The site is within an open countryside location and would allow for an independent dwelling that would not be occupied in connection with agriculture. However, the adopted Interim Housing Policy (HIP) does support the residential conversion of listed or traditional barns within such locations where it would be the best use for the building. The development is therefore in accordance with the HIP.

There may be some scope for an extension to the listed barn and its conversion to provide an independent residential unit in this location but not in the form as proposed as part of this application. Extension to agricultural buildings, especially where they are listed, should be sub-servient to the original building and should respect the character and appearance of the original building.

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

1. The proposal, by reason of the overall size of the extension proposed and its general design, positioning and detailing, would give rise to an extension that would be detrimental to the character and appearance of the listed barn, its general setting and the character and appearance of this part of the West conservation Area. For these reasons it is considered that the development would be contrary to PPS7, Policy BE3 of the Lincolnshire Structure Plan Deposit Draft (2004) and Policies AG2, C5, C6 and C9 of the South Kesteven Local Plan (1995).

* * * * *

Applicant	Jelson Limited 370, Loughborough Road, Leicester, LE4 5PR
Agent	Woods Hardwick Ltd 17, Goldington Road, BEDFORD, MK40 3NH
Proposal	Erection of 89 dwellings
Location	Land north of Chatsworth Road, Stamford

Site Details	
Parish(es)	Stamford Adj authority - Rutland CC - AA6 Unclassified road Radon Area - Protection required Section 106/52 applies on site H2 Housing - Stamford Airfield Zone - No consultation required EA: Notified waste disposal site - TIP1 Drainage - Welland and Nene Wildlife - g/c newts etc - WL3

REPORT**The Site and its Surroundings**

This site is located to the north of Chatsworth Road, Stamford. The site is bounded on the north by the administrative boundary with Rutland and to the south by existing housing.

The site measuring approx 3.23 ha, consists of rough grassland overlooking the old quarry workings and is about one metre lower than the gardens on Chatsworth Road. The site is generally flat though there are a number of mounds in the north-eastern section.

Site History

S99/0188 – Renewal of Outline planning permission for residential development. Approved 17.5.01.

S01/1449 – .Outline – Residential development. Approved 28.9.03

S02/1670 – Outline - Residential development. Approved 29.7.05

S03/0917 – ARM – 30 dwellings. Approved 23.1.03

S05/0307 – Construction of 64 Dwellings. Refused 27.5.2005.

The Proposal

This is an application for reserved matters for the construction of 89 dwellings. These comprise 1, 2, 3 and 4 bedroom houses and apartments. Of the 89 dwellings 18 are to be transferred to a registered social landlord as affordable dwellings.

Whilst the site is linear in form the development has three distinctive features in the layout. First the road flows through a circular area of open space, then the houses narrow to an urban square where the road tightly twists and then flows again through contrasting forms to an area of public open space where the houses face in a crescent feature.

The houses are laid out in detached, semi-detached and terraced formats to match the layout features described above.

Car parking is laid out in courts or to garages in the curtilages of dwellings.

Policy Considerations

National Policy

PPS1 – General Principles
PPG 3 – Housing
PPG13 – Transportation

Regional Policy

RSS8 – East Midlands

Lincolnshire Structure Plan

H1 – Housing provision
H2 – Housing on previously developed land
H3 – Density of new housing development

South Kesteven Local Plan

H2 – Provision of New Housing at Stamford
EN1 – Protection and enhancement of Environment.

Statutory Consultations

Stamford Town Council: No objections – but concerned about lack of infrastructure to support such a development.

Local Highway Authority – Final comments not yet received. These will be reported to committee.

Community Archaeologist: Does not effect any known archaeological sites.

Environment Agency – Final comment awaited.

Welland & Deepings IDB: No reply.

Rutland County Council – No objections but concerned that the roads will connect at the eastern end with Little Casterton Road and requests a transport assessment for the next phase.

Housing Strategy Manager – Confirms that the provision of affordable housing is at the rate of 20% in accordance with the S106 legal agreement but is concerned whether the dwellings equate to the housing corporation minimum standards.

Lincs Police Architectural Liaison Officer: Request conditions relating to boundaries and landscaping.

Representations as a Result of Publicity

One letter objecting to the development from Mr & Mrs Mackensie, 50 Chatsworth Road, Stamford.

The following points were raised:

- a) Overpowering impact on our property.

- b) Loss of privacy by being overlooked in our back garden.
- c) The layout shows a pathway from garages to rear gardens which will encourage future loitering and crime adjacent to our dwelling.

Applicants Submissions

None

Conclusions

It is considered that the proposal accords with development plan policies in terms of location and density and the key issues of this application are the design and impact on neighbours.

Section 58 of the Planning and Compulsory Purchase Act 2004 requires that the most up to date planning advice is considered when determining planning applications. The Development Plan for South Kesteven is currently formed by the RSS8 (March 2005), the Lincolnshire Structure Plan Alteration No 2 (April 1994) and the South Kesteven Local Plan (adopted 1995). The Lincolnshire Structure Plan April 2004 has been subject to its Examination in Public and is becoming close to adoption. This is gaining increasing weight and appeal Inspectors are according it due consideration. With the exception of this and RSS8 these documents are now quite dated and are currently subject to review.

Design

The previous application was refused for the following reasons:

“It is considered that the dwellings when viewed in combinations present an incongruous visual appearance from the juxtaposition of discordant architectural features and layout, for example window heads and cills, chimneys, ridge heights and pitch of roofs. This is considered to lack visual coherence and will have an adverse impact on the character of the proposed development. This is contrary to PPS1, PPG3 and EN1 of the South Kesteven Local Plan.

The development proposed does not conform to the requirements of the Lincolnshire Design Guide for Residential Areas and no justification/design appraisal has been submitted with this application. This lack of information and justification is therefore sub-standard and hence could be detrimental to highway safety.”

The layout has been the subject of discussion since the previous refusal and culminates in the provision of three distinct focal areas. The dwellings are laid out on varying lines either hard against the highway or opening out to provide areas of open space. It is considered that these counter point each other to create visual intrigue. It is considered that this layout and combination of dwellings overcomes the previous reasons for refusal and conforms to the objectives of policy EN1.

The road design has been derived in consultation with Lincolnshire Highways Authority and is considered acceptable, though final comments will be reported to members at the meeting. This aspect also conforms to policy and supplementary planning guidance and also overcomes the reason for refusal.

Impact on neighbouring Properties

It is acknowledged that the layout comes closest to No 50 Chatsworth Road. The distance between the rear elevations and the corner of No 50 is 15 metres at its closest point and

this is considered acceptable. The dwellings are two and a half storeys high, though there are no dormers in the rear, only rooflights that serve a bathroom and a dressing room. It is considered that the spatial relationship and recessive roof slope coupled with the difference in land levels does not create a domination of outlook to the existing properties.

It is also considered that the new dwellings do not create any further significant overlooking than that experienced at present. The fear of crime expressed is considered not to have a significant impact because the rear access paths are reached from car parking courts that both have natural surveillance from adjacent dwellings.

The development is considered acceptable.

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance Statement PPS1, Planning Policy Guidance Notes 3 and 13, Regional Planning Statement 8, Policies H1, H2, and H3 of the emerging Lincolnshire County Structure Plan and Policies H2 and EN1 of the South Kesteven Local Plan. The issues relating to overlooking, loss of privacy, domination of outlook and fear of crime are material considerations but, subject to the condition(s) attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

Recommendation: It is recommended that the development be permitted subject to the conditions imposed on the outline permission.

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

1. Before the development is brought into use, the private driveway shall be provided with lighting in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no development relating to Class A of Part 1 of Schedule 2 (erection of extensions) shall be undertaken without the prior written approval of the Local Planning Authority on plots 5, 6, 18-27, 32-35, 39, 45, 47, 55, 56, 65, 68, 74-77 and 88.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed on plots 4-6, 13-23, 30, 32-38 and 41.

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

1. To provide adequate lighting of the private driveway in the interests of crime prevention and community safety and in accordance with Policy EN1 of the South Kesteven Local Plan.
2. To protect the character and visual amenities of the area and the amenity of adjacent residential properties, and in accordance with Policies EN1 and H6 of the South Kesteven Local Plan.
3. The planning authority wish to be in a position to determine the effects that such development would have on the surrounding area and in accordance with Policies EN1 and H6 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	H Mann 428, Pin Green, Stevenage, Herts, SG1 4EA
Agent	Clive Wicks Associates Old School House, 36, Boston Road, Sleaford, Lincs, NG34 7EZ
Proposal	Erection of dwelling and garage
Location	Land West Of Tennyson Cottage, Main Road, Tallington

Site Details	
Parish(es)	Tallington A Class Road Radon Area - Protection required Area of special control for adverts Airfield Zone - No consultation required Drainage - Welland and Nene

REPORT

The Site and its Surroundings

The 565 sq.m. application site is located on the south side of Main Road, Tallington, just to the west of the Bainton Road junction. It was formerly domestic garden but has had the benefit of outline planning permission for a dwelling since the late 80's. It is currently unused and overgrown.

To the east are two residential properties, both chalet bungalows, fronting Bainton Road, Tennyson Cottage and Maylands. The garden of the latter extends across the southern boundary of the application plot. To the west is a modern detached property, Deebec House, planning permission for which was originally granted at the same time as that for the plot currently under consideration.

Site History

As mentioned above, outline planning permission was originally granted for the application plot in 1987 (SK.75/0660/87). That permission also included the adjoining plot to the west which Deebec House now occupies.

It would appear that all the land subject of the 1987 permission once formed part of the garden to Tennyson Cottage.

The outline permission has been regularly renewed, most recently last year (S04/1709/75).

The Proposal

Approval of Reserved Matters is sought for a four bedroom detached house with a detached double garage.

The submitted drawings show a house of an overall height of 7.7m to the ridge and 4.7m to the eaves. Materials are specified to be random coursed limestone rubble for the external walls and Bradstone artificial slates for the roof covering.

The house would have a 2.9m, two storey projection to the front, on its eastern side and a 2.5m one at the rear on the western side. Onto the rear of the eastern end of the house would be a single storey 'garden room', projecting 4.275m. There would be a 2.0m gap between the house and the boundary with Tennyson Cottage and a 3.0m gap from the boundary with Deebec House to the west.

The detached garage would be positioned against and at right angles to the front boundary with Main Road. The area in front of the house is shown to be hard surfaced to provide a turning area.

Policy Considerations

South Kesteven Local Plan

Policy EN1 – Protection and Enhancement of the Environment – in respect of buildings the policy seeks to ensure that the development reflects the general character of the area through layout, siting, design and materials.

Statutory Consultations

Local Highway Authority: Requests standard condition HP19.

Community Archaeologist: Requests Note to Applicant – ARC1.

Parish Council:

“We have numerous representations with this application.

- The property appears to be disproportionately large for the plot in this area of the village.
- The property will substantially overlook the adjacent cottages, Maylands and Tennyson Cottage.
- Concern was raised as adjacent property, Deebeec House, has right of way for vehicle turning.
- Proposed 1.5m stone wall to frontage appears to be on land owned by Highways, not the applicant.
- The development will necessitate felling of trees on the site, contrary to S12 of application.
- Construction of such a large property is likely to result in greater flooding of adjacent property, Tennyson Cottage.”

Representations as a result of publicity

The application has been advertised in accordance with established procedures, the closing date for representations being 8 December 2005. Letters of objection have been received from the following:

1. J E Scholes, Tennyson Cottage.
2. Richard and Sandra Allen, Deebeec House, Main Road.

The planning issues raised are:

- a) Loss of daylight and sunlight to house and garden of Tennyson Cottage. (1)
- b) Unsympathetic development. (1)
- c) Apparent encroachment onto land over which Deebeec House has right of way. (1)
- d) Insufficient area allocated for vehicle manoeuvring. (1)
- e) Possible encroachment onto highway land. (1)
- f) Answer to tree question on application form incorrect. (1)

Planning Panel Comments

This application has been brought before Committee at the request of the local member.

Conclusions

Although the site is relatively small it is considered that the design, materials and positioning of the proposed dwelling are acceptable and would not impose unduly on the immediate surroundings. No condition was imposed on the outline permission stipulating the type of dwelling (i.e. bungalow, chalet bungalow etc) that could be erected on the plot.

The proposal was subject to negotiation prior to formal submission.

It is considered that the proposal satisfies the criteria laid down under the relevant policy.

Summary of Reason(s) for Approval

The proposal is in accordance with Policy EN1 of the South Kesteven Local Plan. There are no material considerations that indicate against the proposal.

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

1. The arrangements shown on the approved plan 51571/02 received 2 November 2005 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
2. 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.
3. The first floor windows in the east and west facing elevations shall be obscure glazed.

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

1. To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety, and in accordance with Planning Policy Guidance Note 13.
2. In the interests of amenity, to ensure a satisfactory development and to ensure that any new development does not impose adversely upon its surroundings and in accordance with Policy EN1 of the South Kesteven Local Plan.
3. To safeguard the privacy of the neighbouring properties in accordance with Policy EN1 of the South Kesteven Local Plan.

Note(s) to Applicant

1. Prior to the commencement of any of the access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) on 01522 782070 for appropriate specification and construction information.
2. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control Services to ascertain the level of protection required, and whether geological assessment is necessary.

This application was deferred from the last meeting for Members to undertake a site visit.

At the last meeting the Architect's response to the comments of the Parish Council and neighbouring residents were reported verbally and were as follows:

I have now had sight of the Committee Agenda for next week, and although I will be addressing the Committee I feel that I must make an immediate response to various objections raised by the Parish Council and neighbours.

a. Parish Council

1. The property has been designed to break up the elevations in order to reduce its scale. To suggest that our proposal is out of scale is odd since it is smaller than the 2 new substantial houses on Home Farm, and only 70 metres west of the site.
2. There will be no overlooking of the adjacent cottages, Marylands and Tennyson Cottage, since the only 1st floor window will be that of a bathroom with obscure glazing. I would also note that we are 2 metres from that property.
3. Any right of way for Deebeec House will remain.
4. All of the application site is within the site boundary. I have clarified this on Drawing No. 51571/02A, 2 copies of which are enclosed.
5. I do accept that a single apple tree will be removed. The reason for not noting this on the application form is that no permission is required for the removal of apple trees. I apologise if that has been a cause of any concern.
6. With regard to flooding, I have spoken with your Building Control Department who confirm that since the area has a sand and gravel base, surface water drainage will be no problem.

b. Neighbours

Item 1 Our proposal is to the west of Tennyson Cottage so will have no impact on the predominantly southerly sun entering its garden.

Item 2 We have incorporated the very best materials and architectural detailing, so can only enhance the area.

Item 3 See a3 above.

Item 4 The area allows vehicles to enter and leave in forward gear.

Item 5 See a4 above.

Item 6 See a5 above.

We have liaised throughout with yourself and have revised our proposals to incorporate your requested amendments. We have accorded with Policy EN1 to reflect the older character of the area rather than the “speculative” character of property like Deebeec the adjacent house, and believe that with your considerable assistance we will make a positive contribution to the Tallington street scene.

DEVELOPMENT CONTROL COMMITTEE

24 JANUARY 2006

REPORT BY ACTING 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, 62 in total, is a slight increase since the previous Committee (57 applications listed).

TABLE 2 **Applications dealt with under delegated powers from 12 December 2005 – 6 January 2006**

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

TABLE 3 **Planning Appeals Update**

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

TABLE 4 **Summary of DETR statistical returns**

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

DEVELOPMENT CONTROL SERVICES

Applications not determined within the 8 week statutory period

Report No: 02/06
Date Prepared: 09 January 2006
No of applications over 8 weeks: 62

NORTH RURAL

S05/1030/57/KJC

Date registered:
27-Jul-2005
No of days: 166

Mr M Dossa

Extension to provide additional bedrooms
The Olde Barn Hotel, Toll Bar Road, Marston
Reason for non-determination:
6 month holding objection from Highways Agency

S05/1269/22/EAB

Date registered:
16-Sep-2005
No of days: 115

Mr A G White

Industrial Development (B1, B2, B8)
Sir Isaac Newton Business Park, Part OS 0062, Bourne Road,
Colsterworth
Reason for non-determination:
Highways Agency require further information

S05/1321/11/KJC

Date registered:
29-Sep-2005
No of days: 102

Mr & Mrs Blake

Internal alterations and rebuild extension
The Old Rectory, Main Street, Boothby Pagnell
Reason for non-determination:
Awaiting amended plan

S05/1339/42/SLM

Date registered:
06-Oct-2005
No of days: 95

Mr N Ringrose

Erection of games room on existing terrace and erection of
garden room extension to gymnasium in grounds of Heydour
Priory
Heydour Priory, Heydour
Reason for non-determination:
Awaiting amended plan

S05/1516/22/SLM

Date registered:
11-Nov-2005
No of days: 59

Mr J Thorp

2 Storey extension and conservatory
24, Bourne Road, Colsterworth
Reason for non-determination:
Awaiting amended plans

S05/LB/6473/11/KJC

Date registered:
29-Sep-2005
No of days: 102

Mr & Mrs Blake

Internal alterations and rebuild extension
The Old Rectory, Main Street, Boothby Pagnell
Reason for non-determination:
Awaiting amended plan

S05/LB/6478/42/SLM

Date registered:
06-Oct-2005
No of days: 95

Mr N Ringrose

Demolition of curtilage building to permit erection of new
games room and erection of garden room extension to
gymnasium
Heydour Priory, Heydour
Reason for non-determination:
Awaiting amended plan

S05/LB/6491/70/EAB

Date registered:
28-Oct-2005
No of days: 73

Stoke Rochford Management Ltd

Removal of 13 no cast iron floor/ceiling beams
Stoke Rochford Hall, Stoke Rochford
Reason for non-determination:
Further information required by Environmental Health

NORTH URBAN**S01/0426/54/RWE**

Date registered:
05-Apr-2001
No of days: 1740

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: 1434

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: 1266

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: 902

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: 879

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: 859

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: 859

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: 859

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: 453

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

S05/0148/35/MH

Date registered:
04-Feb-2005
No of days: 339

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

S05/0603/35/MH

Date registered:
29-Apr-2005
No of days: 255

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: 214

Ben Stanley

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

S05/1315/35/KJC

Date registered:
28-Sep-2005
No of days: 103

The Kings School

Three storey classroom block with new pedestrian and vehicular access, carpark
The Kings School, Brook Street, Grantham
Reason for non-determination:
Awaiting amended plans

S05/1378/35/MH

Date registered:
14-Oct-2005
No of days: 87

Mr T Lepley, South Kesteven District Council

Multi-storey car park
Welham Street, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from Local Highway Authority

S05/1427/35/KJC

Date registered:
25-Oct-2005
No of days: 76

Mr Gott & Mrs J Heslop

Extension to dwelling
4, Lime Grove, Grantham
Reason for non-determination:
To be withdrawn

S05/LB/6493/35/KJC

Date registered:
31-Oct-2005
No of days: 70

Youth Offending Services

Insertion of windows and provision of disabled ramp access
Old Grantham Barracks, Sandon Road, Grantham
Reason for non-determination:
Awaiting amended plans

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

Date registered:
15-Nov-2002
No of days: 1151

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: 462

The Proprietor

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

S05/0641/58/JJ

Date registered:
10-May-2005
No of days: 244

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

S05/0751/76/MS

Date registered:
03-Jun-2005
No of days: 220

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: 201

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: 145

Mr & Mrs Gillespie

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

S05/1252/58/MS

Date registered:
13-Sep-2005
No of days: 118

Alston Country Homes

Erection of dwelling (substitution of house type)
Plot 5, East Lane, Morton
Reason for non-determination:
Amendments required but subject to other applications

S05/1361/13/IVW

Date registered:
11-Oct-2005
No of days: 90

Mr & Mrs R Johnson

Conversion of barns to one dwelling
Land To The Rear Of Four Seasons, Braceborough
Reason for non-determination:
Awaiting additional information

S05/1418/78/IVW

Date registered:
21-Oct-2005
No of days: 80

Mr J Naylor

Relocation and expansion of existing livery business
Grange Farm, Greatford Road, Uffington
Reason for non-determination:
Negotiations on highways issued on-going

S05/1419/78/IVW

Date registered:
21-Oct-2005
No of days: 80

Mr J Naylor

Conversion of redundant agricultural building to form three separate dwellings
Grange Farm, Greatford Road, Uffington
Reason for non-determination:
Negotiations on highways issued on-going

S05/1421/78/IVW

Date registered:
21-Oct-2005
No of days: 80

Mr J Naylor

Conversion of redundant agricultural buildings to two holiday let units and one bed and breakfast unit
Grange Farm, Greatford Road, Uffington
Reason for non-determination:
Negotiations on highways issued on-going

S05/1493/23/JJ

Date registered:
08-Nov-2005
No of days: 62

J Love

Erection of two bungalows with garages
Plots 4 and 5, Swinstead Road, Corby Glen
Reason for non-determination:
Awaiting additional information

S05/LB/6452/16/IVW

Date registered:
17-Aug-2005
No of days: 145

Mr & Mrs Gillespie

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

S05/LB/6481/13/IVW

Date registered:
11-Oct-2005
No of days: 90

Mr & Mrs R Johnson

Alteration of listed building (conversion to dwelling)
Land To The Rear Of Four Seasons, Braceborough
Reason for non-determination:
Awaiting additional information

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

Date registered:
31-Oct-2000
No of days: 1896

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: 1070

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: 969

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: 1021

Opico Ltd

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

S03/0580/56/MS

Date registered:
11-Jun-2003
No of days: 943

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: 857

Mr S Haynes

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

S03/LB/6086/69/IVW

Date registered:
05-Sep-2003
No of days: 857

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: 474

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: 472

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: 405

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: 405

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: 334

Mr G King

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

S05/0890/69/IVW

Date registered:
30-Jun-2005
No of days: 193

Hegarty & Co

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

S05/1078/12/MS

Date registered:
05-Aug-2005
No of days: 157

Anglia Regional Co-op Society

Demolition of existing factory and erection of DIY unit with garden centre, 1 no. foodstore and 2no. non food retail units with service yard and associated car parking
Land off, South Road, Bourne
Reason for non-determination:
Anticipated being withdrawn and new application

S05/1201/56/MS

Date registered:
05-Sep-2005
No of days: 126

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 objects - application to be withdrawn

S05/1254/12/JJ

Date registered:
14-Sep-2005
No of days: 117

Bourne Tractors

Recladding and reroofing of buildings, installation of door and windows and internal alterations
Lodge Farm Buildings, Spalding Road, North Fen, Bourne
Reason for non-determination:
Awaiting amenity information

S05/1348/25/JJ

Date registered:
10-Oct-2005
No of days: 91

Mr M Farooq

Demolition and rebuild workshop, flue stack and change of use to Restaurant (A3)
23, Bridge Street, Deeping St. James
Reason for non-determination:
Awaiting Environment Agency comments

S05/1426/69/IVW

Date registered:
25-Oct-2005
No of days: 76

Mr M Thurlby

Change of use of former RAFA Club to public house and single storey extension
The former Royal Air Forces Association, 12, St. Pauls Street, Stamford
Reason for non-determination:
Awaiting additional information

S05/1492/69/IVW

Date registered:
08-Nov-2005
No of days: 62

Mr & Mrs B Green

Erection of 3 houses, 1 flat and associated parking and external works
Land Adj Grafton House, 1, Conduit Road, Stamford
Reason for non-determination:
Awaiting additional information

S05/1505/69/IVW

Date registered:
10-Nov-2005
No of days: 60

Anvills of Stamford

Redevelopment of site for residential
2A, Radcliffe Road, Stamford
Reason for non-determination:
Awaiting Highways final comments

S05/LB/6435/69/IVW

Date registered:
30-Jun-2005
No of days: 193

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: 138

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/6461/56/MS

Date registered:
05-Sep-2005
No of days: 126

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 objects - application to be withdrawn

S05/LB/6489/69/IVW

Date registered:
25-Oct-2005
No of days: 76

Mr M Thurlby

Alteration, partial demolition and extension to listed building
The former Royal Air Forces Association, 12, St. Pauls Street, Stamford
Reason for non-determination:
Awaiting additional information

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 12 DECEMBER 2005 – 6 JANUARY 2006**

S04/1672/35

Applicant: Lindpet Properties
 Proposal: Conversion of outbuilding to two mews cottages and erection of four flats
 Location: Granby Mews, Conduit Lane, Grantham
 Decision: Withdrawn - 21 December 2005
 * **DCSM authorised by Panel to determine**

S04/LB/6309/35

Applicant: Lindpet Properties Ltd
 Proposal: Conversion of outbuilding to two mews cottages
 Location: Granby Mews, Conduit Lane, Grantham
 Decision: Withdrawn - 21 December 2005
 * **DCSM authorised by Panel to determine**

S05/1246/06

Applicant: Mr & Mrs A Wright
 Proposal: Erection of dwelling
 Location: 11, Wong Gardens, Barrowby
 Decision: Withdrawn - 12 December 2005

S05/1320/21

Applicant: P Higgs
 Proposal: Erection of two dwellings
 Location: 9, Welfen Lane, Claypole
 Decision: Approved conditionally - 14 December 2005

S05/1325/42

Applicant: Mr N Ringrose
 Proposal: Provision of two dormer windows to north elevation
 Location: Heydour Priory, Heydour
 Decision: Approved conditionally - 23 December 2005

S05/1332/46

Applicant: Mr & Mrs M Rodell
 Proposal: Domestic curtilage extension and erection of two storey extension
 Location: Hambleton House, Gelston
 Decision: Approved conditionally - 03 January 2006

S05/1354/35

Applicant: Mr & Mrs N Jones
 Proposal: Three pairs of semi-detached houses
 Location: 3, Signal Road, Grantham
 Decision: Refused - 15 December 2005

S05/1357/35

Applicant: Autumn Park Ltd
 Proposal: Car dealership & showroom
 Location: Autumn Park Industrial Estate, Dysart Road, Grantham
 Decision: Approved conditionally - 30 December 2005

S05/1364/21

Applicant: Mr Van Ristell & Ms H Allan
Proposal: Extensions to dwelling and new garage
Location: 11, Doddington Lane, Claypole
Decision: Approved conditionally - 12 December 2005

S05/1377/69

Applicant: Mr & Mrs Smeeton
Proposal: Two storey extension
Location: 41, St. Leonards Street, Stamford
Decision: Approved conditionally - 03 January 2006

S05/1385/02

Applicant: Persimmon Homes (EM) Ltd
Proposal: Residential development (69 dwellings)
Location: Ermine Street, Ancaster
Decision: Approved conditionally - 12 December 2005

S05/1397/56

Applicant: Mr W Lester
Proposal: Single storey and first floor extensions
Location: 7, Nightingales, Market Deeping
Decision: Approved conditionally - 12 December 2005

S05/1401/36

Applicant: Mr & Mrs P Dempsey
Proposal: Single storey rear extension
Location: Belfield, 2, Glen Court, Greatford
Decision: Approved conditionally - 12 December 2005

S05/1414/69

Applicant: Mr Symonds
Proposal: Rear conservatory link to garage
Location: 43, Churchill Road, Stamford
Decision: Approved conditionally - 12 December 2005

S05/1416/69

Applicant: Croft Commercial Developments Limited
Proposal: Subdivision of property into two residential units and lock up shop
Location: 8, St. Marys Hill, Stamford
Decision: Approved conditionally - 06 January 2006

S05/1417/35

Applicant: Mr & Mrs Bennett
Proposal: Change of use from holiday caravan site to residential caravan site
Location: Lazy Acres, Gorse Lane, Grantham
Decision: Refused - 12 December 2005

S05/1420/78

Applicant: Mr J Naylor
Proposal: Extension to existing cottage
Location: Grange Farm, Greatford Road, Uffington
Decision: Approved conditionally - 13 December 2005

S05/1425/02

Applicant: Mr W E Smith
Proposal: Removal of condition 10 (amended layout drawing (AS 1003A) from O/L S03/0708/02
Location: Manor Farm, Main Street, Sudbrook
Decision: Approved conditionally - 12 December 2005

S05/1428/61

Applicant: Mr N White
Proposal: Erection of dwelling
Location: Plot south of Old Post Office, Grantham Road, Old Somerby
Decision: Approved conditionally - 15 December 2005

S05/1429/69

Applicant: Mr & Mrs J Brooks
Proposal: Single storey rear extension & removal of summer room
Location: 66, Queens Walk, Stamford
Decision: Approved conditionally - 15 December 2005

S05/1430/07

Applicant: M J Hill
Proposal: Removal of condition 2 of SK.956/86 - occupation of dwelling limited to persons employed by haulage business
Location: The Hovel, Baston Outgang Road, Baston
Decision: Refused - 19 December 2005

S05/1436/25

Applicant: Mr P Taylor
Proposal: Single storey side extension
Location: 3, Eastgate, Deeping St. James
Decision: Approved conditionally - 19 December 2005

S05/1440/35

Applicant: Mr M A Zengin
Proposal: External access stairs and relocation of windows
Location: 12, Wharf Road, Grantham
Decision: Approved conditionally - 12 December 2005

S05/1443/12

Applicant: Mr A Peters
Proposal: Erection of dwelling
Location: R/o 1A, Queens Road, Bourne
Decision: Refused - 12 December 2005

S05/1448/45

Applicant: G P Developments
Proposal: Erection of dwelling
Location: Plot 1, Adj The Firs, Main Street, Hougham
Decision: Withdrawn - 17 December 2005

S05/1449/45

Applicant: Mr A Walton
Proposal: Erection of dwelling
Location: Plot 2, Adj The Firs, Main Street, Hougham
Decision: Withdrawn - 17 December 2005

S05/1455/24

Applicant: Mr & Mrs C Samler
Proposal: Extension to dwelling
Location: The Rectory, Creeton
Decision: Approved conditionally - 23 December 2005

S05/1457/69

Applicant: Mr P Wortley
Proposal: Erection of semi detached dwelling
Location: 68, Rutland Road, Stamford
Decision: Approved conditionally - 12 December 2005

S05/1458/35

Applicant: Grantham Properties Ltd
Proposal: Erection of nine flats and townhouses
Location: Between 94 And 98 Norton Street, Grantham
Decision: Approved conditionally - 15 December 2005

S05/1459/69

Applicant: Mrs G Buddle
Proposal: Single storey rear extension
Location: 11, Woodhead Close, Stamford
Decision: Approved conditionally - 12 December 2005

S05/1460/12

Applicant: A Younghusband & M Hewett
Proposal: First floor side extension plus addition of monopitch roofs
Location: 12, Stephenson Way, Bourne
Decision: Approved conditionally - 19 December 2005

S05/1461/08, 35

Applicant: Mr & Mrs A P Kerr
Proposal: Balcony with privacy screen to master bedroom
Location: 148, Manthorpe Road, Grantham
Decision: Approved conditionally - 15 December 2005

S05/1462/55

Applicant: Mr & Mrs A Thornton
Proposal: Ext and conv of exist attached garage to living accommodation
Location: 28, Elm Close, Long Bennington
Decision: Approved conditionally - 21 December 2005

S05/1464/12

Applicant: Mr & Mrs Welby
Proposal: Conservatory to rear
Location: 11, Bryony Gardens, Bourne
Decision: Approved conditionally - 19 December 2005

S05/1468/55

Applicant: Mr & Mrs J Ullman
Proposal: Single storey extension
Location: 67A, Church Street, Long Bennington
Decision: Approved conditionally - 13 December 2005

S05/1469/20

Applicant: Mr R Lett
Proposal: Erection of conservatory
Location: Southwold, 5, Nettlecroft Lane, Frieston
Decision: Approved conditionally - 12 December 2005

S05/1470/35

Applicant: Mr Money
Proposal: Conservatory to rear
Location: 94, Barrowby Road, Grantham
Decision: Approved conditionally - 14 December 2005

S05/1471/69

Applicant: Mrs J D Chapple
Proposal: Single storey extension to frontage
Location: Gardeners Cottage, 1, The Nurseries, Roman Bank, Stamford
Decision: Approved conditionally - 21 December 2005

S05/1472/69

Applicant: Mrs Harris & Mr Brown
Proposal: Rear conservatory
Location: 21, Beech Grove, Stamford
Decision: Approved conditionally - 21 December 2005

S05/1473/25

Applicant: Ballinger & Church
Proposal: Rear conservatory
Location: 133, Swift Close, Deeping St. James
Decision: Approved conditionally - 21 December 2005

S05/1474/35

Applicant: Mr & Mrs S Smith
Proposal: Extension and alterations
Location: 31, Kingscliffe Road, Grantham
Decision: Approved conditionally - 21 December 2005

S05/1476/50

Applicant: Mrs A Stokes
Proposal: Change of use to garden area and extension to bungalow
Location: 5, Manor Way, Langtoft
Decision: Approved conditionally - 13 December 2005

S05/1477/50

Applicant: Mrs A Kirk
Proposal: Two storey side extension
Location: 18, Wheatfield, Langtoft
Decision: Approved conditionally - 21 December 2005

S05/1478/35

Applicant: Asda Stores
Proposal: Externally illuminated, illuminated & non-illuminated signage
Location: Asda Stores Ltd, Union Street/Barrowby Road, Grantham
Decision: Approved - 15 December 2005

S05/1480/71

Applicant: England Farm Properties
Proposal: Demolition 2 no. existing redundant buildings & erection
5000 tonne grain store
Location: Moor Farm, Brandon Road, Stubton
Decision: Approved conditionally - 19 December 2005

S05/1481/35

Applicant: Mr & Mrs G Dodson
Proposal: Two storey extension to dwelling
Location: 4, Toll Bar Road, Grantham
Decision: Approved conditionally - 14 December 2005

S05/1482/69

Applicant: Mr C Agnew
Proposal: Rear first floor extension
Location: 9, Barnack Road, Stamford
Decision: Approved conditionally - 28 December 2005

S05/1483/20

Applicant: Dr & Mrs Gee
Proposal: Conservatory
Location: Fernleigh, Frieston, Caythorpe
Decision: Approved conditionally - 21 December 2005

S05/1485/69

Applicant: Trustees J A Canham Discretionary S'ment
Proposal: Erection of seven dwellings (with access off St. Leonards
Street)
Location: R/o 43-46 St. Pauls Street, Stamford
Decision: Approved conditionally - 23 December 2005

S05/1486/12

Applicant: Mr & Mrs C Lees
Proposal: Variation of Condition 1 on S02/1645 (extend time period)
Location: R/o 28, West Street, Bourne
Decision: Approved conditionally - 19 December 2005

S05/1487/68

Applicant: Edron Homes Ltd
Proposal: Erection of dwellinghouse and garage
Location: Plot 6, Hill View Road, South Witham
Decision: Refused - 21 December 2005

S05/1489/12

Applicant: Miss S J Snowden
Proposal: Change of use from retail to part retail/part alternative
therapies
Location: Unit 2, 6 West Street, Bourne
Decision: Approved conditionally - 23 December 2005

S05/1490/12

Applicant: Mr W M Conley
Proposal: New access through boundary wall
Location: 1 The Manor House, South Road, Bourne
Decision: Approved conditionally - 21 December 2005

S05/1494/35

Applicant: Mr M Shimmin
Proposal: Change of use to hot food takeaway
Location: 18, Market Place, Grantham
Decision: Approved conditionally - 23 December 2005

S05/1496/35

Applicant: Mr C Durcan
Proposal: Change of use to provide one additional letting room
Location: 84, North Parade, Grantham
Decision: Approved conditionally - 21 December 2005

S05/1497/22

Applicant: Travelodge Hotels Ltd
Proposal: New hotel signage
Location: Travelodge, Great North Road (A1 Southbound),
Colsterworth
Decision: Approved conditionally - 19 December 2005

S05/1498/09

Applicant: Mrs S Codd
Proposal: Rear conservatory
Location: 9, Victoria Street, Billingborough
Decision: Approved conditionally - 20 December 2005

S05/1499/09

Applicant: Mrs Y Oxby
Proposal: Demolish cottage and erect new dwelling
Location: 26, Station Road, Billingborough
Decision: Approved conditionally - 20 December 2005

S05/1500/01

Applicant: NTR Design & Build Ltd
Proposal: Erection of three bungalows
Location: R/o Vine Cottage, The Green, Allington
Decision: Approved conditionally - 21 December 2005

S05/1501/35

Applicant: Mr & Mrs D White
Proposal: Extension to dwelling
Location: 61, Denton Avenue, Grantham
Decision: Approved conditionally - 28 December 2005

S05/1502/45

Applicant: Mr & Mrs Cattell
Proposal: Conservatory double garage and alterations
Location: The Firs, Main Street, Hougham
Decision: Approved conditionally - 28 December 2005

S05/1503/55

Applicant: Mr B Little
Proposal: Erection of two dwellings
Location: R/o 9, Sparrow Lane, Long Bennington
Decision: Approved conditionally - 12 December 2005

S05/1504/26

Applicant: Mr & Mrs S Pattenden
Proposal: Demolish garage and replace with garage/store and office
Location: Park Cottage, Park Lane, Denton
Decision: Approved conditionally - 20 December 2005

S05/1506/12

Applicant: Mr & Mrs P Stark
Proposal: Erection of dwelling
Location: R/o The Coach House, Burghley Street, Bourne
Decision: Refused - 28 December 2005

S05/1508/40

Applicant: Mr & Mrs M Prince
Proposal: Porch, enlargement of kitchen windows and new stairwell window
Location: 29, Chapel Street, Haconby
Decision: Approved conditionally - 21 December 2005

S05/1509/58

Applicant: Charles Wells Ltd
Proposal: Fascia panels, projection sign, individual lettering, amenity boards and eagle logo
Location: The Kings Head, High Street, Morton
Decision: Approved - 12 December 2005

S05/1510/56

Applicant: Lincolnshire County Council
Proposal: Variation of condition 11 of application S05/0894/56 (construction of estate road)
Location: Land To The East Of Existing, Northfield Industrial Estate, Market Deeping
Decision: Approved conditionally - 21 December 2005

S05/1511/59

Applicant: Mrs W L Burke
Proposal: Siting of two mobile park homes in lieu of two flats
Location: Countryview Caravan Park, 18, The Cottage, Normanton
Decision: Approved conditionally - 14 December 2005

S05/1512/50

Applicant: Mr & Mrs P Wright
Proposal: Two storey side extension and single storey rear extension
Location: 55, Truesdale Gardens, Langtoft
Decision: Approved conditionally - 28 December 2005

S05/1513/63

Applicant: Mr A D Cody
Proposal: Erection of double garage and alterations to access
Location: Pointon Cottage Farm, Mareham Lane, Pointon
Decision: Approved conditionally - 20 December 2005

S05/1515/35

Applicant: T J Morris Ltd (T/A Home Bargains)
Proposal: Fascia sign
Location: Unit 4, The Cattle Market, Sankt Augustin Way, Grantham
Decision: Approved - 19 December 2005

S05/1518/20

Applicant: Mr R Leighton
Proposal: Demolition of existing dwelling and garage to construct new dwelling & garage
Location: 2, Lincoln Road, Caythorpe
Decision: Refused - 03 January 2006

S05/1519/09

Applicant: Mr Anthony Towers
Proposal: Change of use of front room from retail to residential
Location: 46, High Street, Billingborough
Decision: Approved conditionally - 20 December 2005

S05/1520/35

Applicant: Mr & Mrs D G Todd
Proposal: Extension to annexe
Location: The Chestnuts, 27, New Beacon Road, Grantham
Decision: Approved conditionally - 28 December 2005

S05/1521/69

Applicant: Mr C A Sutor
Proposal: Non-illuminated projecting sign
Location: 3a, Castle Street, Stamford
Decision: Approved conditionally - 23 December 2005

S05/1522/69

Applicant: Mr Jason Lindley
Proposal: First floor extension
Location: 33, Aberdeen Close, Stamford
Decision: Approved conditionally - 23 December 2005

S05/1523/55

Applicant: Mr & Mrs B Richardson
Proposal: Retention of dwelling as constructed
Location: Pasture Lodge Farm, Fen Lane, Long Bennington
Decision: Approved conditionally - 28 December 2005

S05/1525/67

Applicant: Mr & Mrs Stewardson
Proposal: Extension
Location: Blacksmiths Cottage, Buckminster Lane, Skillington
Decision: Approved conditionally - 03 January 2006

S05/1528/69

Applicant: Mr & Mrs Mitchell
Proposal: Freestanding non-illuminated advertisement
Location: The Grey House/Willoughby House, Broad Street, Stamford
Decision: Refused - 06 January 2006

S05/1529/69

Applicant: Mr & Mrs Mitchell
Proposal: Extension to car park and erection of entrance gates and railings
Location: The Grey House/Willoughby House, Broad Street, Stamford
Decision: Refused - 06 January 2006

S05/1530/69

Applicant: Hotrod Ltd
Proposal: Conversion of second floor to a 1 bedroom flat
Location: Flats 1-4, Milners Row, Stamford
Decision: Approved conditionally - 19 December 2005

S05/1531/33

Applicant: Mr & Mrs Brown
Proposal: Conservatory
Location: 6, Highfield Close, Foston
Decision: Approved conditionally - 04 January 2006

S05/1533/72

Applicant: Mr & Mrs P Cowley
Proposal: Erection of detached double garage
Location: 15, Overgate Road, Swayfield
Decision: Approved conditionally - 19 December 2005

S05/1535/35

Applicant: Mr R Thomas, RST Music Services
Proposal: Fascia sign
Location: 82, Westgate, Grantham
Decision: Approved - 16 December 2005

S05/1536/12

Applicant: Mr & Mrs B Cook
Proposal: Two storey side extension, single storey rear extension and porch
Location: 94, Main Road, Dyke, Bourne
Decision: Withdrawn - 22 December 2005

S05/1538/12

Applicant: Mr A Coventon
Proposal: Conversion of property into 2 self contained flats
Location: 15, Meadowgate, Bourne
Decision: Approved conditionally - 21 December 2005

S05/1540/03

Applicant: Mr P Morris
Proposal: Erection of dwelling and garage
Location: Jasmine Cottage, Kirkby Underwood Road, Aslackby
Decision: Approved conditionally - 03 January 2006

S05/1541/22

Applicant: Stonecroft Country Homes Ltd
Proposal: Erection of dwelling and garage
Location: Land adjacent, 43, Newton Way, Woolsthorpe By Colsterworth
Decision: Approved conditionally - 03 January 2006

S05/1543/12

Applicant: Jason Murray Homes Ltd
Proposal: Erection of three dwellings (inc. dem of ex dwelling)
Location: 50, South Road, Bourne
Decision: Approved conditionally - 06 January 2006

S05/1544/69

Applicant: Watson Mitchell Blackburn
Proposal: Business signage
Location: Blenheim Court, Scotgate, Stamford
Decision: Refused - 04 January 2006

S05/1546/35

Applicant: Mr & Mrs N Podam
Proposal: Erection of garage
Location: 9, Seventh Avenue, Grantham
Decision: Approved conditionally - 04 January 2006

S05/1548/35

Applicant: Mr R Westby
Proposal: Change of use to dwelling & extension to form first floor
Location: 2a, Railway Terrace, Grantham
Decision: Refused - 04 January 2006

S05/1549/35

Applicant: Mr & Mrs D Courtman
Proposal: Two storey front extension, extension over garage and rear conservatory
Location: 3, Wensleydale Close, Grantham
Decision: Approved conditionally - 23 December 2005

S05/1550/69

Applicant: Mr & Mrs D Ancliff
Proposal: Erection of garage
Location: 52, Lonsdale Road, Stamford
Decision: Approved conditionally - 03 January 2006

S05/1551/69

Applicant: Mr A R Gowing
Proposal: Erection of brick wall to enclose garden
Location: 29, Oak Road, Stamford
Decision: Approved conditionally - 03 January 2006

S05/1553/63

Applicant: Mr A Baxter
Proposal: Conversion of barn to Caretakers dwelling
Location: Mareham Place, Mareham Lane, Pointon
Decision: Refused - 30 December 2005

S05/1554/02

Applicant: Sandy Ford-Pain
Proposal: Change of use of part of premises as tea room
Location: The Barn 19a, Ermine Street, Ancaster
Decision: Refused - 03 January 2006

S05/1561/57

Applicant: J F Pearson & Son
Proposal: Portacabin in farmyard
Location: Glebe Farm, Main Street, Marston
Decision: Approved conditionally - 03 January 2006

S05/1563/05

Applicant: Mr & Mrs J Bealby
Proposal: Erection of dwelling (site of previous agricultural building)
Location: The Granary, Hough Road, Barkston
Decision: Refused - 03 January 2006

S05/1565/55

Applicant: Mr & Mrs A Ripley
Proposal: Extensions, alterations and detached garage
Location: 39, Church Street, Long Bennington
Decision: Approved conditionally - 06 January 2006

S05/1566/69

Applicant: The Wilmot Partnership
Proposal: Erection of dwelling
Location: Land Adjacent, 112, Casterton Road, Stamford
Decision: Refused - 04 January 2006

S05/1569/01

Applicant: Mr & Mrs R Collins
Proposal: Increase in height of approved extension
Location: Hawthorne Lodge, Bottom Street, Allington
Decision: Approved conditionally - 03 January 2006

S05/1571/35

Applicant: D & T J Scott (Grantham) Ltd
Proposal: Siting of mobile office (temporary)
Location: Somerby Hill Service Station, Bridge End Road, Grantham
Decision: Approved conditionally - 04 January 2006

S05/1573/34

Applicant: K R Hinton
Proposal: Site three skips for disposal of NKDC void property clearance
Location: Fulbeck Lowfields, Fulbeck
Decision: Approved conditionally - 14 December 2005

S05/1574/45

Applicant: Sharpes Haulage
Proposal: Continue to import soil and inert materials without complying with condition 1 of S01/1467 (time limit)
Location: Brickyard Field, Grange Farm, Hougham
Decision: Approved - 15 December 2005

S05/1608/02

Applicant: Mrs M Williams
Proposal: Conservatory to side of property
Location: 126, Ermine Street, Ancaster, Grantham, NG323QR
Decision: Withdrawn - 16 December 2005

S05/1644/12

Applicant: Lincolnshire County Council
Proposal: Retention of play group unit
Location: Bourne Westfield Primary School, Westbourne Park, Bourne
Decision: Approved - 03 January 2006

S05/LB/6482/07

Applicant: Mr B Field
Proposal: Installation of burglar alarm
Location: 24, Church Street, Baston
Decision: Approved conditionally - 19 December 2005

S05/LB/6486/69

Applicant: Croft Commercial Developments Limited
Proposal: Alteration of listed building
Location: 8, St. Marys Hill, Stamford
Decision: Approved conditionally - 06 January 2006

S05/LB/6492/24

Applicant: Mr & Mrs C Samler
Proposal: Alteration and extension of listed building
Location: The Rectory, Creeton
Decision: Approved conditionally - 23 December 2005

S05/LB/6494/55

Applicant: Mr & Mrs J Ullman
Proposal: Single storey extension
Location: 67A, Church Street, Long Bennington
Decision: Approved conditionally - 13 December 2005

S05/LB/6496/26

Applicant: Mr & Mrs K Pattenden
Proposal: Demolish garage and rebuild with garage store and office
Location: Park Cottage, Park Lane, Denton
Decision: Approved conditionally - 20 December 2005

S05/LB/6497/69

Applicant: Mr C A Sutor
Proposal: Alteration of listed building (double sided hanging sign - non-illuminated)
Location: 3a, Castle Street, Stamford
Decision: Approved conditionally - 23 December 2005

S05/LB/6498/60

Applicant: Mrs A Bates
Proposal: Alteration of listed building (installation of 7 no solar collectors)
Location: Manor House, Church Street, North Witham
Decision: Approved conditionally - 20 December 2005

S05/LB/6499/69

Applicant: Mr & Mrs Mitchell
Proposal: Alteration of listed building (demolition of boundary wall and outbuilding and erection of railings)
Location: The Grey House/Willoughby House, Broad Street, Stamford
Decision: Refused - 06 January 2006

S05/LB/6500/35

Applicant: Russell Thomas
Proposal: Alteration of listed building (signage)
Location: 82, Westgate, Grantham
Decision: Approved conditionally - 16 December 2005

S05/LB/6502/55

Applicant: Mr R Maris
Proposal: Demolition of lean-to porch and erection of lean-to garden room
Location: 32, Main Road, Long Bennington
Decision: Approved conditionally - 03 January 2006

S05/LB/6503/69

Applicant: Watson Mitchell Blackburn
Proposal: Alteration of listed building (signage)
Location: Blenheim Court, Scotgate, Stamford
Decision: Refused - 04 January 2006

S05/LB/6506/29

Applicant: The Cholmeley 1968 Settlement
Proposal: Installation of glazed screen and doors
Location: Easton Walled Gardens, Easton
Decision: Approved conditionally - 04 January 2006

PLANNING APPEALS 2005/2006 (excluding Enforcements)

Update for December

NO OF APPEALS DETERMINED (based on Decision Date)

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06
LODGED	43	61	48	49	107	38
DISMISSED	28	34½	26½	22½	65½	45½
ALLOWED	12	20	21	9½	21½	15½
WITHDRAWN	3	2	2	1	3	5
OUTSTANDING	9	20	20	37	53	23

APPEAL DECISIONS LAST MONTH

S03/1744/35 MH Myertor Ltd Residential development R/o 21-43, North Parade, Grantham	Informal Hearing	<u>Start Date</u> 07-Oct-2004 <u>Date of H / I</u> 08-Nov-2005	Appeal allowed with conditions 06-Dec-2005
S04/0499/12 PB C F D Ltd Residential development (51) The Croft, North Road, Bourne	Public Inquiry	<u>Start Date</u> 08-Nov-2004 <u>Date of H / I</u> 01-Jun-2005	Appeal dismissed 14-Dec-2005
S05/0027/57 KJC Mr & Mrs Bartlett Erection of dwelling and integral garage R/o Barthorne House, Toll Bar Road, Marston	Written Evidence	<u>Start Date</u> 06-Sep-2005 <u>Date of H / I</u> N/A	Appeal dismissed 29-Dec-2005
S05/0088/54 KJC Mr & Mrs R Palframan Use of annexe as an independent dwelling The Old Forge, Hall Lane, Harrowby	Written Evidence	<u>Start Date</u> 24-Aug-2005 <u>Date of H / I</u> N/A	Appeal dismissed 15-Dec-2005
S05/0154/45 KJC D G Pearson Change of use of land to car boot sales (March to October) Adj. Grange Farm, Hougham	Written Evidence	<u>Start Date</u> 23-Sep-2005 <u>Date of H / I</u> N/A	Appeal dismissed 02-Dec-2005
S05/0359/33 KJC Ablehomes Ltd Erection of two detached dwellings The Nurseries, Tow Lane, Foston	Written Evidence	<u>Start Date</u> 22-Aug-2005 <u>Date of H / I</u> N/A	Appeal dismissed 12-Dec-2005

<u>S05/0360/22</u> MH Belvoir Ridge Ltd Residential development, retail, offices & nursery Colsterworth Industrial Estate, Colsterworth	Public Inquiry	<u>Start Date</u> 30-Aug-2005 <u>Date of H / I</u>	Appeal withdrawn 19-Dec-2005
<u>S05/0698/56</u> JJ Mr K B McIntosh Erection of four dwellings 18, Towngate East, Market Deeping	Written Evidence	<u>Start Date</u> 09-Aug-2005 <u>Date of H / I</u> N/A	Appeal dismissed 01-Dec-2005
<u>S05/0830/69</u> IVW Mr & Mrs I Cook First floor extension and conservatory 9, Fitzwilliam Road, Stamford SPLIT DECISION ON APPEAL - Appeal dismissed in relation to the first floor extension, however, appeal allowed and planning permission granted in relation to the conservatory subject to standard five year condition	Written Evidence	<u>Start Date</u> 23-Aug-2005 <u>Date of H / I</u> N/A	Appeal - split decision 09-Dec-2005

OUTSTANDING APPEALS

<u>S03/1348/35</u> PJM Ryan Michaels Limited Internally illuminated fascia and projecting signage 77-78, Westgate, Grantham	Written Evidence	<u>Start Date</u> 04-Mar-2004 <u>Date of H / I</u> N/A	
<u>S03/LB/6110/35</u> PJM Ryan Michaels Ltd Fascia and projecting sign 77-78, Westgate, Grantham	Written Evidence	<u>Start Date</u> 10-Mar-2004 <u>Date of H / I</u> N/A	
<u>S04/1003/49</u> MH Mr & Mrs R E Flatters Erection of 2 dwellings (renewal) R/o Ladyhayes, Aslackby Road, Kirkby Underwood	Informal Hearing	<u>Start Date</u> 21-Dec-2004 <u>Date of H / I</u> 10-Jan-2006	
<u>S04/1040/07</u> KJC Mr L Lewis Residential development R/o 63 & 69 Main Street, Baston	Informal Hearing	<u>Start Date</u> 24-Dec-2004 <u>Date of H / I</u> 11-Jan-2006	

<p>S04/1241/69 IVW Mr & Mrs McNamara Single storey rear extension and detached outbuilding and minor internal alterations 4, Water Street, Stamford</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 03-Mar-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/1731/31 MH Mr & Mrs P Johnson Demolition of existing buildings and erection of five dwellings Manor Farm, Main Street, Fenton</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 22-Mar-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/LB/6267/69 IVW Mr & Mrs McNamara Alterations and extension to listed building 4, Water Street, Stamford</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 03-Mar-2005</p> <p><u>Date of H / I</u></p>	
<p>S04/LB/6328/02 JT Mr & Mrs N Sansom Erection of garage within curtilage of listed building The Vicarage, Ermine Street, Ancaster</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 05-Aug-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p>S05/0144/12 JJ R P Markley Residential development (24) Traditional Ironware, Cherry Holt Road, Bourne</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 25-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p>S05/0354/55 MH Ablehomes Ltd Erection of five bungalows R/o Farbrooke, Main Road, Long Bennington</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 09-Aug-2005</p> <p><u>Date of H / I</u></p>	
<p>S05/0393/46 MH Carsandra Ltd Change of use of land to leisure (fishing) Land Off, Hough Road, Brandon</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 26-Sep-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p>S05/0415/69 IVW Central Leisure Installation of rooflights and windows to roof of flats Former Nightclub Site, Chapel Yard, North Street, Stamford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 10-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	

<p><u>S05/0427/35</u> KJC Mr A Finney Erection of dwelling (outline) 165, Manthorpe Road, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 10-Nov-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0446/35</u> SLM Mr W Phelps Retention of fence to front of property 94, Harrowby Lane, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 11-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0554/57</u> MH J R Thorold Provision of access track (gravel) Marston Hall, School Lane, Marston</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 19-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0640/76</u> PJM Michael Chalmers Erection of double garage 26, The Green, Thurlby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 25-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0650/76</u> IVW Mr R Coley Erection of detached dwelling Land R/o 39, High Street, Thurlby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 04-Jan-2006</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0685/69</u> IVW Mr J Steward Construction of 8 no garages and extension of hardstanding Land r/o, 13-15, Belton Street, Stamford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 31-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0803/32</u> EAB Mrs Raynor Erection of dwelling 1, Low Farm Drive, Folkingham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Sep-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/0873/34</u> KJC T Balfe Construction Limited Change of use of farmland to storage of materials (topsoil etc), machinery and portacabins R/o Richmond House, Brant Road, Fulbeck</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 02-Nov-2005</p> <p><u>Date of H / I</u></p>	

<p><u>S05/0922/55</u> MH Ablehomes Ltd Erection of 5 detached dwellings & garages accessed of Vicarage Lane R/o Farbrooke, Main Road, Long Bennington</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 21-Oct-2005</p> <p><u>Date of H / I</u></p>	
<p><u>S05/0932/55</u> MH Ablehomes Ltd Erection of 5 detached dwellings & garages accessed of Vicarage Lane R/o Farbrooke, Main Road, Long Bennington</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 21-Oct-2005</p> <p><u>Date of H / I</u></p>	
<p><u>S05/1071/35</u> MH Ablehomes Ltd Substitution of house types Plots 8 & 10, Gonerby House, Gonerby Road, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 13-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S05/1109/06</u> KJC Mr & Mrs I Shaw Erection of bungalow Land Adjacent The Hawthorns, Rectory Lane, Barrowby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 31-Oct-2005</p> <p><u>Date of H / I</u> N/A</p>	

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

OCTOBER TO DECEMBER 2005

Applications and Decisions	Oct - Dec 2005	Previous quarter
Applications received	418	444
Applications determined	396	439

Applications determined by Development Category

Residential	77	81
Industrial	9	9
Retail	9	11
Change of use	26	20
Householder	178	207
Advertisements	24	15
LBC / CAC	38	37
Other	35	58
TOTAL	396	439

	ACTUAL	BVPI TARGET
% major in 13 weeks	65%	60%
% minor in 8 weeks	79%	65%
% other in 8 weeks	88%	80%