

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 23RD FEBRUARY 2010
at
<u>2.00 PM</u>
(THE LATE REPORT WILL BE AVAILABLE IN THE MEMBER'S ROOM FROM 1PM)
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Beverly Agass, Chief Executive

Committee Members:	Councillors Parkin (Chairman); Adams (Vice-Chairman); Exton, Mrs Gaffigan; Harvey; Helyar; Higgs; Holmes; Howard; Mrs Jalili; Sam Jalili; Mrs Kaberry-Brown; Vic Kerr; Scott; Mrs Smith; Turner and Avril Williams
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 m.hall@southkesteven.gov.uk

**(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT
3.30PM FOR TEN MINUTES)**

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



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3. DECLARATIONS OF INTEREST

Members are asked to declare an interest in matters for consideration at the meeting

4. MINUTES OF MEETING HELD ON 2ND FEBRUARY 2010

(Enclosure)

5. PLANNING MATTERS

To consider applications received for the grant of planning permission – reports prepared by the Case Officer

(Enclosure)

6. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA807 by the Acting Lead Professional

(Enclosure)

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

MINUTES

**DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 2 FEBRUARY 2010
2.00PM**



COMMITTEE MEMBERS PRESENT

Councillor Adams
Councillor Exton
Councillor Mrs Gaffigan
Councillor Harvey
Councillor Helyar
Councillor Higgs
Councillor Holmes
Councillor Howard
Councillor Mrs Jalili

Councillor Sam Jalili
Councillor Mrs Kaberry-Brown
Councillor Vic Kerr
Councillor Parkin (Chairman)
Councillor Scott
Councillor Mrs Smith
Councillor Turner
Councillor Avril Williams

OFFICERS

Acting Lead Professional
Principal Planning Officer
Area Planning Officer (4)
Planning Technician
Committee Support Officer
Legal Executive
Solicitor (part meeting only)

112. DECLARATIONS OF INTEREST

The following interests were declared:-

Councillor Turner – personal and prejudicial interest in application KJC1, 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 being a local resident and having a previously expressed opposition to the proposal.

Councillor Holmes - personal and prejudicial interest in applications KJC2 and



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KJC3, 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 applications, in view of his relationship by marriage to one of the applicants.

Councillor Mrs Smith - personal and prejudicial interest in application JJ1, 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 her membership of Bourne Town Council Planning Committee and having voted on the application at that committee.

Councillor Higgs - personal interest in application JJ1, 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 knowledge of the manager of the home as a member of Bourne Town Council.

Councillor Holmes - personal interest in application JJ1, 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 knowledge of the manager of the home as a member of Bourne Town Council.

113. MINUTES OF MEETING HELD ON 12TH JANUARY 2010

The minutes of the meeting held on 12th January 2010 were approved as a correct record of decisions taken.

114. PLANNING MATTERS

Decision:-

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

JJ1

Application ref:	S09/1725/MJNR
Description:	Demolition of existing garage and erection of residential care home
Location:	Woolfs Garage, Harrington Street, Bourne
Decision:	Approved

Noting comments made during the public speaking session from:-

Mike Sibthorp – objecting on behalf of local residents

together with comments from Environmental Protection and the Environment Agency, no objection from the Highway Authority, Community Archaeologist or Bourne Town Council and objections (including a petition) from local residents, together with a letter of support, report of site inspection and comments made by Members at the meeting.

(Councillor Mrs Smith, who had declared an interest, spoke in accordance with the provisions of the Constitution and at 2.14pm left the meeting).

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The refuse and recycling storage facilities shall be provided in accordance with the details shown on the approved plan drawing number 08/34/07 received on 2 July 2009. The rubbish shall be stored in the agreed locations in commercial sealed bins. The areas shown on the approved plans shall thereafter be retained for use at all times.
3. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.
5. The arrangements shown on the approved plan 08/34/07 dated 02/07/09 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
6. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.
7. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the

programme agreed with the local planning authority.

8. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risk associated with contamination of the site shall be submitted to and approved, in writing by the Local Planning Authority:
 - 1) A site investigation scheme, based on the submitted Desk Study Report, undertaken by Nicholls Colton Geotechnical, dated September 2009, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 2) The site investigation results and the detailed risk assessment (1) and, based on these, an option appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

9. The boundary treatments hereby approved as per Dwg Nos 08/34/07 and 08/34/10 shall be constructed prior to the occupation of the care home unless otherwise agreed in writing by the local planning authority.
10. Prior to commencement of work on site a method statement regarding the proposed demolition and constructions works shall be submitted to and approved in writing by the local planning authority. The statement shall cover the following points:
 - a) Hours of operation
 - b) Types of machinery and equipment to be used on the site; and
 - c) Details of how noise, vibration and dust are to be controlled using best practicable means.

The works carried out shall be in accordance with the approved method statement.

11. Prior to installation, details of any flue/extractor systems shall be submitted to an approved in writing by the local planning authority. Details shall include noise levels, method of mounting to minimise sound

transmission. The development shall be undertaken in accordance with any such details that are approved unless otherwise agreed in writing by the local planning authority.

12. Before any plant and machinery is used on the premises precise details of mounting, sound insulation and operating noise levels shall be submitted to and approved in writing by the local planning authority. the development shall operate in accordance with any such details that are approved unless otherwise agreed in writing by the local planning authority.
13. Details of any floodlighting/external lighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the building(s) is occupied. The development shall be carried out in accordance with the approved details.
14. This permission relates solely to the application as amended by drawing No. 08/34/07 and 08/34/10 received on 2 July 2009 and drawing No. 08/34/06A, 08/34/05A and 08/34/12A received on 4 January 2010.

Note(s) to Applicant

1. Your attention is drawn to the comments of the attached letter from the Environment Agency.
2. Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
3. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
4. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

(2.23pm – Councillor Mrs Smith returned to the meeting).

JST1

Application ref: S09/2550/HSH
Description: Creation of access
Location: 1, Hillary Close, Stamford, Lincolnshire

Decision: Approved

Noting no objection from Stamford Town Council and representations from nearby residents, together with comments made by Members made at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Prior to the commencement of any development detailed construction specifications for the kerb shall be submitted in writing to the local planning authority. Development shall proceed fully in accordance with the approved details.
3. The surface materials used for the hardstanding shall match that of the existing block paving adjacent to the south of the site.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

JST2

Application ref: S09/2651/FULL

Description: Proposed dwelling and conversion of cattle shed

Location: Land Between 48-50, East End, Langtoft

Decision: Refused

Noting comments made during the public speaking session from:-

Mr A. W. Norman – objecting

together with no objection from the Highway Authority, comments from the Community Archaeologist, an objection from the Parish Council and representations, in support and objecting, from local residents, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be refused for the

following reasons:-

1. The proposal involves the erection of a two-storey dwelling, which is set back some 11m from the highway, and the conversion of the single storey barn into habitable accommodation. A single storey link is also part of the proposal that will connect the dwelling to the barn. In the opinion of the local planning authority it is considered that the design, size and scale of the proposal is uncomplimentary to the existing barn and will be detrimental to the identity and character of this building.
2. It is further considered that the siting of the two-storey dwelling, which is located behind the barn but is clearly visible within its setting, will result in an unacceptable level of visual intrusion having a detrimental impact on both the streetscene and this part of the Langtoft Conservation Area.
3. Furthermore, the two-storey dwelling, which is located only 1.9m away from the eastern boundary, will give rise to a dominant and oppressive environment for the occupants of no. 50 East End and overshadow their private patio/garden area for large parts of the day.
4. It is also considered that the first floor bedroom window (bedroom 1) to the northern elevation of the two-storey property will have a poor relationship to the first floor bedroom window to the southern elevation of no. 50. Notwithstanding the fact that these windows are offset by some 50-60 degrees it is envisaged that these facing windows, which are only 6m apart, will compromise the privacy of both the occupants of no. 50 and the future occupants of the site.

It is therefore considered that the proposal is contrary to Planning Policy Statements 1 and 3 (PPS1 and 3), Planning Policy Guidance note 15 (PPG15), Policies 2 and 27 of the Regional Plan and Policies H7 (b, c, l) and EN1 (iii) of the Saved Policies of the South Kesteven Local Plan.

KJC1

Application ref: S09/1916/FULL

Description: Change of use from dwelling to 6 bed hostel accommodation

Location: 63, Barrowby Road, Grantham

Decision: Approved

Noting comments made during the public speaking session from:-

Councillor R. Davies – Objecting on behalf of local residents

Jon Mose – Objecting
Mrs Parker – Objecting
Lisa Darrow – Objecting
Lynette Richardson – Objecting
Kevin Martin – Supporting
Charmaine Simei – Axiom Housing

together with comments from the Highway Authority, Service Manager - Housing Solutions, Environmental Protection and the Community Archaeologist, a number of letters of objection from nearby residents, and submissions in support from the applicants; late information report circulated to Members at the meeting including comments from Lincolnshire Police Crime Prevention Design Advisor, further letters of objections from nearby residents, and officers' comments thereon and suggested alterations to conditions, report of site inspection, and comments made by Members at the meeting.

(3.17pm – Councillor Mrs Gaffigan left the meeting).

(3.20pm – Councillor Mrs Gaffigan returned to the meeting).

(Councillor Turner, who had declared an interest, spoke in accordance with the provisions of the Constitution and at 3.37pm left the meeting).

It was proposed and seconded that the application be refused.

As an amendment, it was then proposed and seconded that further consideration be deferred pending receipt of further information on the application and how best to fit it into this area.

After further discussion, the amendment was withdrawn and a further amendment, that permission be granted subject, in addition to the conditions in the agenda and in the late report, to a condition giving temporary permission for 18 months was proposed and seconded.

On being put to a vote, the amendment was agreed, and being put as the substantive motion, was also agreed. The application was therefore approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. There shall be no more than six bedsits within the property.
3. Before the use hereby permitted is commenced a scheme for the provision of sound insulation to the first and second floor party walls and ceiling/floors within the property shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be

implemented prior to any bedsits being occupied and shall be retained whilst any part of the premises are occupied as per this permission.

4. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to the first occupation of any part of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
5. The use hereby permitted shall operate in accordance with the details received by the local planning authority by email on 11 January and 13 January 2010.
6. No residents shall enter or leave the property between the hours of 11pm and 7am.
7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position, design and material and type of existing and proposed boundary treatments to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.
8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position of any external lighting to be erected on the site. The lighting shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the position of any CCTV to be erected on the site. The CCTV shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
10. No development shall take place until there has been submitted to and approved in writing by the local planning authority details of the proposed security arrangements to be installed on the external and internal doors of the development hereby permitted. The approved security details shall be erected before the building is occupied. The development shall be carried out in accordance with the approved details.
11. The use hereby permitted shall be discontinued and the building and site restored to its former condition on or before 2nd August 2011; in accordance with a schedule of work to be first submitted to and approved by the local planning authority.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

(The meeting adjourned from 4.08pm – 4.20pm).

(Councillor Holmes did not return to the meeting on its resumption, having declared an interest in the next two applications – KJC2 and KJC3).

(Councillor Turner returned to the meeting upon its resumption).

KJC2

Application ref: S09/2493/FULL

Description: Residential development of 4no dwellings and garage and replacement garage to Farbrooke

Location: Land Adjacent Farbrooke, 17, Main Road, Long Bennington, Grantham

Decision: Approved

Noting no objection from the Highway Authority, comments from the Upper Witham Drainage Board, Community Archaeologist and Planning Policy and submissions in support from the applicants, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority.

The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan showing the exact location, species and spread of all trees and hedges on the site and those proposed to be removed during building operations together with measures to protect retained trees in the course of the development. The development shall be carried out in accordance with the approved details.
5. Prior to any of the dwellings being occupied the private drive shall be completed in accordance with the details shown on the site layout drawing number 2/2006 dated 28 October 2009.
6. The arrangements shown on the approved plan 2/2026 dated 28 October 2009 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
7. The minimum width of the access shall be 4.1 metres.
8. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the local planning authority. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
9. 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) is occupied. Development shall be carried out in accordance with the approved details.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.
3. Prior to the submission of details for any access works within the public highway you are advised to contact the Divisional Highways Manager on 01522 782070 for application specification and construction.
4. The applicant is advised to investigate the suitability of soakaways on the site in accordance with BRE Digest 365.

KJC3

Application ref:	S09/2495/FULL
Description:	Residential development of 5 no. dwellings and garages
Location:	Land Rear Of 5-13, Vicarage Lane, Long Bennington
Decision:	Approved

Noting no objection from the Highway Authority and comments from the Upper Witham Drainage Board, Community Archaeologist and Planning Policy, representations from nearby residents, submissions in support from the applicants, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan showing the exact location, species and spread of all trees and hedges on the site and those proposed to be removed during building operations together with measures to protect retained trees in the course of the development. The development shall be carried out in accordance with the approved details.
5. Prior to any of the dwellings being occupied the private drive shall be

completed in accordance with the details shown on the site layout drawing number 40/1/2005 dated 28 October 2009.

6. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 40/1/2005 dated 28 October 2009, and retained for that use thereafter.
7. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the local planning authority. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
8. 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) is occupied. Development shall be carried out in accordance with the approved details.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. Where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.
3. Prior to the submission of details for any access works within the public highway you are advised to contact the Divisional Highways Manager on 01522 782070 for application specification and construction.
4. The applicant is advised to investigate the suitability of soakaways on the site in accordance with BRE Digest 365.

(4.38pm – Councillor Holmes returned to the meeting).

NB1

Application ref: S09/2662/FULL

Description: Redevelopment of site to create 9 dwellings and 2 shop units

Location: 40/40A, St. Pauls Street, Stamford, Lincs

Decision: Deferred

Noting comments made during the public speaking session from:-

Robert Gall – objecting

together with no objection from the Highway Authority, comments from the Arboriculturalist Officer and Community Archaeologist, an objection from Stamford Town Council and comments from Stamford Civic Society together with representations from nearby residents and submissions in support from the applicants; late information report circulated to Members at the meeting, including comments from Environmental Protection and further comments from the Landscape Officer, together with suggested additional conditions, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be deferred, for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the Section 106 Agreement and subject also to appropriate conditions, to included the suggested additional conditions included within the late information report.

NB2

Application ref: S09/2663/CAC

Description: Demolition of existing shop unit, stores and workshop

Location: 40/40A, St. Pauls Street, Stamford, Lincs

Decision: Deferred

Noting comments from Stamford Town Council, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the Section 106 Agreement and subject also to appropriate conditions, to included the suggested additional conditions included within the late information report.

PJM1

Application ref:	S09/2564/MJRF
Description:	Residential development for the erection of 12 dwellings (substitution of house types of planning approval S06/0643/54)
Location:	Plots 1-5, 7, 9-12 & 15 & 16 Land Between Portmarnock Way And Tom Childs Close, Grantham
Decision:	Deferred

Noting no objection from the Highway Authority, Planning Policy, Environment Agency or Housing Projects Officer, comments from the County Council (Footpaths), submissions in support from the applicants and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Lead Professional, after consultation with the Chairman and Vice-Chairman, subject to the summary of reasons set out by the Case Officer in the circulated report, subject to the completion of a Deed of Variation to the existing Section 106 Agreement, and subject also to appropriate conditions.

PJM2

Application ref:	S09/2432/FULL
Description:	Conversion of former school to 3 no. residential units together with demolition
Location:	School Lane, Claypole
Decision:	Approved

Noting comments from the Highway Authority and Partnerships and Projects Officer, no objection from Natural England and comments from the Parish Council, together with representations from nearby residents, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The materials to be used in the construction of the roof shall match those of the existing building.
3. Before any development commences, final details of boundary treatments, including design, materials and species where planting is proposed, shall be submitted to the local planning authority for final approval.
4. The replacement windows to be used in the development shall be white painted timber casements and shall remain as such unless otherwise agreed in writing with the local planning authority.
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
6. 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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.
7. 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 window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.
8. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 09/004/J/04 revision C dated November 2009, and retained for that use thereafter.
9. Before the access is brought into use, the land between the highway boundary and the vision splays indicated on drawing number 09/004/J/04 revision C dated November 2009 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway School Lane, and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.
10. Operations that involve the destruction and removal of buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the local planning

authority, once they are satisfied that breeding birds will not be adversely affected.

11. The window serving the first floor landing to the north rear elevation shall be fixed and obscure glazed and shall remain as such thereafter unless otherwise agreed in writing with the local authority.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

PL1

Application ref: S09/2660/HSB

Description: Two storey extension to dwellinghouse

Location: Windygates, Casthorpe Road, Barrowby, Grantham,

Decision: Deferred

Noting comments made during the public speaking session from:-

Mr L. Cragg - on behalf of the Parish Council
Mike Sibthorp – representing the applicant

together with no objection from the Parish Council or Highway Authority, comments from the Community Archaeologist and Conservation Officer; late information report circulated to Members at the meeting including a letter of support from a neighbouring resident, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be deferred to enable the submission of clearer elevation drawings and in addition, for the preparation of additional photographs showing existing extensions and other photographs from within the site.

(As the meeting had lasted for three hours, in accordance with Council Procedure Rule 9, the Committee voted for the meeting to continue).

(5.34pm – Councillor Exton left the meeting).

PL2

Application ref:	S09/2840/FULL
Description:	Erection of dwelling and double garage with room above (amendment to S07/0984)
Location:	R/o 165 Manthorpe Road, Grantham
Decision:	Approved

Noting comments made during the public speaking session from:-

Andre Finney - supporting

together with comments from the Community Archaeologist, no objection from the Highway Authority and representations from nearby residents, report of site inspection and comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved subject to the summary of reasons set out by the Case Officer in the circulated report, and subject also to the following conditions:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.
3. Before development is commenced on site all trees and hedging shown to be retained on the approved plan shall be fenced off to the limit of their branch spread. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas.
4. The driveway shall be constructed prior to development commencing on the dwelling hereby approved.
5. No development approved by this permissions shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the local planning authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the local planning authority.
6. Before the dwelling is occupied, the access and turning space shall be

completed in accordance with the approved plan and retained for that use thereafter.

7. All trees and hedging shown to be retained on the approved plan shall not be removed unless agreed in writing by the local planning authority.
8. Before development is commenced full details of waste collection facilities in accordance with the Department of Transport's 'Manual for Streets' shall be submitted to and approved in writing by the local planning authority. The agreed facilities shall be provided prior to the first occupation of the dwelling hereby approved and shall be retained at all times.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

115. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA806 listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers, and a planning appeals update.

116. PLANNING AND DESIGN WORKSHOP

The Chairman asked Members to note that the Planning Policy Manager had reminded Members of the Planning and Design workshop to be held at the Corn Exchange, Bourne, from 9.30am to 12 noon on the 22nd February. Members were requested to notify the Planning Policy section if they would attend by next Tuesday.

117. CLOSE OF MEETING

The meeting closed at 5.38pm.

Agenda Item 5

COMMITTEE: 23 FEBRUARY 2010

NO	PAGE	PROPOSAL AND LOCATION	REC	
NB1	09/2409	1	Residential Development (7 dwellings), Land off Stephens Way, Deeping St James	AC
NB2	09/2570	8	Change of use from financial services (A2) to takeaway (A5) 9 Abbey Road, Bourne	AC
PJM1	09/0944	12	Residential Development (outline) with all matters Reserved, Fairfield House, Main Street, Claypole	AC
PJM2	09/0954	20	Conversion of former shop to two dwellings, Adj Fairfield House, Main Street, Claypole	AC
PJM3	09/1906	28	Erection of dwelling with attached double garage, Plot 4, Adj the Nurseries, Bottesford Road, Allington	AC
JST1	09/2375	35	Change of use from highway land to a mixed use of Highway land and outdoor seating area ancillary to the Existing A3 use and external canopy to the front, Café Black, 21 High Street, Stamford	R
JST2	09/2806	39	External canopy to front, as above	R
JST3	09/2750	42	New lift shaft to existing care home, 126-186 Essex Road, Stamford	AC
JST4	09/2752	45	New lift shaft to existing care home, Meadow Close Bourne	AC
PL1	09/2002	49	Ground floor extension and additional first floor Accommodation to existing bungalow, 138 Main Street, Claypole	AC
PWM1	09/2934	54	Erection of conservatory to rear, 129 Fifth Avenue, Grantham	AC

**Development Control Committee
23 February 2010**

NB1 S09/2409/FULL

Target Decision Date: 10-Dec-2009

Applicant	Mr T Robinson, G S Robinson (Builders) Ltd 68A, Horsegate, Deeping St James, PETERBOROUGH, PE6 8EW
Agent	Mr T Robinson, G S Robinson (Builders) Ltd 68A, Horsegate, Deeping St James, PETERBOROUGH, PE6 8EW
Proposal	Residential development (7 dwellings)
Location	Land Off, Stephens Way, Deeping St. James
App Type	Full Planning Permission
<u>Parish(es)</u>	Deeping St James

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

The application is to be determined by the Development Control Committee because it is considered to be locally controversial, an earlier application on this site was determined by the Committee.

The Proposal

The proposal is to erect seven dwellings and provide associated parking in-lieu of existing spaces that would be lost.

The application site and its surroundings

The application site lies to the east of Stephens Way, a cul-de-sac of residential properties accessed off Eastgate. Part of the land is currently used as parking for existing dwellings on Stephens Way with planting beyond.

Site History

The original permission for the existing dwellings on Stephens Way was granted in 1990 (ref; SK.25/1632/89).

A recent application for 11 affordable bungalows, made under the exceptions policy and secured as affordable via a Section 106 Legal Agreement, was granted permission in November 2007 (ref; S06/1493/25). These would be accessed off Stephens Way also.

An application for a single dwelling on part of the application site was refused permission (ref; S07/0066/25) on the grounds that it would result in residential development in open countryside. An appeal against the application was lodged. Subsequently; however, it came to light that the land was allocated for residential development in the Local Plan. As a result the appeal was withdrawn to allow the submission of a more appropriate application.

Application S08/0780 for the erection of 14 dwellings and associated parking was determined at the Development Control Committee and was subject to a resolution to grant planning permission subject to the signing of a Section 106 Legal Agreement. However, the S106 has not been signed and no planning permission issued.

Representations Received

Planning Policy note that the site is allocated for residential development, as described in policy H4:6, the principle of development is therefore supported. However, it is noted that this application should not preclude the development of the larger allocated site to the south.

Heritage Lincolnshire Archaeology notes that the proposed development would not affect any known sites of interest.

Deeping St James Parish Council object to the application as they consider that the proposal would be intrusive to open countryside as well as lead to development on part of the paddock associated with the 'Tall Trees' equestrian centre. Consider parking provision substandard with the recently granted permission for 11 affordable dwellings exacerbating the situation. Note that the land is allocated in the saved policies of the Local Plan; however, it considers that the proposal is no longer in accordance with regional and national policy guidance. On the amended plans note that the pastoral nature of the area would be lost as well as serve very little purpose.

Lincolnshire County Council would require financial contributions toward school places.

A response from the Lincolnshire Primary Care Trust is pending.

Lincolnshire County Council as Highway Authority does not object to the application subject to appropriate conditions and note that the amended plan is likely to ensure the larger allocated would not be precluded from development.

A financial contribution in lieu of open space provision is required.

Peterborough City Council (as neighbouring local planning authority) makes no observations on the application.

Representations as a result of publicity

The application has been advertised in accordance with the Councils adopted Statement of Community Involvement, the closing date for representations being the 11th November 2009.

Three letters of objection have been received. The reasons for objection is summarised below:

1. Highway safety/traffic impact; the road is narrow and causes parking problems as well as turning issues for emergency/refuse vehicles. The visibility splay at the junction of Stephens Way and Eastgate is not good and the extra vehicles would exacerbate existing problems.
2. Consider that the replacement parking provided would be inadequate to replace those lost and that information submitted in support of the application is misleading.
3. Consider that the development would be detrimental to the green character of the area and result in the loss of a number of mature trees.
4. Believe that the proposal would preclude the development of the larger allocated site.

On the amended plans one response has been received. It comments that the number of dwellings served off the private drive would be over and that normally allowed by the County Council and that whilst it may be physically possible to build a road through to access the remainder of the allocated site it would not be practical with land likely to be passed to various owners effectively ruling out the possibility of providing an adopted road.

Policy Considerations

PPS1: Delivering Sustainable Development

PPS3: Housing

PPG13: Transport

East Midlands Regional Plan – policies 1, 2, 3, 4, 13A

Saved policies of the South Kesteven Local Plan (1995)

Key Issues

The key issues are whether or not the proposal respects the character of the area without being detrimental to the amenity of neighbouring properties through a dominating impact or overlooking impact; highway safety issues and parking provision. Furthermore, whether or not the 'principle' of residential development is acceptable and it would not preclude the comprehensive development of the larger allocated site.

Officer Evaluation

The land is allocated for residential development. The principle of residential development on this site is therefore supported and complies with saved policy H4:6 of the South Kesteven Local Plan. As such, planning permission would normally be granted for residential development that respects the character of the area, highway considerations and residential amenity; unless material planning considerations indicate otherwise.

An important consideration for this application is to also not preclude the development of land to the south, also allocated for residential development and with a resolution to grant permission on it, subject to the signing of a S106 agreement (ref; S08/0780). To this end the length of road proposed in this application is acceptable to serve the number of homes applied for, with the majority accessed off the shared parking area. However, it would be over and above what could reasonably be expected as part of this application to build an adopted highway to access the larger allocated site. Provision would however be required to ensure that it could be added at a later date if required. Amended plans have been received that confirm an adopted highway can be built to access the larger allocated site and the Highway Authority is content that this is possible without being detrimental to highway safety.

It should be noted that under normal circumstances financial contributions would not be sought for a minor application with the proposal for seven dwellings. However, as the application forms part of a larger allocation it would not be acceptable to allow it to be developed in a piecemeal way to circumvent the thresholds for financial contributions. To this end payment toward the Education Authority and in-lieu of on-site public open space would be required. At the time of writing a response from the Primary Care Trust is pending.

None of the trees to be removed are considered to be of such value or maturity to be the subject of a tree preservation order. A landscaping condition is also recommended.

In terms of design the proposed dwellings would assimilate with existing properties on Stephens Way by virtue of ridge heights and garden sizes. Materials used would also be similar, and secured via condition. Having regard to the size of the proposed gardens and distance between dwellings it is not considered that the proposal would result in a dominating or overbearing impact. The relationships would be similar to those currently enjoyed by existing properties on Stephens Way and both Back Lane and East Gate. The layout is broadly along the parameters of the earlier scheme (S08/0780).

In terms of parking provision the replacement of spaces lost would primarily be to the front of proposed dwellings and to the side of 60 Stephens Way. This type of provision is

common on the street and would reflect the character of the area. Five of the seven dwellings would also have a garage with a parking space in front. The number of replacement spaces is considered adequate to replace those lost as well as to serve proposed dwellings.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

It is considered that no relevant Article of that act will be breached.

Conclusion

The principle of development is considered acceptable in that the land is allocated for residential development in the saved policies of the South Kesteven Local Plan. The design of the development is also considered to respect the character of the area assimilating with neighbouring dwellings and, subject to appropriate conditions, not being detrimental to highway safety or creating parking problems. Financial contributions would also ensure that local services would not be unduly affected. Furthermore, having regard to planning application S08/0780 which indicates broad support for a similar application as well as not precluding future development of larger allocated site H4:6. The proposal is therefore deemed to comply with saved policies H4 and EN1 of the South Kesteven Local Plan along with Policy 4 of the East Midlands Regional Plan; with no other material planning considerations to indicate that the application should be determined otherwise.

SUMMARY OF REASON(S) FOR APPROVAL

The principle of development is considered acceptable in that the land is allocated for residential development in the saved policies of the South Kesteven Local Plan. The design of the development is also considered to respect the character of the area assimilating with neighbouring dwellings and, subject to appropriate conditions, not being detrimental to highway safety or creating parking problems. Financial contributions would also ensure that local services would not be unduly affected. Furthermore, having regard to planning application S08/0780 which indicates broad support for a similar application as well as not precluding future development of larger allocated site H4:6. The proposal is therefore deemed to comply with saved policies H4 and EN1 of the South Kesteven Local Plan along with Policy 4 of the East Midlands Regional Plan; with no other material planning considerations to indicate that the application should be determined otherwise.

RECOMMENDATION: Grant permission, deferred for determination by the Acting Lead Professional, in consultation with the Chairman and Vice-Chairman, subject to the following conditions and the signing of a Section 106 Legal Agreement:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.

Reason: soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings.

3. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development, or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
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. Samples of the materials to be used for all external walls and roofs shall be submitted to the District Planning Authority before any development to which this permission relates is commenced and only such materials as may be approved in writing by the authority shall be used in the development.
6. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.

Reason: In the interests of visual amenity and in accordance with Policy EN1 in the Saved Policies of the South Kesteven Local Plan and PPG25: Development and Flood Risk.

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

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

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

8. Before the development commences on site further details relating to the parking and carriageway areas to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

9. This consent relates to the application as amended by plans received on 7 and 27 January 2010.

Reason: For the avoidance of doubt and to ensure that the proposal would not preclude future development of the larger allocated site and to provide adequate parking provision to comply with saved policies H4 and EN1 of the saved policies of the South Kesteven Local Plan.

Note(s) to Applicant

1. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

* * * * *

Applicant	Mr G Ghasemi 9, Abbey Road, Bourne, PE109EF
Agent	Mark Scotney, Double & Megson Solicitors 11, Market Place, Market Deeping, Peterborough, PE6 8EA
Proposal	Change of use from financial services (A2) to takeaway (A5)
Location	9, Abbey Road, Bourne, Lincolnshire, PE10 9EF
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT**Application Category**

This application is categorised as an other application.

Reason for Referral to Committee

The application is to be determined by the Development Control Committee at the request of the Local Councillor.

The Proposal

The proposal is to change the use of 9 Abbey Road from a financial service operator (A2) to a takeaway (A5).

The application site and its surroundings

The application site falls within Bourne Conservation Area and the 'Existing Town Centre Shopping Area'. It is a small unit between a shoe shop and "Time for Tea", close to the main junction in central Bourne.

Site History

None.

Representations Received

Heritage Lincolnshire Archaeology raises no objection to the application.

Bourne Town Council objects to the application on the grounds that it will cause a smell and nuisance to the neighboring properties.

The Highway Authority does not wish to restrict the grant of planning permission.

Environmental Protection has indicated that they do not object in principle subject to clarification on the means of odour arrestment.

Representations as a result of publicity

The application has been advertised in accordance with the Councils adopted statement of Community Involvement, the closing date for representations being the 18 December 2009.

Three letters of objection have been received and raise concern about;

- a) whether there is a need for another take-away within the town as there are a number locally
- b) noise and smell that would be generated from the use would be excessive and detrimental to residential amenity
- c) the hours of proposed operation are longer than is common for the area and may generate noise/social problems
- d) legal issues with regard to access through a passageway shared with the adjoining property
- e) disposal of waste and storage of bins
- f) there is a lack of parking in the area with double yellow lines to the front of the building which could result in illegal parking to the detriment of highway safety

Policy Considerations

National Planning Policy Guidance

PPS1: Delivering Sustainable Development
PPS6: Planning for Town Centres
PPG15: Planning and the Historic Environment

PPS23: Planning and Pollution Control

East Midlands Regional Plan

Policies 1, 2, 22 & 27

Saved policies of the South Kesteven Local Plan (1995)

Policies EN1, S1

Key Issues

The key issues are impact on the character of the Conservation Area and the amenity of adjacent units through possible noise, smell and waste that would be generated. Furthermore, impact on viability of the town centre.

Officer Evaluation

It should be noted that the applicant has indicated that there would be no external alteration to the building as a result of the proposal. With there being no alteration to the external appearance of the building the proposal would not impact on the character of the Conservation Area.

The application site falls within the town centre shopping area where the Council has policies to maintain or enhance the retail and commercial role. The unit is currently empty with the proposal, as a result, likely to enhance the viability of the town centre. The principle of the change of use is therefore supported subject to the use not being detrimental to the amenity of adjacent units.

Following concerns raised by Environmental Protection additional information has been submitted by the agent which indicates that waste will be stored in the rear courtyard and collected by a private firm. The courtyard is accessed by a hall that is residential in scale and it would not be possible for commercial sized bins to access the enclosed rear courtyard. Environmental Protection raises no objection to this aspect of the proposal subject to the waste being appropriately stored.

Clarification from the agent has been sought with regard to odour control and this should be reported to Committee. However, until such time as the information is received Environmental Protection request that a condition be added requiring the approval of appropriate equipment.

Concern has been expressed about use of the hall and a shared access to the rear courtyard; however, these are civil legal matters between relevant parties and not considered to be an overriding consideration in the determination of this application.

Therefore having regard to the above it is not considered that the proposal would be detrimental to the amenity of neighbouring properties through noise generation with there being a number of other such uses in the immediate area. Appropriate conditions would also ensure that smell and possible generation of waste would not be detrimental to the amenity of neighbouring uses.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

It is considered that no relevant Article of that act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed change of use would consolidate the retail and commercial use of the Town Shopping Centre Area and, subject to appropriate conditions, not have a detrimental impact on the amenity of neighbouring properties through noise, odour or waste. The application is therefore deemed to comply with Saved Policies EN1 (vi) and (vii) and S1 of the South Kesteven Local Plan, along with guidance contained in PPS6 and PPS23; with no other material planning considerations to indicate that the application should be determined otherwise.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before the use is commenced, equipment shall be installed as will suppress the emission of fumes or smell and obviate odours from frying or other cooking processes. No development shall take place until details of the equipment have been submitted to and approved by the district planning authority.

Reason: In order to protect the occupiers of nearby properties from the smells of food preparation and in accordance with Policy EN1 of the Saved Policies of the South Kesteven Local Plan.

3. The bins shall be secure in nature and stored in the enclosed courtyard to the property rear (except on collection day).

Reason: In order to protect the area from potential waste as well as respect the character of the area and to comply with Policy EN1 of the Saved Policies of the South Kesteven Local Plan.

Note(s) to Applicant

1. This grant of planning permission does not authorise the external alteration of the building which, if material, is likely to require planning permission and/or advertisement consent.

* * * * *

Applicant	Mrs D Streets Fern Cottage, Main Street, Fenton, Newark, NG235DE
Agent	JHG Planning Consultancy Orchard House, Main Road, Welbourn, Lincoln, LN5 0PA
Proposal	Residential development (outline) with all matters reserved
Location	Fairfield House, Main Street, Claypole, Newark, Notts, NG23 5BA
App Type	Outline Planning Consent
Parish(es)	Claypole

REPORT**Application Category**

This application is categorised as a minor application.

Reason for Referral to Committee

The application is before the development control committee at the request of the Lead Professional. The application has previously been to Committee and deferred due to concerns about the discharge of surface water and number of dwellings.

The Proposal

This is an outline application for residential development with all matters reserved for further consideration. An indicative layout (amended via the earlier report to Committee) has been submitted showing five detached dwellings served off a private drive and offering off street parking for residents. Scale parameters have been indicated, showing a dwelling to be a maximum height of 7.2m to ridge and 4.85m to eaves.

The application site and its surroundings

The site is situated centrally within the village of Claypole and is surrounded predominantly by residential development. As well as the residential properties sited along Main Street, there are further residential properties to the west along Chapel Lane and to the east along Barnby Lane.

The application site currently forms the garden area of Fairfield House. The land is mainly laid with grass and vegetation which has recently been cleared with the exception of fruit trees located close to the boundaries.

There is an existing access to the site which comes off Main Street which served Fairfield House and a previous shop/bakehouse.

Representations Received

Local Highway Authority: The Highway Authority has no objection and requests that any permission granted shall include conditions in relation to the removal of all obstacles at the point of access above 0.6m in height to allow acceptable visibility and the completion of the private drive in accordance with the submitted details.

Planning Policy: Comments were received from the Planning Policy section as follows:

As this application involves the proposed development of market housing outside one of the District's four urban areas, it should be considered against the adopted Interim Housing Policy (IHP). In summary, the IHP enables market housing developments to come forward within those settlements identified as Local Service Centres where they involve the development of previously developed land.

Whilst the application involves the development of previously developed land, Claypole is not one of the identified Local Service Centres and, therefore, the proposal is contrary to the adopted IHP.

However, it is acknowledged that the approval of a previous planning application for residential development in Claypole is a material planning consideration and it will therefore, need to be determined what weight to give this previous decision compared to the adopted IHP.

Should it be considered that the previous decision should be given greater weight than the adopted IHP, then the criteria of saved Local Plan Policy EN1 will need to be satisfied, in particular criteria (i), (ii) and (vi).

Parish Council: The Parish Council has concerns about the safety and visibility of vehicles accessing / egressing the site onto Main Street which is on a sharp bend and adjacent the local shop.

Upper Witham Drainage Board:

The applicant suggests that the surface water is to be discharged to a soakaway.

The suitability of soakaways, as a means of surface water disposal, should be ascertained in accordance with BRE Digest 365 and to the satisfaction of the approving authority in conjunction with the Local Planning Authority.

If the suitability is not proven the applicant should be required to re-submit amended proposals showing how the site is to be drained without increasing flood risk elsewhere.

Anglian Water: No objections

“Now that it has been clarified that soakaways are not a viable option, Anglian Water are pleased to confirm that a surface water flow of 20 litres per second can discharge into the public surface water sewer at Manhole 8251 at the junction of Barnby Lane and Swallow Drive as per drawing 421/1 revision 0.”

Arboriculturalist:

The site plan on drawing no. F1929-01-E shows that the position of the tree, included in the TPO, has been taken into account and has influenced the proposed layout.

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being 11th December 2009.

Representations have been received raising the following issues:

1. Concerned about the land drainage
2. Sewage pipe already at capacity
3. Dangerous access
4. Will give rise to traffic problems and compromise highway safety.
5. Noise and disturbance
6. Will create a dominant and oppressive environment
7. Overlooking and loss of privacy
8. Size and shape of plots not in keeping
9. Loss of green land
10. Serious consideration should be given to number and type of properties.

Site History

- S06/1118- Conversion of shop / bakehouse to form 2no. dwellings – Approved October 11th 2006.
- S09/0026- Residential Development with all matters reserved – Withdrawn 4th February 2009.
- S09/0954- Conversion of former shop / bakehouse to 2no. dwellings – Current application

Policy Considerations

National Policy

PPS 1 –Delivering Sustainable Development

PPS 3 - Housing

PPS 7 – Sustainable Development in Rural Areas.

PPG 13 – Transport

PPS 25- Development & Flood risk

Saved Policies of South Kesteven Local Plan

Policy H6

In determining proposals for such development, consideration will be given to;

- i) The impact of the proposal on the form, character and setting of the settlement and on the community and its local environment.
- iii) The provision of satisfactory access.

Policy EN 1

The visual quality and amenity of the built and countryside environments of the plan area will be conserved and enhanced. Development proposals should (amongst other matters);

- iii) In respect of buildings, reflect the general character of the area through layout, siting, design and materials.
- vi) Be located where the highway system can adequately and safely accommodate the volume and nature of traffic likely to be generated or incorporate suitable proposals for all necessary improvements.

The Adopted Interim Housing Policy

Key Issues

History
Sustainability
Layout
Highway safety
Drainage

Conclusion

History

The access to this site also forms the access to an existing permission to convert the shop / bakehouse to two dwellings (S06/1118). A current application (S09/0954) is being considered which seeks to amend that permission. The main change is the removal of a section of the building to its front elevation. The removal of this section of the building will improve the visibility at the point of access to accord with highway requirements.

Sustainability

Claypole is not one of the identified Local Service Centres and, therefore, any development which proposes the erection of market housing is considered contrary to the adopted Interim Housing Policy.

However, the approval of a previous planning application for residential development in Claypole is a material planning consideration. Planning application S08/0287 proposed the erection of a single dwelling on land adjacent The Nook, Chapel Lane, Claypole. Although there was conflict with the Interim Housing Policy, Members considered that the facilities were adequate, particularly due to Claypole being located within 5 miles of the town of Newark, and the application was approved subject to various conditions.

Scale / Layout

As stated this is an outline application for residential development with all matters being reserved for further consideration. The application site constitutes a previously developed site as defined by PPS 3. Scale is not a consideration at this stage though scale parameters have been indicated which reflect the scale of existing dwellings in the vicinity.

Having regard to the layout as shown on the submitted drawing, it is considered that the siting of the proposed dwellings and the relationship with adjacent development is acceptable and there is unlikely to be any adverse impact on the residential amenities of surrounding properties in terms of overlooking, loss of light or the creation of a dominant and oppressive environment. These issues can be further considered, along with the reduction of noise and disturbance, at the detailed (reserved matters) application. It is considered that the layout submitted conforms with the surrounding development containing detached dwellings, whilst maintaining an acceptable level of separation from neighbouring properties.

The superseded plans that previously went before the Committee indicated seven dwellings. Due to concerns that were raised regarding density the amended plans have removed two dwellings and a condition has been attached which limits the numbers of dwellings that can be built on the site to a maximum of five.

Impacts on Highway Safety

Concern has been raised about the formation of an access point adjacent to an existing shop where parking problems currently exist. Comments have also been received expressing concerns over available visibility for vehicles accessing and egressing onto Main Street.

The Local Highway Authority has been consulted about the proposed development and raised no objection. It is therefore considered that the proposed development will not be detrimental to highway safety.

Drainage

The applicant had originally maintained that the use of soakaways would be a satisfactory form of drainage for the development. The Upper Witham Drainage Board asked for the suitability of soakaways to be proven before development commenced. At the time the application went before the Development Control Committee on 23rd June 2009 the authority, in conjunction with the Building Regulations Department, were awaiting further information of the design of the soakaways together with soakage graphs and soil infiltration rates.

Members considered that this issue could not be dealt with by the attachment of a suitable condition requiring the submission of a scheme of drainage to the satisfaction of the authority before development was commenced.

As result a report has been produced following consultation with Anglian Water demonstrating that surface water from the application site can be satisfactorily discharged to the public surface water sewer.

Other Issues

Comments have been received that a previous refusal to the rear of 37 Main Street, Claypole has set a precedent. However each planning application has to be considered on its own merits and there will be differing site constraints.

The applications differed mainly in that there were dual access points for application S05/0370 and the development was considered to extend into the open countryside. This current application has only one access point and is wholly within the existing built form of the village.

Crime and Disorder Implications

It is considered that the proposed development will not have any detrimental crime and disorder implications.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance note(s) PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPS7 - Sustainable Development in Rural Areas, PPG13 - Transport, PPS25 - Development and Flood Risk and Policies H6 (i) and EN1 (iii) and (vi) of the Saved Policies of the South Kesteven Local Plan. The issues relating to scale, layout, loss of privacy, sustainability, flood risk, access and highway safety are material planning considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above. Although it would constitute a departure from the main provisions of the Council's Adopted Interim Housing Policy, on this occasion it is considered that any such conflict is not a bar to the development proposed.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) layout;
- (b) scale;
- (c) appearance;
- (d) access; and
- (e) landscaping.

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. The number of dwelling units authorised by this planning permission shall not exceed five in total.

Reason: The construction of a greater number of dwellings on the site may impact adversely on the form and character of the area and neighbouring private residential amenity.

4. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Saved Policy EN1 of the South Kesteven Local Plan.

5. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted report by R M Associates and drawing No. 421/1 Rev 0 dated 17 November 2009.

Reason: To prevent flooding.

6. No development shall take place until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in full as approved prior to the first occupation of any part and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse in accordance with Saved Policies H6 and H7 of the adopted South Kesteven Local Plan.

7. Before development is commenced details of the existing (including land immediately adjacent the application site) and proposed ground levels (Ordnance Datum) shall be submitted to the local planning authority for approval. The submitted details shall include spot levels in addition to cross sections. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity, to ensure a satisfactory development and to ensure that any new development does not impose adversely upon its surroundings.

8. Before the access is brought into use, all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the visibility splays indicated on drawing number F1929-01-F dated 17 November 2009. Thereafter the visibility splays shall be kept free of all obstacles exceeding 0.6 metres in height.
9. Prior to any of the dwellings being occupied, the private drive shall be completed in accordance with the details shown on drawing number F1929-01-F dated 17 November 2009.

Reason: To ensure a satisfactory standard of development and in the interests of highway safety.

Note(s) to Applicant

1. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
3. Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.

* * * * *

Applicant	Mrs D Streets Fern Cottage, Main Street, Fenton, Newark, NG235DE
Agent	JHG Planning Consultancy Orchard House, Main Road, Welbourn, Lincoln, LN5 0PA
Proposal	Conversion of former shop to two dwellings
Location	Adjacent Fairfield House, Main Street, Claypole
App Type	Full Planning Permission
Parish(es)	Claypole

REPORT**Application Category**

This application is categorised as a minor application.

Reason for Referral to Committee

The application is before the development control committee at the request of the Lead Professional. The application has previously been to Committee and deferred due to concerns about the discharge of surface water.

The Proposal

This is a full application for the conversion of a former shop / bakehouse to form two dwellings upon land adjacent to Fairfield House, Main Street. Claypole.

This application is an amended scheme from one that was previously approved under S06/1118. The alteration involves the demolition and reconstruction of the southern gable to the main facade of the building.

The proposal seeks the reduction of the existing gable by 1.0m to allow for an improved level of visibility for access to the site and the rear parking area and a site which is currently being considered for residential development under application S09/0944 (also on this agenda).

The scheme has an identical internal layout to the extant permission, with each unit having three bedrooms and an open plan living / kitchen area to ground floor.

It is proposed that a 1.8m high brick wall will extend a short distance from the rear elevation before merging into a Beech Hedgerow, the combination of which will serve to form two private garden areas.

A parking area will be formed adjacent to the site's northern boundary.

The application site and its surroundings

The site is situated centrally within the village of Claypole and is surrounded predominantly by residential development. As well as the residential properties sited along Main Street, there are further residential properties to the west along Chapel Lane and to the east along Barnby Lane. Directly opposite the site is an existing village store.

The site was formerly a shop / bakehouse and comprises a two storey red brick and slate roof building set against the highway. The building has remained vacant for many years and is in need of repair.

Access to the site is via a private driveway that runs adjacent to the western boundary to an area of garden.

A mature hedgerow delineates the eastern boundary and acts to screen the site from Fairfield House. The western boundary comprises a mixture of brick wall, hedgerow and fencing.

Representations Received

Local Highway Authority: The Highway Authority has no objection and requests that any permission granted shall include conditions in relation to the access, turning space and parking being retained and available at all times in accordance with the submitted details.

Planning Policy: Comments were received from the Planning Policy section as follows:

“The conversion of buildings to residential use in non Service Centre Villages is permitted by the adopted Interim Housing Policy provided certain criteria are met.

As planning permission was granted in October 2006 for conversion of this building to two dwellings, I assume it was considered that the proposal adequately met the IHP conversion criteria.

Subject to the modification to the front elevation gable being considered acceptable against policy EN1 (iii), there is no planning policy objection”

Parish Council: The Parish Council is concerned about the front elevation of the house which is considered to have architectural merit.

Anglian Water: No objections

“Now that it has been clarified that soakaways are not a viable option, Anglian Water are pleased to confirm that a surface water flow of 20 litres per second can discharge into the public surface water sewer at Manhole 8251 at the junction of Barnby Lane and Swallow Drive as per drawing 421/1 revision 0.”

Arboriculturalist:

The proposed Beech hedges at the rear of the development will define the boundaries and give privacy to the gardens.

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for representations being 4th December 2009.

Representations have been received raising the following issues:

1. Existing permission for conversion is to be commended.
2. Unlikely that the building can be re-constructed as it stands.
3. Un-matching mortar and bonding styles will destroy character of the building.
4. Overhead mains electricity line within half a metre of the façade.
4. Will create a risk for vehicles and people

Site History

S06/1118- Conversion of shop / bakehouse to form 2no. dwellings – Approved October 11th 2006.

S09/0026- Residential Development with all matters reserved – Withdrawn 4th February 2009.

S09/0944- Residential Development with all matters reserved – Current application

Policy Considerations

National Policy

PPS 1 –Delivering Sustainable Development

PPS 3 - Housing

PPS 7 – Sustainable Development in Rural Areas.

PPG 13 – Transport

PPS 25 – Development & Floodrisk

Saved Policies of South Kesteven Local Plan

Policy H6

In determining proposals for such development, consideration will be given to;

The impact of the proposal on the form, character and setting of the settlement and on the community and its local environment.
The provision of satisfactory access.

Policy EN 1

The visual quality and amenity of the built and countryside environments of the plan area will be conserved and enhanced. Development proposals should (amongst other matters);
iii) In respect of buildings, reflect the general character of the area through layout, siting, design and materials.

vi) Be located where the highway system can adequately and safely accommodate the volume and nature of traffic likely to be generated or incorporate suitable proposals for all necessary improvements.

Applicants Submission

Though Claypole is not identified as a Local Service Centre by the Interim Housing Policy, by virtue of the range of available services, the Council have recently granted planning permission for residential development within the village. This precedent would suggest that Claypole is deemed to be of service village status. Regardless, the Interim Housing Policy states that the conversion of buildings to form new dwellings is strategically acceptable subject to a proposal satisfactorily addressing five criteria. These are discussed below:

The former shop / bakehouse is considered to be of some architectural and historic merit. The building occupies a prominent position within the street scene and arguably makes a positive contribution to the character and appearance of the area. However, it is readily apparent that the building has been vacant for some time. The proposed conversion will put it back to beneficial use and serve to dispel the current image of decline exhibited by the structure.

The building is structurally sound.

As detailed on the proposed drawings, the building is readily capable of conversion without significant alterations. As noted before, in order to improve visibility at the access's point of juncture with Main Street, a section of the front gable will need to be demolished, truncated and reconstructed.

The works necessary to achieve the change of use will not significantly alter the character or appearance of the building.

The shop / bakehouse has been vacant for many years because it proved to be commercially unviable. It can be noted that a general store is located directly opposite the application site. The strategic acceptability of the building's residential use has already been affirmed through extant planning consent S06/1118.

Key Issues

History
Sustainability
Impact on the character of the building
Highway safety
Drainage

Conclusion

History

There is an existing permission to convert the shop / bakehouse to two dwellings (S06/1118). This current application amends this permission with the main change being the removal of a section of the building to its front elevation. The removal of this section of the building will improve the visibility at the point of access for an additional application that is being considered on land to the rear of Fairfield House for residential development (S09/0954) to accord with highway requirements.

Sustainability

Claypole is not one of the identified Local Service Centres and, therefore, any development which proposes the erection of marketable housing is considered contrary to the adopted Interim Housing Policy.

However, the approval of a previous planning application for residential development on the site is a material planning consideration. Planning application S06/1118 proposed the conversion of the former shop / bakehouse to 2 dwellings on at land adjacent Fairfield House. Main Street. Claypole. It was considered that the scheme met the conversion criteria as set out within the Interim Housing Policy and the application was approved subject to various conditions. Due to only minor alterations to this scheme it is still considered that the proposal accords with the conversion criteria as set out in the Interim Housing Policy.

Impact on the character of the building

Comments have been received expressing concerns over how the alteration to the façade will impact on the character of the building. The design incorporates windows, ornamental brickwork and dimensions which replicate the existing structure. These factors, together with suitable conditions requiring the final submission of joinery details and the reconstruction work having matching brick bonding and mortar, will lead to the character of the existing building being maintained

Impacts on Highway Safety

Concern has been raised with regard to the creation of a dangerous access point. The Local Highway Authority has been consulted about the proposed development and raised

no objection. It is therefore considered that the proposed development will not be detrimental to highway safety.

Drainage

The application was considered by the planning committee on 23rd June 2009, being deferred pending further details relating to surface water drainage. A report has been produced following consultation with Anglian Water demonstrating that surface water from the application site can be satisfactorily discharged to existing surface water sewer.

Crime and Disorder Implications

It is considered that the proposed development will not have any detrimental crime and disorder implications.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

Summary of Reason(s) for Approval

The proposal is in accordance with national and local policies as set out in Planning Policy Guidance note(s) PPS 1: Delivering Sustainable Development, PPS 3: Housing, PPS 7: Sustainable Development in Rural Areas, PPG 13: Transport, PPS 25: Development and Flood risk and policies H6 (i) and EN1 (iii) & (vi) of the saved policies of the South Kesteven Local Plan and the Council's Adopted Interim Housing Policy. The issues relating to impact on the character of the building, sustainability, access and highway safety are material planning considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Saved Policy EN1 of the South Kesteven Local Plan.

3. The gable which is to be rebuilt to the front elevation shall be reconstructed with brick bonding and mortar to match that of the original building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with Saved Policy EN1 of the South Kesteven Local Plan.

4. None of the dwellings shall be occupied until the drainage works have been completed in accordance with the submitted report by R M Associates and drawing No. 421/1 Rev 0 dated 17 November 2009.

Reason: To prevent flooding.

5. No works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building.

6. 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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development in accordance with Saved Policies H6 and H7 of the adopted South Kesteven Local Plan.

7. 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 window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Saved Policies H6 and H7 of the adopted South Kesteven Local Plan.

8. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number F1588-03-C dated 5 May 2009, and retained for that use thereafter.
9. The arrangements shown on the approved plan F1588-03-C dated 5 May 2009 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Main Street and to

allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

Note(s) to Applicant

1. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

* * * * *

Applicant	Mr Paul Rogers 19, Medina Drive, Towerton, Notts, NG12
Agent	Mrs Tracy Longworth, Longworth Associates Ltd The Coach HUse, Cotgrave Lane, Tollerton, Nottinghamshire, NG12 4FX
Proposal	Erection of dwelling with attached double garage
Location	Plot 4, Adj The Nurseries, Bottesford Road, Allington, Grantham, Lincs
App Type	Full Planning Permission
Parish(es)	Allington

REPORT**Application Category**

This is a minor application.

Reason for Referral to Committee

The application is before The Committee at the request of the Lead Professional.

The application site and its surroundings

The site is on Berts Way, which is a private housing development accessed from Bottesford Road, Allington.

The surrounding area consists of mainly large detached properties with affordable housing units sited directly to the east.

Allington Hall is to the north of the development and further residential properties are sited to the south off West Meadows.

The site is currently an undeveloped plot, one of the last to be built on the original development.

The Proposal

This full application involves the erection of a 6-bedroomed dwelling and attached garage. The site was originally part of a larger application for residential development (S04/0642). A dwelling was approved on this plot under application S07/1273.

The amended house type is sited in a similar position as the previously approved dwelling and provides additional en-suite accommodation in the roof space of the garage including the insertion of two dormer windows to the front and rear roof slopes. Other alterations include various changes in openings and the inclusion of an external chimney.

The length of the dwelling has been reduced from 19.5m to 19.2m.

Representations Received

Lincolnshire County Highways: No objection.

Heritage Lincolnshire: The proposed development does not affect any known archaeological sites.

Environmental Protection: No objections:

Allington Parish Council: Object as follows:

- a) House will encroach onto the footpath
- b) House is cramped within the plot
- c) Not in keeping
- d) House too close to boundaries
- e) There is no precedent for dormer windows in the village
- f) Roof line not in keeping with rest of development
- g) Overbearing on low cost housing

Representations as a result of publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement with the consultation period not expiring until 26th January 2010.

Letters of objection have been received raising the following points:

- 1. Plot over developed
- 2. House too big for plot
- 3. House too close to road and footpath
- 4. Building will be visually intrusive
- 5. House would dominate the street scene
- 6. Will be dominant and oppressive
- 7. Garage roof overhangs wall
- 8. Two car parking spaces not sufficient
- 9. Cars will have to reverse onto highway
- 10. Dormer windows will overlook neighbours
- 11. Overlooked from two obscure glazed side windows.
- 12. Will dominate view
- 13. Garage siting will be hazardous to pedestrians
- 14. Balcony will overlook neighbouring properties
- 15. Size will affect natural light
- 16. Will create problems for access to side of property

Site History

S04/0642 – Residential Development – Permitted 25th May 2005.

S07/1273 – Erection of detached dwelling – Approved 4th February 2008.

Policy Considerations

National Policy

PPS 3 – Housing. The development would be in accordance with this national planning guidance, as it would form a suitable brownfield development within a Local Service Centre.

Saved Policies of South Kesteven Local Plan

Policy H7 – Allows for development that (inter alia) does not adversely impact upon the form, character and appearance of the settlement.

Policy EN 1 – Allows for development which reflects the general character of the area through layout, siting, design and materials.

Interim Housing Policy 2005 – Identifies Allington village as a ‘Local Service Centre’ where new residential proposals are only permitted where they are proposed on a previously developed (brownfield) site.

Key Issues

Site History

Design

Residential amenity

Crime and Disorder Implications

It is considered that the proposed development would not have any significant crime and disorder implications.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

Key Issues

Site History

As already indicated a dwelling was approved on the site under application S07/1273. When the applicant commenced works on the site, including setting out, it was discovered that the dwelling did not fit onto the plot as detailed within the approved plans and in fact encroached into the adjacent footpath.

The original planning application had a Section 38 Agreement between the developer and Lincolnshire Highway Department which included a plan of the road and a footpath that would serve the overall development. Following investigations involving the District Council and the Highway Authority it was concluded that the original developers of the site had built the road and pathway incorrectly and not in accordance with the Section 38 Agreement.

It is understood that Lincolnshire Highway Department are currently taking steps to make the original developers and owners of the site re-construct the road and footpath in accordance with the original plans and agreement.

The submitted drawings included within this application show the correct position of the road and footpath and their position in relation to the proposed new dwelling.

Design

The size of the dwelling reflects the general massing of other dwellings within the same development. An amended plan has been submitted reducing the overhang of the garage roof in relation to the boundary wall sited adjacent to the affordable housing development.

The design of the dwelling does differ from others on the development but this contrast in design is a feature of the site in general and many different house types can be found. Final details of materials and drainage will be submitted to the authority for consideration as part of the requirement to discharge the recommended planning conditions.

Impacts on neighbouring properties

Impacts on neighbouring residential amenity were considered during the previously approved planning application. The authority has to determine what additional adverse impacts will result from this amended application.

Two dormer windows have been added to the attached garage serving an en-suite. The rear dormer is to be fitted with obscure glazing. The front dormer is sited in line with the building line of the housing development to the east and will not directly overlook any neighbouring properties.

A condition is recommended which requires obscure glazing and the fixing shut of the side first floor window to bedroom three which looks directly to the east. All windows to the western side elevation are to be obscurely glazed.

A Juliet balcony has been added to the rear elevation but the line of sight from an opening of this nature is not dissimilar to a window opening.

Due to these reasons it is not considered that the amended house type will create unacceptable levels of overlooking and loss of privacy to that already deemed acceptable under the extant permission.

The previous plans indicated that the dwelling would not encroach past a line drawn 45 degrees from a neighbouring window to the west on Plot 5. The amended house type does encroach past this line by 300mm but it is considered that this will not result in unacceptable levels of overshadowing or loss of light to this property.

Conclusion

The proposed dwelling is to be sited on a brownfield site that has an existing permission, conforming to the residential uses that exist in the vicinity.

The design of the dwelling is considered to assimilate with its surroundings and not impact adversely on the character of the area.

Due to the design and the positioning of fenestration it is not considered that an unacceptable level of overlooking or loss of privacy will be created as a result of the development.

The mass and form of the revised dwelling is not considerably different to the approved dwelling and will not lead to the creation of a dominant or oppressive environment or loss of light to neighbouring properties.

No objection has been received from the highway department leading the authority to conclude that the proposals will not impact adversely on highway safety.

It is considered therefore that the proposals comply with National and Local Planning Policy and it is recommended therefore that planning permission be granted.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is in accordance with national and local policies set out in Planning Policy Statement PPS3, Policies H7 (i) and EN1 (iii) of the Saved Policies of the South Kesteven Local Plan and the Interim Housing Policy. The issues relating to design, residential amenity, impact on the character of the area and impacts on highway safety are material considerations but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

RECOMMENDATION: That subject to the authority not receiving any additional material planning considerations, the development be Approved subject to condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and in accordance with Saved Policy EN1 of the South Kesteven Local Plan.

3. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding and to prevent pollution of controlled waters by ensuring the provision of a satisfactory means of surface and foul water disposal.

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 use hereby permitted is commenced] or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the local planning authority]. Development shall be carried out in accordance with the approved details.

Reason: To provide a satisfactory appearance by screening rear gardens from public view and in the interests of the privacy and amenity of the occupants of the proposed dwellings.

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 extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development in accordance with Saved Policies H6 and H7 of the adopted South Kesteven Local Plan.

6. 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 window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties in accordance with Saved Policies H6 and H7 of the adopted South Kesteven Local Plan.

7. This permission relates solely to the application as amended by Drawing No. 2009-261 dated 8 January 2010.

Reason: For the avoidance of doubt.

8. The first floor side window to bedroom three shall be fixed and obscure glazed and shall remain as such unless otherwise agreed in writing with the local planning authority.

Reason: To prevent overlooking and to protect the residential amenity of neighbouring properties.

9. The windows to the western side elevation shall be fixed and obscure glazed and shall remain as such unless otherwise agreed in writing with the local planning authority.

Reason: To prevent overlooking and to protect the residential amenity of neighbouring properties.

Note(s) to Applicant

1. Prior to the submission of details for any access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) on 01522 782070 for application, specification and construction information.
2. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
3. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

* * * * *

Applicant	Mr J Harding Cafe Black, 21, High Street, Stamford, PE9 2AL
Agent	Mr J Harding
Proposal	Change of use from highway land to a mixed use of highway land and outdoor seating area ancillary to the existing A3 use and external canopy to the front
Location	Cafe Black, 21, High Street, Stamford, PE9 2AL
App Type	Full Planning Permission
Parish(es)	Stamford

REPORT

The Proposal

The proposal is for planning consent for the provision of an external canopy to the front elevation of a Grade II* listed building and the change-of-use of highway land to a mixed use of highway land and area for outdoor seating ancillary to the existing takeaway unit.

An application for Listed Building Consent for the canopy runs concurrently with this application.

The application site and its surroundings

The building, which is a fine Grade II* Georgian property, is constructed of stone with a traditional shopfront. It is located in the heart of the town centre and within the Stamford Conservation Area.

The building, which has had large areas of the shopfront painted black, is located in a highly prominent position on the corner of High St. and Ironmonger St.

Reason for Referral to Committee

The application has been referred to Committee due to the matters raised being in the wider public interest and concerns raised by the case officer.

Representations Received

Stamford Town Council: Object as canopy is considered too large for the site although do not oppose the seating area

Planning Archaeologist: No known sites affected

Local Highways Authority: Request refusal of the proposed canopy but do not oppose the outdoor seating.

Stamford Civic Society: Object to the canopy as little regard has been given to the canopy architecturally and the fixing details are unsympathetic to the building. No objections raised for the outdoor seating area.

English Heritage: Object as the proposal would damage the architectural and historic interest of the building through harm caused to the architectural importance of the upper storeys, the typical strong architectural division between the upper storeys and the shopfront, and the traditional shop front design

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 25 December 2009

Three representations were received, two in support and one objecting to the canopy that forms part of the application. A summary of the material planning considerations raised in the objections are;

1. Harm caused to the integrity of the building
2. Disfigurement of historic fabric
3. Fixings to canopy harm the Ashlar stone

Site History

S09/0423 – Approval for the change-of-use from A1 (retail) to A5 (hot food takeaway)

S09/1193 – Approval for internal alterations and signage

S09/1195 – Approval for fascia signage

Policy Considerations

National Policy

PPG 15 – ‘Planning and the Historic Environment’

Regional Plan Policy

Policy 27 – Historic Environment

Key Issues

EN1 (iii) – Protection and Enhancement of the Environment

Impact on the Grade II* Listed Building and the Conservation Area

The proposal seeks retrospective consent for the erection of a canopy (coloured black) with a canopy box installed above the shopfront on the High Street elevation.

The canopy box is fixed by metal plates with bolts directly into the ashlar stone. The fixings for the canopy box are considered to be unsympathetic to the building and they cause physical harm to this area of the primary shopfront.

The canopy, which is retractable, provides a covered area for the outdoor seating area. Whilst the High Street has varying forms of signage and other external shop fittings there is little evidence of any canopies of this size. It is considered that the design and size is visually intrusive and architecturally inconsistent with the surrounding shopfronts and is incongruous within the streetscene. Furthermore, its appearance is both detrimental in form to the principal elevation of the listed building and to this part of the Stamford Conservation Area.

It is further considered that acceptance of this proposal is likely to set an unwelcome precedent for similar proposals within the High Street and/or the surrounding area.

Outdoor seating area and its impact on the streetscene

The outdoor seating area, which seeks retrospective consent, will provide outdoor seating facilities for ancillary use to the existing takeaway.

The High Street forms part of the shopping centre core for Stamford. There are a number of outdoor seating areas within the town centre that contribute towards the vitality and vibrancy of the area.

It is considered that the area of outdoor seating that is the subject of this application will also contribute towards vibrancy, and, is a use that should be seen to be of benefit to the shoppers of Stamford.

The applicants also require a "pavement licence" from Lincolnshire County Council.

Crime and Disorder Implications

The site appears to raise no concerns relating to crime and disorder.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

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

1. In the opinion of the local planning authority, the canopy, is visually intrusive and architecturally out of place, and thereby detrimental to the character and appearance of the listed building, this part of the Stamford Conservation Area and the streetscene in general.

Furthermore, the large box that houses the retracted canopy also appears incongruous within its setting and unsympathetic to the existing attractive shopfront.

The application is therefore considered to be contrary to Planning Policy Guidance Note 15 (PPG15), Policy 27 of the Regional Plan (2009) and Saved Policy EN1 (iii) of the South Kesteven Local Plan.

* * * * *

Applicant	Mr J Harding Cafe Black, 21, High Street, Stamford, PE9 2AL
Agent	
Proposal	External canopy to front
Location	Cafe Black, 21, High Street, Stamford, PE9 2AL
App Type	Listed Building Consent
Parish(es)	Stamford

REPORT

The Proposal

The proposal is for Listed Building Consent for the provision of an external canopy to the front elevation of a Grade II* listed building

A planning application for the canopy and the change-of-use of highway land to an ancillary outdoor seating area for the café premises runs concurrently with this application.

The application site and its surroundings

The building, which is a fine Grade II* Georgian property, is constructed of stone with a traditional shopfront. It is located in the heart of the town centre and within the Stamford Conservation Area.

The building, which has had large areas of the shopfront painted black, is located in a highly prominent position on the corner of High Street and Ironmonger Street.

Reason for Referral to Committee

The application has been referred to Committee due to the matters raised being in the wider public interest and concerns raised by the case officer.

Representations Received

Stamford Town Council: Object as canopy is considered too large for the site.

Historic Buildings Advisor: Object as the proposal is visually intrusive and architecturally out of place thereby detrimental to the character and appearance of the building and the streetscene

Planning Archaeologist: No known sites affected

Local Highways Authority: Request refusal of the proposal as proposal has not been justified to overhang the highway to such an extent

Stamford Civic Society: Object to the canopy as little regard has been given to the canopy architecturally and the fixing details are unsympathetic to the building.

English Heritage: Object as the proposal would damage the architectural and historic interest of the building through harm caused to the architectural importance of the upper storeys, the typical strong architectural division between the upper storeys and the shopfront, and the traditional shop front design

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 8 January 2010.

Two representations were received, one in support and one objecting to the application. A summary of the material planning considerations raised in the objections are;

1. Harm caused to the integrity of the building
2. Disfigurement of historic fabric
3. Fixings to canopy harm the Ashlar stone

Site History

S09/0423 – Approval for the change-of-use from A1 (retail) to A5 (hot food takeaway)

S09/1193 – Approval for internal alterations and signage

S09/1195 – Approval for fascia signage

Policy Considerations

National Policy

PPG 15 – ‘Planning and the Historic Environment’

Regional Plan Policy

Policy 27 – Historic Environment

Key Issues

Impact to the Grade II* Listed Building and the Conservation Area

The proposal seeks retrospective consent for the works of fixing a black canopy with a canopy box above the shopfront on the High Street elevation.

The canopy box is fixed by metal plates with bolts directly into the ashlar stone. The fixings for the canopy box are considered unsympathetic to the building and cause physical harm to this area of the primary shopfront.

The canopy, which is retractable, provides a covered area for the outdoor seating area (under consideration in the accompanying planning application). Whilst the High Street has varying forms of signage and other external shop fittings there is little evidence of any canopies of this size. It is considered that the design and size is visually intrusive and architecturally inconsistent with the surrounding shopfronts and is incongruous within the streetscene. Furthermore, its appearance is both detrimental in form to the principal elevation of the listed building and to this part of the Stamford Conservation Area.

It is further considered that acceptance of this proposal is likely to set an unwelcome precedent for similar proposals within the High Street and/or the surrounding area.

Crime and Disorder Implications

The site appears to raise no concerns relating to crime and disorder.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

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

1. In the opinion of the local planning authority the canopy, is visually intrusive and architecturally out of place, and thereby detrimental to the character and appearance of the listed building, this part of the Stamford Conservation Area and the streetscene in general.

Furthermore, the large box that houses the retraced canopy also appears incongruous within its setting and unsympathetic to the existing attractive shopfront.

The application is therefore considered to be contrary to Planning Policy Guidance Note 15 (PPG15) and Policy 27 of the Regional Plan (2009).

* * * * *

Applicant	Morris Vermaport Ltd C/o Agent
Agent	Henry Mein Partnership 12, Clarendon Street, Nottingham, NG1 5HQ
Proposal	New lift shaft to existing care home
Location	126-186, Essex Road, Stamford
App Type	Full Planning Permission
Parish(es)	Stamford

REPORT

Reason for Referral to Committee

The application is referred to Committee as South Kesteven District Council has an interest in the land.

The Proposal

The proposal is for full planning permission for the erection of a new lift shaft to an existing care home.

The application site and its surroundings

The application site is an established residential care home consisting of 40 flats on Essex Road Stamford

The building is of standard brick and concrete tile construction with large areas of the elevations rendered. The complex has areas of public open space to the west

Local authority housing is situated to the north, south and west of the complex with a more traditional form of terraced housing on the opposite side of Kings Road to the east.

Representations Received

Community Archaeologist - No archaeological intervention required.

Stamford Town Council: No objections to the proposal

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 22 January 2010.

No third party representations were received.

Site History

There is no relevant site history.

Policy Considerations

National Policy

Saved Policies of South Kesteven Local Plan

Policy H6 (d,i)

Policy EN1 (iii)

Key Issues

Siting, Design and Visual Impact

The proposed lift shaft is mostly housed internally within the building with only the top element of the shaft protruding above the existing roof slope. This element will be set lower than the existing ridge height of the building protruding between 0.4m and 1.5m on the western facing roofslope

The design is simple in form with a brick finish to match the existing brickwork with a concealed felt roof.

The visible part of the lift shaft will be seen from certain public vantage points; however it is considered that the streetscene will not be adversely affected.

Noise and Disturbance

The lift shaft is to be situated against the stairwell and an internal store and it is not likely to adversely impact on existing residents in terms of excessive noise or disturbance.

It should be noted that within the applicant's Design and Access Statement they make reference to the need for a new lift shaft in order to provide lift facilities for a wheelchair and helper, which the existing lift facilities cannot provide. The new lift will also allow wheelchair users to turn within the lift rather than have to reverse out of the lift into the corridor. The lifts would be considered beneficial to all residents within the complex.

Crime and Disorder Implications

The site appears to raise no concerns relating to crime and disorder.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development is considered to be in scale and character with the host building and would not have any adverse impact on the visual amenity of the street scene as a whole. It is considered that the proposed lift would not result in such significant noise and disturbance to have an adverse impact on the residential amenity of the occupiers of adjoining flats. Furthermore the lift is required in order to provide access for wheelchair users and allow them to turn within the lift which they cannot do in the existing facilities. The proposal complies with the requirements of Policies H6 and EN1 of the Saved Policies of the South Kesteven Local Plan and is accordingly considered to be an acceptable form of development.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The external finishes of the development hereby approved shall proceed fully in accordance with material details provided within the submitted Design and Access Statement dated 19 November 2009.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

* * * * *

Applicant	Morris Vermaport Ltd C/o Agent
Agent	Henry Mein Partnership 12, Clarendon Street, Nottingham, NG1 5HQ
Proposal	New lift shaft to existing care home
Location	Meadow Close, Bourne
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT

Reason for Referral to Committee

The application is referred to Committee as South Kesteven District Council has an interest in the land.

The Proposal

The proposal is for full planning permission for the erection of a new lift shaft to an existing care home.

The application site and its surroundings

The application site is an established residential care home consisting of 22 flats on Meadow Close Bourne

The building is constructed of red brick with concrete tiles with provision made for parking at the front (west) of the care home

Residential properties surround the site with Meadow Close located directly South of the building.

The site is situated to the northwest of Bourne town centre.

Representations Received

Community Archaeologist - No archaeological intervention required.

Bourne Parish Council: No objections to the proposal

Representations as a result of publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 6 January 2010.

As a result of the consultation period seven representations were received. A summary of the material planning considerations raised in the objections were;

Noise and disruption
Impact on health of nearby residents

Site History

There is no relevant site history

Policy Considerations

National Policy

Saved Policies of South Kesteven Local Plan

Policy H6 (d,i)

Policy EN1 (iii)

Key Issues

Siting, Design and Visual Impact

The proposed lift shaft, which will have a footprint of 2.4m by 2.2m, is to be positioned towards the southeastern corner of the care home.

The design is simple in form with a solid brick finish and a small mono-pitched roof that matches the same pitch as the existing building.

The new lift shaft will be in full view from the roadside; however, it will appear relatively discreet due to it harmonising well with the built form of the care home to the rear. It is considered that there will not be any resulting dominance or visual intrusion from the proposal.

It is further considered that the streetscene is neither enhanced nor adversely impacted upon by this proposal.

Noise and Disturbance

The lift shaft is to be situated against the kitchen area of the common room to the west and adjacent to an internal corridor to the north. It marginally overlaps the internal room to one of the ground floor flats.

Concern has been raised regarding the noise and disturbance that may arise as a result of the proposal. The objections centre primarily on the concerns of the occupants of the two flats located nearest to the proposed lift shaft.

It should be noted that within the applicant's Design and Access Statement they make reference to the need for a new lift shaft in order to provide lift facilities for a wheelchair and helper, which the existing lift facilities cannot provide. The new lift will also allow wheelchair users to turn within the lift rather than have to reverse out of the lift into the corridor. The lifts would be considered beneficial to all residents within the complex.

Furthermore, the use of the lift is likely to be used primarily for residents of the care home at hours during the day or early evening with little activity envisaged during the night time. It is considered unlikely that the resulting noise and disturbance of a 'modern style' lift with daytime /evening use would be detrimental to the living conditions of any of the occupants of the flats within this development.

Crime and Disorder Implications

The site appears to raise no concerns relating to crime and disorder.

Human Rights Implications

It should be noted that Article 6 (Right to fair decision making) and Article 8 (Right to private family life and home) will be taken into account in determining this application

It is considered that no other relevant Article will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development is considered to be in scale and character with the host building and would not have any adverse impact on the visual amenity of the street scene as a whole. Although concerns have been raised in relation to noise and disturbance from the proposed lift it is considered that the proposed lift would not result in such significant noise and disturbance to have an adverse impact on the residential amenity of occupiers of adjoining flats. Furthermore the lift is required in order to provide access for wheelchair users and allow them to turn within the lift which they cannot do in the existing facilities. The proposal complies with the requirements of Policies H6 and EN1 of the Saved Policies of the South Kesteven Local Plan and is accordingly considered to be an acceptable form of development.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with Saved Policy EN1 of the South Kesteven Local Plan.

Note(s) to Applicant

1. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.

* * * * *

Applicant	Mr Mark Sweet 18, Peacocks Launde, Claypole, Newark, Lincolnshire, NG23 5FS
Agent	
Proposal	Ground floor extension & additional first floor accommodation to existing bungalow
Location	138, Main Street, Claypole, Newark, NG235BJ
App Type	Householder Development
Parish(es)	Claypole

REPORT**Application Category**

This application is categorised as a minor application.

Reason for Referral to Committee

The application has been referred to the Development Control Committee as there has been significant local interest.

The Proposal

This is a full application for the erection of front and rear extensions and the raising of the roof to provide accommodation in the roofspace, resulting in a revised internal layout and the provision of one additional bedroom and an en-suite bathroom.

The application site and its surroundings

The application site is located on the south side of Main Street, to the east of the junction with Tinsley Close within the village of Claypole. The existing property is a detached two bedroomed bungalow at the end of a row of similar properties to the east. There is an existing shared vehicular access to the eastern side of the building leading to a detached garage to the rear.

To the west and east of the application site there are detached bungalows with houses to the rear in Tinsley Close.

Site History

No relevant history.

Representations Received

Claypole Parish Council:

"The Parish Council has considered this application together with residents' letters of objection. It has no objections to improving and enlarging a small property on the size of the plot it stands on. The property needed modernising and the PC did not consider it to be classed as low-cost housing having been on the market recently for approx £135,000."

Re the amended plans for 139 Main Street Claypole. The PC is concerned about the use of soakaways and in particular water butts in Claypole to cope with surface water. It comments:

"Soakaways are not successful in Claypole due to the depth of clay and water butts are not a satisfactory answer. Where will they be emptied and who wants lots of water butts round their home anyway? After 15mm of rain on 31st October this property had standing water round it which took more than 24 hours to 'drain away'. The actual width of the driveway is not according to the plans and will not at the moment accommodate two cars side by side. There is concern that a property on Tinsley Close will be overlooked and have its privacy reduced although it is noted that the roof windows are now to the front of the dwelling rather than the rear. The PC hopes that the District Council will seek expert advice on the drainage issue (which occur in other parts of the village- notably the site of the old shop on Main Street which has been earmarked for development). The drainage problems cannot be ignored to the detriment of existing residents and because of this the PC notes the concerns from neighbours to this property about its development."

Lincolnshire Heritage Archaeology: No affects on any known sites.

Anglian Water: There is currently sufficient capacity within the supply and treatment systems accommodate this proposal.

Environment Agency: No comments to make on the application.

Representations as a result of publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement and eight replies have been received from six properties.

The points raised in the responses can be summarised as follows:

1. It is important to retain some smaller more affordable properties.
2. The property on a main road with a small garden will not be a safe environment for children.

3. Increasing the roof height will overshadow my bungalow and reduce the light to my west facing windows.
4. Have experienced problems with main sewer and flooding.
5. The fact that one of the bungalows was built with a higher roof should not set a precedent.
6. Proposal will impact on our outlook.
7. If allowed the continuity of this part of Main Street will be lost forever.
8. Do not object to single storey additions.
9. Reduction in dwelling type choice and level of affordable housing.
10. Adverse impact on local infrastructure.
11. Lack of privacy from first floor windows.
12. Only being developed for profit.
13. Development out of character.
14. Surface water drainage problems in Claypole.

Planning Considerations

National Policy

Planning Policy Statement 1: Delivering Sustainable Development.

East Midlands Regional Plan (adopted March 2008)

Saved Policies of South Kesteven Local Plan

Policy EN1 – Protection and Enhancement of the Environment.

The visual quality and amenity of the built and countryside environments of the plan area will be conserved and enhanced. Development proposals should (amongst other matters);

iii) In respect of buildings, reflect the general character of the area through layout, siting, design and materials.

Policy H6 – Residential Development.

In determining proposals for such development, consideration will be given to;

ii) The impact of the proposal on the form, character and setting of the settlement and on the community and its local environment.

iv) The provision of satisfactory access.

The adopted South Kesteven Interim Housing Policy.

Key Issues

The key issues to be considered as part of the determination of this application relate to the following:

Impact on site and surroundings.

Officer Evaluation

This is a full application for the erection of two single storey front extensions and one single storey rear extension together with the raising of the roof to provide accommodation in the roofspace. The raising of the roof will take the ridge height to the same as the adjacent property to the west.

Having regard to the size, location and relationship of the proposed extensions with the adjacent properties, the orientation and positioning of fenestration together with the separation distances between properties, the proposed works will not have any significant impact on the amenities of neighbouring properties.

Having regard to the resultant size of dwelling proposed together with the associated curtilage the proposal will not result in overdevelopment of the plot.

Regarding the concerns raised regarding drainage and flooding issues, neither Anglian Water nor the Environment Agency have raised any objections to the proposal.

Crime and Disorder Implications

It is considered that the proposed development will not have any significant or detrimental crime and disorder implications.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

It is considered that no relevant Article of that act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is in accordance with national and local policies as set out in Planning Policy Statement PPS1 - Delivering Sustainable Development, PPS3 - Housing and the Policies H6 (i) and (iii) and EN1 (iii) and (vi) of the Saved Policies of the South Kesteven Local Plan. The issues relating to impacts on residential and visual amenity are material considerations

but, subject to the conditions attached to this permission, are not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development shall be built in accordance with the materials detailed on the submitted application forms unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the locality and to ensure a satisfactory development in accordance with Saved Policies EN1 and H6 of the adopted South Kesteven Local Plan.

3. This permission relates solely to the application as amended by drawings received on 21 October 2009.

Reason: The earlier submitted drawings were considered to be unacceptable.

4. Before the extensions and alterations hereby approved are first brought into use the works to the driveway as shown on the approved drawings shall be completed to the satisfaction of the local planning authority.

Reason: In the interests of highway safety.

* * * * *

Applicant	Mr G Chivers 129, Fifth Avenue, Grantham, NG319TH
Agent	Mr Luke Adams, Anglian Home Improvements Conservatory Admin Dept, PO Box 65, Norwich, NR6 6EJ
Proposal	Erection of conservatory to rear
Location	129, Fifth Avenue, Grantham, NG319TH
App Type	Householder Development
Parish(es)	Londonthorpe & Harrowby Without

REPORT

Application Category

This application is categorised as a householder application.

Reason for Referral to Committee

This application has been referred to the committee at the request of the Lead Professional, as the applicant is a member of the Council.

The Proposal

The proposal involves the erection of a conservatory (length 4.75m, width 2.16m) to the rear of a semi detached dwelling.

The application site and its surroundings

The application site is a semi detached dwelling built in the 1970s within a fairly large, low density housing estate. The rear garden slopes fairly steeply upwards towards the rear boundary. Immediately adjacent to the rear of the dwelling there is a level patio with a concrete block retaining wall behind.

Site History

SK.611/88 – Erection of extension and carport, approved 13/05/88

Representations Received

Heritage Lincolnshire Archaeology: The site does not affect any known archaeological sites and therefore no intervention is required.

Representations as a result of publicity

None at the time of writing

Policy Considerations

Saved Policies of the South Kesteven Local Plan

Policy EN1 - (iii)- Protection and Enhancement of the Environment

Policy H6,d – (i) –Improvement and Extension of Existing Dwelling

Key Issues

Visual Impact on host dwelling and surrounding area

Impact on neighbours' residential amenities

Officer Evaluation

The proposal involves the erection of a modest conservatory of typical design to the rear of the dwelling. The side of the conservatory would be adjoined to an existing rear extension. It should be noted that the proposal projects only 1.75m further than what could be built under permitted development rights granted under The Town and Country Planning (General Permitted Development) Order 1995 (As Amended)

Visual Impact

It is considered that the proposal is appropriate for its context and would have minimal impact. It is considered that by virtue of the design, scale and materials to be used, the proposal would be in keeping with both the local area and the existing dwelling.

Impact on Neighbours' Amenities

It is considered that by virtue of the modest size and good boundary treatment, there would be no adverse impact on the residential amenities of the occupiers of adjacent properties.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

Articles 6 (Right to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.

It is considered that no relevant Article of that act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that by virtue of the design, scale and materials to be used, the proposal is in keeping with both the surrounding area and the existing dwelling and there would be no adverse impact on the amenities of the occupiers of adjacent properties.

It is therefore considered that the proposal is in accordance with policies H6 (criterion i) and EN1 (criterion iii) in the Saved Policies of the South Kesteven Local Plan and that there are no material considerations that indicate otherwise, although conditions have been attached.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development shall be built in accordance with the materials detailed on the submitted drawings and application forms unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the locality and to ensure a satisfactory development in accordance with Saved Policies EN1 and H6 of the adopted South Kesteven Local Plan.

Note(s) to Applicant

1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

* * * * *

DEVELOPMENT CONTROL COMMITTEE

23 FEBRUARY 2010

REPORT BY ACTING LEAD PROFESSIONAL DEVELOPMENT CONTROL

Information relating to development control and other planning activity

TABLE 1 **Applications not determined within statutory period**

This table, broken down into Major applications and Others, lists those applications that have not been determined within the recommended 13 week (for Majors) or 8 week (for Others) time period. These applications are listed by application number stating a brief reason for the decision not being made.

Applications outstanding (at the date the report was compiled) = 65

TABLE 2 **Applications dealt with under delegated powers from 18 January – 05 February 2010**

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 27 October 2006).

TABLE 3A **Outstanding Planning Appeals** **TABLE 3B** **Appeal Decisions with Summary**

This table lists outstanding appeals together with newly submitted appeals and recent decisions accompanied by a summary.

DEVELOPMENT SERVICES
DEVELOPMENT CONTROL

Applications not determined within the statutory period

Report No: 03/2010
Date Prepared: 8 February 2010
No of applications over 8 weeks: 65

MAJOR APPLICATIONS
(13 weeks)

S00/1124/MJNO/IVW

Date received:
31-Oct-2000
No of days: 3387

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

S07/0809/MJRO/IVW

Date received:
12-Jun-2007
No of days: 972

Dr D Burston

Erection of 15 affordable dwellings
The Old Quarry, Castle Bytham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S07/1267/MJRF/KJC

Date received:
13-Sep-2007
No of days: 879

Able Homes Ltd

Demolition of existing dwelling and erection of 10 detached
dwellings
53 And R/o 45-59 (incl), Harrowby Lane, Grantham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S08/0448/MJNF/MAS

Date received:
04-Apr-2008
No of days: 675

Hampton Brook Estates Ltd

Erection of three commercial warehouse/distribution units with
associated buildings/works including offices, new access road,
parking, landscaping, external lighting, fencing and security
booths
Land At Tollemache Road, (east Of The A1, South Of Gorse
Lane, West Of Spittlegate Level), Grantham
Reason for non-determination:
Further consideration being given to wording of conditions,
needs to be referred back to Committee

S08/0780/MJRF/NB

Date received:
17-Sep-2008
No of days: 509

Mr T Robinson, G S Robinson (Builders)

Residential development - 14 dwellings and associated parking
Land Off Stephens Way, Deeping St. James
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S09/1233/MJRF/KJC

Date received:
24-Aug-2009
No of days: 168

Richard Edwards, Larkfleet Homes

Erection of 29 affordable dwellings and associated infrastructure
Land Off, Valley Lane, Long Bennington
Reason for non-determination:
Awaiting comments regarding noise assessment

S09/1511/MJRO/JST

Date received:
22-Jul-2009
No of days: 201

Dr Burston

Erection of nursing home
The Old Quarry, Station Road, Castle Bytham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S09/2397/MJRF/JJ

Date received:
26-Oct-2009
No of days: 105

Richard Edwards, Larkfleet Homes

Erection of 30 affordable dwellings and infrastructure
Land West Of, Bourne Road, Morton
Reason for non-determination:
Awaiting additional info from agent

**ALL OTHER APPLICATIONS
(8 weeks)****DC/08/0031/DC/KJC**

Date received:
20-Jun-2008
No of days: 598

Myertor Ltd

Approval of details reserved by Condition 4 (materials), 5 (contamination), 6 (levels), 7(drainage) and 9 (road construction, drainage & lighting) of S03/1744
R/o 21-43, North Parade, Grantham, Lincs
Reason for non-determination:
Require additional details.

DC/08/0040/DC/KJC

Date received:
30-Jun-2008
No of days: 588

Mr A & K Beale

Approval of details reserved by Condition 3 (Drainage), 6 (Landscaping) & 7 (Boundary Treatments) of S08/0579
Gonerby Grange Farm, Barkston, Grantham, NG322NX
Reason for non-determination:
Requested additional details.

DC/08/0105/DC/KJC

Date received:
16-Oct-2008
No of days: 480

Geoffrey Ball, Ablehomes Ltd

Approval of details required by Condition 7 (drainage), 11 (footways and roads) and 14 (estate road) of S02/1046 Elm Farm, Lilley Street, Long Bennington
Reason for non-determination:
Awaiting confirmation of drainage details

S07/0818/OUT/IVW

Date received:
12-Jun-2007
No of days: 972

Dr D Burston

Erection of Community Health Centre
The Old Quarry, Castle Bytham
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from Secretary of State

S08/1231/EIAOL/MAS

Date received:
30-Jun-2009
No of days: 223

Outline permission for residential, community facilities, public open space, sports pitch, railway bridge, roads and ancillary works
Poplar Farm, Barrowby Road, Grantham, NG31 8AF
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106 agreement

S09/0270/DC/PJM

Date received:
24-Feb-2009
No of days: 349

Tim Leach, Waldeck Associates

Discharge of conditions 4 (surface water drainage), 6 (surface water drainage), 8 (estate road) & 9 (drainage) of planning approval S07/1141/37
Land Adj, Occupation Road, Gonerby Moor, Grantham, Lincs
Reason for non-determination:
Awaiting amended drainage details

S09/0487/FULL/PJM

Date received:
18-Sep-2009
No of days: 143

Mr Paul Willoughby

Erection of dwelling and retaining wall & creation of new access
Adj. The Cottage, Lower Road, Hough-on-the-hill, Grantham, Lincs, NG32 2BB
Reason for non-determination:
Awaiting further amendments

S09/0771/DC/KJC

Date received:
31-Mar-2009
No of days: 314

Rachel Hall

Approval of details required by Condition 2 (parking), Condition 3 (highway improvements) and Condition 4 (landscaping) of S07/1710
Stubton Hall, Stubton, Newark, NG235DD
Reason for non-determination:
Awaiting further info

S09/0805/FULL/HB

Date received:
03-Apr-2009
No of days: 311

Mr L Cragg, Barrowby Parish Council

Change of Use to mixed use - sports pavillion to include provision for childcare facilities (re-submission of S08/1315 to include outdoor play area)

Barrowby Sports Pavilion, Low Road, Barrowby

Reason for non-determination:

Deferred from Committee for negotiations regarding access arrangements

S09/0827/FULL/JST

Date received:
14-Apr-2009
No of days: 300

Mr Paul Sharman, Baxter & King

Erection of 9 affordable dwellings

Land Adjacent, 18, New Road, Langtoft

Reason for non-determination:

Deferred from Committee, awaiting outcome of appeal on similar site

S09/1473/FULL/RV

Date received:
09-Dec-2009
No of days: 61

Mr T Lyons

Erection of dwelling and garage

Land Between 60 And 60A, Northorpe Lane, Thurlby

Reason for non-determination:

Highway details outstanding

S09/1523/DC/PJM

Date received:
29-Jun-2009
No of days: 224

The Muir Group Housing Association Ltd

Approval of details required by Conditions 2 (materials), 6 (landscaping), 7 (landscaping protection) and 8 (affordable housing provision) of S07/0065

R/o 53, Manor Drive, Great Gonerby

Reason for non-determination:

Awaiting further info

S09/1696/FULL/JST

Date received:
09-Sep-2009
No of days: 152

Mr P Stevenson

Change of use from A1 retail to A5 hot food takeaway

Unit 2, 50, Kesteven Road, Stamford

Reason for non-determination:

To Committee on 16 March 2010

S09/1812/FULL/PL

Date received:
24-Aug-2009
No of days: 168

Mr Andrew Baggaley, Baggaley Farms

Extensions to existing agricultural buildings and extension to stack yard

Land off, Chapel Lane, Foston

Reason for non-determination:

Additional info received

S09/1813/FULL/PL

Date received:
25-Aug-2009
No of days: 167

Mr Andrew Baggaley, Baggaley Farms

Change of use of former rape store and open shed to shot blasting unit and paint shop and erection of storage units and generator enclosure

Land off, Chapel Lane, Foston

Reason for non-determination:

Additional info received

S09/1926/FULL/JST

Date received:
22-Oct-2009
No of days: 109

Mr D Cammock
Erection of agricultural building
Fosse Farm, Dyke Drove, Bourne
Reason for non-determination:
Awaiting further info

S09/1955/DC/KJC

Date received:
26-Aug-2009
No of days: 166

Andrew Ellis, Franklin Ellis Architects
Approval of details required by Condition 8 (landscaping) of
S06/1716
Occupation Lane, Gonerby Moor
Reason for non-determination:
Further info requested

S09/2109/FULL/RV

Date received:
08-Sep-2009
No of days: 153

Mr A Walters
Change of use of general purpose agricultural building to
caravan storage (B8)
Former Garden Centre/Nursery, Kates Bridge Farm, Kates
Bridge, Thurlby, Bourne, Lincolnshire, PE10 0EN
Reason for non-determination:
Still dealing with highways details

S09/2194/DC/PWM

Date received:
15-Oct-2009
No of days: 116

B K Norton
Approval of details of Condition 6 (external joinery) required
by S04/LB/6254
The Coach House, Main Road, Belton, Grantham, NG322LW
Reason for non-determination:
Awaiting comments from Conservation Officer

S09/2196/DC/PWM

Date received:
15-Oct-2009
No of days: 116

B K Norton
Approval of details of Conditions 6 (external joinery) & 8
(access details) required by S04/1184
The Coach House, Main Road, Belton, Grantham, NG322LW
Reason for non-determination:
Awaiting comments from Conservation Officer

S09/2198/HSH/PWM

Date received:
08-Oct-2009
No of days: 123

Mr E Cornish
Single storey side extension to dwelling
The Stables, Low Road, Barrowby, Grantham
Reason for non-determination:
Awaiting further info

S09/2256/FULL/JST

Date received:
19-Sep-2009
No of days: 142

Tesco Stores Ltd
Variation of Condition (opening hours) of SK.96/1016
(amended by S99/0341) of opening hours to 0600-2200 hours
Mon-Sat and 1000-1600 hours on Sundays.
Tesco Stores Ltd, Godsey Lane, Market Deeping,
Peterborough, PE6 8UD
Reason for non-determination:
Finalising S106 agreement

S09/2315/LB/JST

Date received:
05-Nov-2009
No of days: 95

Mr K Mullins

Alteration of listed building
Magnus House, 60, St Leonards Street, Stamford,
Lincolnshire, PE9 2HU
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from
Secretary of State

S09/2339/FULL/PL

Date received:
14-Oct-2009
No of days: 117

Mr Neil Cooper, Cooper Project Management

Demolition of existing bungalow and erection of replacement
bungalow
3, Sedgebrook Road, Allington, Grantham, NG322DW
Reason for non-determination:
Revised drawings received

S09/2341/FULL/PWM

Date received:
06-Oct-2009
No of days: 125

Mr Phillip Robinson, P & S Robinson

Agricultural mobile home
Land off Sleaford Road, Honington, Grantham, NG32 2PR
Reason for non-determination:
Awaiting Agricultural Consultant's report

S09/2358/DC/KJC

Date received:
02-Oct-2009
No of days: 129

R Green, Ermine Care Ltd

Approval of details required by Condition 2 (materials), 3
(tree/hedge survey) and 6 (foul drainage) of S08/1376
Hurnsfield, Barrowby Road, Grantham
Reason for non-determination:
Additional info requested

S09/2387/DC/KJC

Date received:
09-Sep-2009
No of days: 152

Mr Paul Clarke, Place Architectural

Approval of details required by Condition 7 (drainage) of
S08/1382
Corner Of Caunt Road And, Springfield Road, Grantham
Reason for non-determination:
Additional info received

S09/2399/LB/JST

Date received:
20-Oct-2009
No of days: 111

Mrs U Veitch

Replace existing staircase to listed building
7, All Saints Street, Stamford, PE9 2PA
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from
Secretary of State

S09/2418/DC/PJM

Date received:
01-Oct-2009
No of days: 130

David Uhlar, Robin Ashley Architects LLP

Approval of details required by Condition 2 (materials), 3 (foul
drainage), 4 (access), 5 (parking) 6 and 8 (surface water
drainage) of S07/0934
Pinfold House, 11, Main Road, Long Bennington
Reason for non-determination:
Awaiting further details

S09/2599/HSJ/JST

Date received:
05-Nov-2009
No of days: 95

Mr K Mullins

Alteration of listed building
Magnus House, 60, St Leonards Street, Stamford,
Lincolnshire, PE9 2HU
Reason for non-determination:
Chairman/Vice Chairman to approve subject to clearance from
Secretary of State

S09/2625/FULL/PJM

Date received:
10-Nov-2009
No of days: 90

E D A D Cooke Bourne (Farms) Ltd

Erection of country house with associated 2 no. 15m wind
turbines and landscaping
High Park, Kirkby Underwood Road, Aslackby, NG34 0HP
Reason for non-determination:
Awaiting comments from Natural England

S09/2660/HSJ/PL

Date received:
20-Nov-2009
No of days: 80

Mrs Emma Wilson

Two storey extension to dwellinghouse
Windygates, Casthorpe Road, Barrowby, Grantham,
NG321DP
Reason for non-determination:
Deferred for additional drawings

S09/2663/CAC/NB

Date received:
12-Nov-2009
No of days: 88

Burghley Developments Limited

Demolition of existing shop unit, stores and workshop
40/40A, St. Pauls Street, Stamford, Lincs, PE9 2BH
Reason for non-determination:
Chairman/Vice Chairman to approve subject to S106
agreement

S09/2675/FULL/JST

Date received:
10-Dec-2009
No of days: 60

Mr M Thurlby, The Crown Hotel

Change of use from dwellinghouse (C3) to use as four hotel
bedrooms
6, Barn Hill, Stamford, PE9 2AE
Reason for non-determination:
Likely to go to 16 March Committee

S09/2683/LB/IVW

Date received:
07-Dec-2009
No of days: 63

Mr M Thurlby

Alterations to listed building to provide additional bedroom and
small plant room at first floor level
6, Barn Hill, Stamford, Lincolnshire, PE9 2AE
Reason for non-determination:
To Committee on 16 March 2010

S09/2708/LB/JST

Date received:
26-Nov-2009
No of days: 74

Mr P Ling, Burghley House Preservation Trust

Internal alterations to listed building
61, High Street, St. Martins, Stamford, Lincs, PE9 2LQ
Reason for non-determination:
Awaiting comments from Historic Buildings Adviser

S09/2715/HSH/PL

Date received:
08-Dec-2009
No of days: 62

Mrs Billie Rayson

Erection of double garage and workshop
Woodlea Cottage, 43 Grantham Road, Ropsley, Grantham,
NG334AP

Reason for non-determination:

Query on boundary

S09/2734/FULL/NB

Date received:
02-Dec-2009
No of days: 68

Baston PTA

Erection of single storey shelter to rear
Baston C Of E Primary School, 103a, Main Street, Baston,
Peterborough, PE6 9PB

Reason for non-determination:

Awaiting additional info

S09/2749/FULL/JST

Date received:
01-Dec-2009
No of days: 69

Mr & Mrs T Copland

Erection of dwelling
Lane R/O 171, Eastgate, Deeping St. James, Peterborough,
PE6 8RB

Reason for non-determination:

Awaiting further info

S09/2773/RM/JST

Date received:
25-Nov-2009
No of days: 75

Mr D Hiblin, Workplace Property Ltd

Reserved matters extension to Bone Mill and Change of Use
to general industrial use (B2)
Former Bone Mill, The Slipe, Bourne

Reason for non-determination:

Awaiting highways comments

S09/2812/DC/PL

Date received:
20-Nov-2009
No of days: 80

Mike Brabbs, Masefields Architects Surveyors

Approval of details required by Condition 9 of S07/0410
Land Off Shaw Road, Grantham

Reason for non-determination:

Additional highways info required

S09/2819/LB/NB

Date received:
08-Dec-2009
No of days: 62

Mr S West

Conversion of cartshed to garage and office
71, Main Road, Dyke, Bourne, Lincolnshire, PE10 0AF

Reason for non-determination:

Awaiting additional info

S09/2820/LB/NB

Date received:
08-Dec-2009
No of days: 62

Simon West

Alterations to listed building (new entrance door, french doors
and internal alterations)
71, Main Road, Dyke, Bourne, Lincolnshire, PE10 0AF

Reason for non-determination:

Awaiting additional info

S09/2822/FULL/PL

Date received:
11-Dec-2009
No of days: 59

Mr A Agathangelou

Two storey/single storey extensions to side/rear of premises
122, Dysart Road, Grantham, NG317DU

Reason for non-determination:

Additional info requested

S09/2824/DC/PL

Date received:
09-Dec-2009
No of days: 61

Mr Lee Sowerby, BSA Design

Approval of details reserved by conditions 2 (landscaping), 5 (drainage), 7 (noise protection) & 10 (surface water run off) of p/p S04/0654
The Pallett Yard, Dallygate, Great Ponton, Grantham, NG33 5DP

Reason for non-determination:
Awaiting consultation responses

S09/2826/DC/PL

Date received:
09-Dec-2009
No of days: 61

Mr Lee Sowerby, BSA Designs Ltd

Approval of details reserved by conditions 1 (landscaping), 2 (noise) & 6 (boundary treatment) of p/p S05/1062
The Pallett Yard, Dallygate, Great Ponton, Grantham, NG33 5DP

Reason for non-determination:
Awaiting consultation responses

S09/2827/FULL/NB

Date received:
27-Nov-2009
No of days: 73

Mr C Riddle

Extension to existing dwelling, change of use and extension to existing barns to form dwelling and erection of dwelling
47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP

Reason for non-determination:
Awaiting additional info

S09/2829/LB/NB

Date received:
27-Nov-2009
No of days: 73

Mr C Riddle

Extension and alterations of farmhouse, conversion and extension and re-build of barn and dovecote
47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP

Reason for non-determination:
Awaiting additional info

S09/2841/DC/PWM

Date received:
02-Dec-2009
No of days: 68

Mr Peter Thomas

Approval of details reserved by conditions 4 (colour of timberwork) & 5 (joinery details) of S09/0862/HSB
Manor Barn, Church Lane, Pickworth, Sleaford, NG34 0TF

Reason for non-determination:
Awaiting amended plans

S09/2842/DC/PWM

Date received:
02-Dec-2009
No of days: 68

Mr Peter Thomas

Approval of details reserved by conditions 4 (colour of timberwork) & 5 (joinery details) of S09/1157/LB
Manor Barn, Church Lane, Pickworth, Sleaford, NG34 0TF

Reason for non-determination:
Awaiting amended plans

S09/2843/FULL/JST

Date received:
07-Dec-2009
No of days: 63

Mr J Spindlow, EFR Construction Limited

Erection of dwelling
Plot adjacent, 64, North Road, Bourne

Reason for non-determination:
Awaiting confirmation of withdrawal

S09/2844/LB/IVW

Date received:
07-Dec-2009
No of days: 63

Justin Welham, JB Design Architectural Services

Alteration and extension of listed building
Chapel Barn House, 18, High Street, Swinstead, Grantham,
Lincolnshire, NG33 4PA

Reason for non-determination:

Awaiting amended drawings

S09/2847/FULL/NB

Date received:
02-Dec-2009
No of days: 68

Mr R Jose, R J Contractors Limited

Erection of terrace of 3 dwellings
Hawthorne House, 35, Towngate West, Market Deeping,
Peterborough, Lincolnshire, PE6 8DG

Reason for non-determination:

Awaiting highway comments

S09/2857/FULL/PL

Date received:
01-Dec-2009
No of days: 69

Ashbon Laundry

Extension to laundry building and change of use of land for
vehicle parking & storage in connection with laundry use
Ashbon Laundry, Alma Park Road, Grantham, NG31 9SE

Reason for non-determination:

Query on highway issues

S09/2861/HSH/PL

Date received:
07-Dec-2009
No of days: 63

Mr & Mrs Adrian Brown

Single storey rear extension
The Old Tavern, Bakers Lane, Westborough, Newark,
NG235HL

Reason for non-determination:

Revised drawings received

S09/2890/DC/PJM

Date received:
10-Dec-2009
No of days: 60

Mr Matt Horridge, Barratt Homes North Midlands

Approval of details required by Conditions 2 (materials), 3
(drainage), 4 (boundary treatments), 5 (landscaping) and 7
(road and footway construction) of S09/0629
Land Off Dysart Road/Autumn Park, Dysart Road, Grantham,
Lincs

Reason for non-determination:

Awaiting consultee responses

TP/08/0011/TP/MCC

Date received:
12-Aug-2008
No of days: 545

Mrs Janet Gould-Martin

Works on trees protected by a Tree Preservation Order
20, Rowanwood Drive, Gonerby Hill Foot, Grantham,
NG318GT

Reason for non-determination:

Awaiting further info

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 30 NOVEMBER – 11 DECEMBER 2009**

S09/1934/FULL

Applicant: Mr Alan Hamasala
Proposal: Retention of two refrigerator motor units
Location: 9, Wharf Road, Grantham, NG31 6BA
Decision: Refused - 07 December 2009

S09/1975/LB

Applicant: Mr Andrew Carrington Hayward
Proposal: Alterations to listed building
Location: Crosburn House, 40, Main Road, Long Bennington,
Newark, NG235DJ
Decision: Approved conditionally - 30 November 2009

S09/1994/FULL

Applicant: M Laffey Ltd
Proposal: Formation of noise attenuation bund
Location: Leather Bottle Farm, Stragglethorpe Lane, Fulbeck,
Grantham, Lincolnshire, NG32 3JE
Decision: Approved conditionally - 08 December 2009

S09/2136/FULL

Applicant: Mr J Taylor
Proposal: Erection of bungalow
Location: R/o 43 Church Street, Long Bennington, Newark, NG235ES
Decision: Approved conditionally - 08 December 2009

S09/2137/HSH

Applicant: Mr D Reid-Hughes
Proposal: Erection of single storey front extension to dwelling
Location: Plot 3, 35, Towngate West, Market Deeping
Decision: Approved conditionally - 30 November 2009

S09/2154/HSH

Applicant: Mr Michael Flanagan
Proposal: Demolition of existing single storey extension and
prefabricated detached garage and erection of new two
storey and single storey extensions
Location: The Cottage, The Green, Little Humby, Grantham,
Lincolnshire, NG33 4HW
Decision: Refused - 30 November 2009

S09/2204/FULL

Applicant: Mr Paul Bridle
Proposal: Change of use from domestic annexe to independent
dwelling
Location: Mole End, Signal Road, Grantham, Lincs, NG31 9BL
Decision: Approved conditionally - 02 December 2009

S09/2212/HSH

Applicant: Mr & Mrs Waudby
Proposal: Erection of garden room
Location: Manor Crest, 8, West End, Harlaxton, Grantham, NG321HE
Decision: Approved conditionally - 04 December 2009

S09/2213/LB

Applicant: Mr & Mrs Waudby
Proposal: Erection of garden room on Listed Building
Location: Manor Crest, 8, West End, Harlaxton, Grantham, NG321HE
Decision: Approved conditionally - 04 December 2009

S09/2231/HSH

Applicant: Mr & Mrs Knight
Proposal: Erection of conservatory to rear of dwelling
Location: 43, Cloven Ends, Langtoft, Peterborough, Lincolnshire, PE6 9LF
Decision: Approved conditionally - 01 December 2009

S09/2235/HSH

Applicant: Mr K Russell
Proposal: Erection of spiral staircase and terrace
Location: 10, Bath Row, Stamford, PE9 2QU
Decision: Approved conditionally - 02 December 2009

S09/2236/LB

Applicant: Santander Global Facilities
Proposal: Internal alterations
Location: Bradford & Bingley Estate Agents, 55, High Street, Stamford, PE9 2AW
Decision: Approved conditionally - 30 November 2009

S09/2238/LB

Applicant: Mr K Russell
Proposal: Alterations to listed building including demolition of outhouse, erection of terrace, external staircase and internal alterations.
Location: 10, Bath Row, Stamford, PE9 2QU
Decision: Approved conditionally - 02 December 2009

S09/2248/AD

Applicant: Mr J Beale, Ardington Jewellery Ltd
Proposal: Advertisement consent for hanging signage
Location: 64, High Street, Stamford, Lincs, PE9 2AW
Decision: Approved conditionally - 11 December 2009

S09/2249/HSH

Applicant: Mr M Aikman
Proposal: Erection of Conservatory
Location: 31, Swallow Hill, Thurlby, Bourne, PE100JB
Decision: Approved conditionally - 01 December 2009

S09/2251/HSH

Applicant: Mr J Orford
Proposal: Erection of two storey rear extension, monopitch roof over utility and w.c. and internal alterations
Location: 16, Meadow Road, Market Deeping, Peterborough, PE6 8PF
Decision: Approved conditionally - 03 December 2009

S09/2255/HSH

Applicant: G S Robinson(Builders)Ltd
Proposal: Erection of two storey rear extension to dwelling
Location: 21, Stamford Road, Market Deeping, Peterborough, PE6 8AB
Decision: Approved conditionally - 01 December 2009

S09/2259/FULL

Applicant: Mr M Evans
Proposal: Erection of dwelling
Location: 88, Queens Walk, Stamford, Lincolnshire, PE9 2QE
Decision: Approved conditionally - 11 December 2009

S09/2267/FULL

Applicant: Mr M Wade
Proposal: Conversion of outbuilding to provide holiday cottage
Location: 15, Glen Road, Castle Bytham, Grantham, NG334RJ
Decision: Approved conditionally - 11 December 2009

S09/2269/HSH

Applicant: Mr S McNicol
Proposal: Erection of single storey rear extension to dwelling
Location: 41, Meadway, Market Deeping, Peterborough, PE6 8BE
Decision: Approved conditionally - 07 December 2009

S09/2271/HSH

Applicant: Mr Paul Johnson
Proposal: Removal of single garage and erection of double garage
Location: 12, Gainsborough Road, Stamford, Lincolnshire, PE9 1DH
Decision: Approved conditionally - 07 December 2009

S09/2285/FULL

Applicant: Mr Tim Gowin
Proposal: Demolition of dwelling and erection of replacement dwelling
Location: 1, Bourne Road, Colsterworth, Grantham, NG33 5JG
Decision: Approved conditionally - 01 December 2009

S09/2293/HSH

Applicant: R McKee & R Cant
Proposal: Single storey rear extension
Location: 2, Fish Well Close, Skillington, Grantham, NG335ES
Decision: Approved conditionally - 07 December 2009

S09/2295/HSH

Applicant: Mr C Parmley
Proposal: Retention of partial conversion of garage to living accommodation and loft conversion
Location: 4, Braceby Road, Ropsley, Grantham, NG334BN
Decision: Approved conditionally - 03 December 2009

S09/2306/HSH

Applicant: Mr P Bullen
Proposal: Erection of car port and porch
Location: Station House, Station Road, Corby Glen, Grantham, Lincs, NG33 4LB
Decision: Approved conditionally - 03 December 2009

S09/2310/HSH

Applicant: Mr K Davison & Miss L Tresarden
Proposal: Rear ground floor extension to dwelling
Location: 17, Elliot Close, Grantham, NG319QX
Decision: Approved conditionally - 09 December 2009

S09/2336/HSH

Applicant: Mr B K Barwell
Proposal: Erection of 2m. high wooden fence
Location: 114, Casterton Road, Stamford, PE9 2UQ
Decision: Approved conditionally - 03 December 2009

S09/2342/FULL

Applicant: Mrs L Camm
Proposal: Temporary siting of mobile home and steel storage container
Location: The Fens, Main Street, Fenton, Newark, NG235DE
Decision: Approved conditionally - 08 December 2009

S09/2344/HSH

Applicant: Mrs Cilla Eisner
Proposal: Construction of single storey arts studio, conversion to stores to prep room, two storey extension to house, provision of double garage with access from West Meadows, installation of solar panels and alterations to dwelling
Location: Home Farm House, Bottesford Road, Allington, Grantham, NG322DH
Decision: Approved conditionally - 04 December 2009

S09/2346/LDP

Applicant: Mrs Jennifer Whyman
Proposal: Certificate of Lawfulness for proposed development - erection of garden room extension
Location: 20, Village Streets, Gelston, Grantham, NG32 2AE
Decision: Lawful Development - 01 December 2009

S09/2348/HSH

Applicant: Mr P Woods
Proposal: Single storey extension to front of existing dwelling
Location: 23, St Andrews, Grantham, NG31 9PE
Decision: Approved conditionally - 08 December 2009

S09/2360/HSH

Applicant: Mr & Mrs Richard Withington
Proposal: Single storey rear extension to dwelling (garden room)
Location: Glebe Farm, Allington, Grantham, NG32 2DT
Decision: Approved conditionally - 08 December 2009

S09/2364/FULL

Applicant: Mr & Mrs P A Farrell
Proposal: Siting of a mobile home
Location: Priors Meadow, Stowgate, Deeping St. James, Peterborough, PE6 8RW
Decision: Approved conditionally - 11 December 2009

S09/2365/HSH

Applicant: Mr S Wright
Proposal: Erection of two storey rear extension to dwelling
Location: 7, Church Lane, Little Bytham
Decision: Approved conditionally - 11 December 2009

S09/2366/TP

Applicant: Mr Hugh Wilson
Proposal: Fell two Silver Birch trees (T2 & T4) and ornamental Apple (T6) and replace with 2no. Liquidamber styraciflua
Location: The Home Farm, Fenton Road, Stubton, Newark, Lincolnshire, NG23 5DB
Decision: TC&P - Work allowed - 30 November 2009

S09/2383/HSH

Applicant: Mr N Bingham
Proposal: Erection of rear facing conservatory to join with existing
Location: 2, The Avenue, Market Deeping, Peterborough, PE6 8BA
Decision: Approved conditionally - 10 December 2009

S09/2390/HSH

Applicant: Mr J Taylor
Proposal: Demolish existing conservatory, erection of single storey rear extension.
Location: 7, Spalding Road, Bourne, PE109LE
Decision: Approved conditionally - 02 December 2009

S09/2395/HSH

Applicant: Mr T Wells
Proposal: Erection of single storey side extension
Location: 9, Tudor Close, Thurlby, Bourne, PE10 0QJ
Decision: Approved conditionally - 04 December 2009

S09/2415/HSH

Applicant: Mr T Ancliffe
Proposal: Ground floor and first floor extensions to dwelling
Location: Middle Cottage, Main Street, Syston, Grantham, NG32 2BX
Decision: Approved conditionally - 08 December 2009

S09/2442/HSH

Applicant: Mr P Livingstone
Proposal: Single storey extension to rear of dwelling
Location: The Barns, Holywell Road, Castle Bytham, Grantham, NG33 4SL
Decision: Approved conditionally - 10 December 2009

S09/2474/AD

Applicant: Stephen Short, Escritt Barrell Golding
Proposal: Replacement fascia sign and hanging sign
Location: 25, St Peters Hill, Grantham, Lincolnshire, NG31 6QF
Decision: Approved - 08 December 2009

S09/2482/DC

Applicant: Mr Neil Dempster
Proposal: Approval of details required by Condition 2 (materials) of S09/0498
Location: The Nurseries, Bottesford Road, Allington, Grantham, NG322DH
Decision: Approved - 04 December 2009

S09/2488/HS

Applicant: Mr & Mrs B Login
Proposal: Rear side extension to existing kitchen
Location: 55, Dudley Road, Grantham, NG319AA
Decision: Approved conditionally - 10 December 2009

S09/2519/OUT

Applicant: Mr R. Potts
Proposal: Erection of single storey dwelling
Location: 46, Main Road, Long Bennington, Newark, Lincolnshire,
NG23 5DJ
Decision: Withdrawn - 07 December 2009

S09/2537/HS

Applicant: Mr E. Allen
Proposal: Erection of single storey rear extension
Location: Rectory Farm, Spalding Road, Deeping St James, Spalding,
Lincolnshire, PE11 3DW
Decision: Refused - 11 December 2009

S09/2543/AD

Applicant: Wilkinson Group
Proposal: Erection of fascia signs, 1 projecting sign and 1 collection
point sign
Location: Wilkinson, 4, The Pantiles, Grantham, NG316EQ
Decision: Approved conditionally - 08 December 2009

PLANNING APPEALS 2009/2010 (excluding Enforcements)

NO OF APPEALS DETERMINED (based on Decision Date)

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10
LODGED	107	55	56	39	57	52
DISMISSED	67½	52½	37	35	38	26½
ALLOWED	21½	20½	11	14	18	12½
WITHDRAWN	3	5	5	2	2	0
OUTSTANDING	53	29	32	17	13	20

APPEALS OUTSTANDING AT 31 JANUARY 2010

<u>S07/0720/FULL</u> IVW Burghley House Preservation Trust Extensions and alterations to hotel and works of partial demolition Lady Annes Hotel, 36-38, High Street, St. Martins, Stamford	Public Inquiry	<u>Start Date</u> 01-Oct-2009 <u>Date of H / I</u> 03-Feb-2010	
<u>S07/LB/6788/LB</u> MAS Burghley House Preservation Trust Extensions and alterations to listed building and works of partial demolition Lady Annes Hotel, 36-38, High Street, St. Martins, Stamford	Public Inquiry	<u>Start Date</u> 01-Oct-2009 <u>Date of H / I</u>	
<u>S08/0898/FULL</u> JST Mrs S L Renner Retention of 2 mobile homes Bridge House, Toft, Bourne, PE100JT	Written Evidence	<u>Start Date</u> 02-Apr-2009 <u>Date of H / I</u> N/A	
<u>S09/0079/MJRF</u> KJC Mr T Bower 13 mobile homes & 13 touring caravans for gypsies & travellers as defined by paragraph 15 of the ODPM Circular 01/2006 and alterations to access (Resubmission) Land North Of Fallows End, Stragglethorpe Lane, Fulbeck, Grantham, Lincs	Public Inquiry	<u>Start Date</u> 23-Jun-2009 <u>Date of H / I</u> 12-Jan-2010	
<u>S09/0208/FULL</u> PWM Mr & Mrs Waudby Erection of garden room 8, West End, Harlaxton, Grantham, NG32 1HE	Written Evidence	<u>Start Date</u> 20-Aug-2009 <u>Date of H / I</u> N/A	

<p><u>S09/0428/FULL</u> PWM Mr L Ballaam Extensions and alterations to dwelling and erection of detached double garage/office Paddock Cottage, Oasby, Grantham, NG323NA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 07-Oct-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/0737/MJRF</u> JST Mr P Sharman, Baxter & King Erection of 15 'affordable' dwellings and associated infrastructures Land Adj, Dickens Close/Stowe Road, Langtoft</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 11-Nov-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/0894/LB</u> NB Mr N Paget, Easton Bevins Alterations to listed building (replacement signs and internal alterations) 7, High Street, Stamford, PE9 2AL</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 08-Jan-2010 <u>Date of H / I</u> N/A</p>	
<p><u>S09/1009/LB</u> NB Precision Sports Limited Alteration to listed building (Signage) 27-29 St Georges Street, Stamford, PE9 2BJ</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 10-Sep-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/1075/AD</u> NB Precision Sports Limited Retention of 5 no individual merchandise logo signs 27-29 St Georges Street, Stamford, Lincolnshire, PE9 2BJ</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 07-Aug-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/1076/HSB</u> JST Mr & Mrs T Siddall Erection of rear extension and alterations 14, Casewick Lane, Uffington, Stamford, PE9 4SX</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Sep-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/1078/LB</u> JST Mr & Mrs T Siddall Erection of rear extension and alterations to listed building 14, Casewick Lane, Uffington, Stamford, PE9 4SX</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Sep-2009 <u>Date of H / I</u> N/A</p>	
<p><u>S09/1219/AD</u> PL Mr Mark Ellis, RJE Leisure Limited Retention of two banner signs and one V board in front of premises Oceans Health & Fitness Club, Dysart Road, Grantham, NG31 7LE</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 08-Oct-2009 <u>Date of H / I</u> N/A</p>	

<p><u>S09/1241/FULL</u> NB Branch Bros (Mkt Dpg) Ltd Erection of storage racking (retrospective) 106, Bridge Street, Deeping St. James, Peterborough, PE6 8EH</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Dec-2009</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/1367/FULL</u> RV Mrs M Hill Change of use of agricultural buildings to B1/B8 use (light industrial/storage/distribution) Piper Holt Farm, Folkingham Road, Billingborough, NG34 ONT</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 13-Jan-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/1402/FULL</u> IVW Waterwheel Limited Creation of new access Manor House Farm, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 11-Jan-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/1465/LB</u> IVW Waterwheel Limited Alterations to curtilage wall Manor House Farm, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 11-Jan-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/1600/FULL</u> NB Mrs A J Harris Erection of dwelling R/o Albermarle Cottage, 12, High Street, Castle Bytham</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 05-Oct-2009</p> <p><u>Date of H / I</u> 02-Feb-2010</p>	
<p><u>S09/1928/HS</u> JST Mr & Mrs D Fell Proposed two storey side extension 5, Viking Way, Thurlby, Bourne, PE100HX</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 22-Dec-2009</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/1951/FULL</u> NB Mr S Burling and Mr L Bullock Erection of 2 dwellings and garages 78a/80, Church Street, Deeping St James</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 07-Dec-2009</p> <p><u>Date of H / I</u> N/A</p>	

RECENT APPEAL DECISIONS TO END OF JANUARY 2010

Application Ref: S08/1200/MJRF JJ

Planning Inspectorate No: APP/E2530/A/09/2101710/NWF

Appeal Type: **Public Inquiry**

Appellant:	Longhurst Homes
Proposal:	Erection of 65 affordable dwellings in two phases
Site:	Land north of Manning Road, Bourne

Appeal Decision – Date:	Appeal dismissed - 12 January 2010
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SUMMARY

An application for the erection of 65 affordable dwelling was refused planning permission by the Development Control Committee on the 16 March 2009 following significant debate of the planning merits of the scheme.

The Planning Inspector considered there to be four main issues relating to the determination of the appeal. These were:

1. The effect on the supply of employment land in the locality and the operation of businesses;
2. The need for affordable housing in the area and whether the location would be suitable for its provision in the quantity proposed;
3. Whether the development would provide acceptable living conditions for future residents; and
4. The effect on the character and appearance of the area.

The Inspector concluded that the employment land should be retained and that the need for affordable housing did not outweigh the sites allocation as employment land. Although the Inspector did not raise concerns with the proposed site layout she did have concerns with regard to the proposed access arrangements which would have seen industrial vehicles having to drive through a residential estate to access the remaining employment land to the north. The Inspector was particularly concern that such an arrangement would result in noise and disturbance and safety implications given the close proximity of proposed open play space.

The appeal was therefore **dismissed**

No application for costs was made by either party.

Application Ref: S09/1231/FULL RV

Planning Inspectorate No: APP/E2530/D/09/2117213

Appeal Type: **Written Evidence**

Appellant:	Ms E Percival
Proposal:	Installation of Oil Tank
Site:	21, School Lane, Old Somerby, Grantham, NG334AH

Appeal Decision – Date:	Appeal allowed with conditions - 28 January 2010
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SUMMARY

An application was submitted for the installation on an oil tank in the front garden of the property for domestic heating.

The proposal was considered to be an unacceptable visual intrusion on the existing dwelling and neighbouring occupiers and alien feature in a predominantly front cultivated street scene.

The Inspector, whilst accepting that the tank would be stark and visually obtrusive and would have an adverse impact on the character and appearance of the dwelling, street scene and outlook of neighbouring properties, went on to allow the appeal. He felt if an appropriate comprehensive landscaping scheme were to be designed, implemented and maintained for the time the tank remains in the front garden it need not adversely affect the local environment.

No application for costs was made by either party.