

# AGENDA



For a meeting of the
<b>DEVELOPMENT CONTROL COMMITTEE</b>
to be held on
<b>TUESDAY, 9 NOVEMBER 2010</b>
at
<b><u>1.00 PM</u></b>
<b>* PLEASE NOTE TIME OF MEETING *</b>
<b>(THE LATE REPORT WILL BE AVAILABLE IN THE MEMBERS' ROOM FROM 12 NOON)</b>
in the
<b>COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM</b>
<b>Beverly Agass, Chief Executive</b>

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

**(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**

**3. DECLARATIONS OF INTEREST**

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

**4. MINUTES OF MEETING HELD ON 12TH OCTOBER 2010**

(Enclosure)

**5. PLANNING MATTERS**

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

(Enclosure)

**EXCLUSION OF THE PUBLIC**

**IT IS ANTICIPATED THAT, IN ACCORDANCE WITH SECTION 100A OF THE LOCAL GOVERNMENT ACT 1972, THE PUBLIC MAY BE EXCLUDED FROM THE MEETING DURING CONSIDERATION OF THE FOLLOWING ITEM, BECAUSE OF THE LIKELIHOOD THAT OTHERWISE EXEMPT INFORMATION, AS DESCRIBED IN PARAGRAPHS 1, 2, 3, 5 & 7 OF PART 1 OF SCHEDULE 12A OF THE ACT WOULD BE DISCLOSED TO THE PUBLIC**

**6. ENFORCEMENT ACTION RELATING TO AN UNAUTHORISED DEVELOPMENT AT LAND ADJACENT TO FALLOWS END, FULBECK LOWFIELDS**

Report No. PLA854 from the Enforcement Officer

(To follow)

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

Report No. PLA853 by the Acting Lead Professional.

(Enclosure)

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



## **MINUTES**

### **DEVELOPMENT CONTROL COMMITTEE**

### **TUESDAY, 12 OCTOBER 2010**

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#### **COMMITTEE MEMBERS PRESENT**

Councillor Adams (Vice-Chairman)  
Councillor Cook  
Councillor Exton  
Councillor Mrs Gaffigan  
Councillor Helyar  
Councillor Higgs  
Councillor Holmes  
Councillor Howard  
Councillor Sam Jalili

Councillor Mrs 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 (2)  
Area Planning Officer  
Planning Technician  
Committee Support Officer  
Legal Executive

#### **OTHER MEMBERS**

Councillor Russell

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#### **50. DECLARATIONS OF INTEREST**

The following interests were declared:-

Councillors Higgs, Holmes and Mrs Smith - personal interest in application RV2, 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 their membership, with the applicant, of Bourne Town Council.

Councillor Mrs Jalili - person and prejudicial interest in application JJ2, 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 the governing body of Stamford College (the applicants).

## 51. MINUTES OF MEETING HELD ON 14TH SEPTEMBER 2010

The minutes of the meeting held on 14 September 2010 were approved as a correct record of decisions taken.

## 52. PLANNING MATTERS

*Decision:-*

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

### **KJC1**

Application ref: S10/1038/MJRO

Description: Outline application for residential development

Location: Springfield Park, Caunt Road, Grantham, NG31 7BG

Decision: Deferred

Noting comments from the Highway Authority, Partnership Project Officer (Affordable Housing), Environment Agency, Environmental Protection (Contamination), Anglian Water, Senior Historic Environment Officer, Open Space Officer, LCC (Education), Planning Policy and Upper Witham Internal Drainage Board, comments in support from the applicant, and a note of the Section 106 Heads of Terms; late information report circulated to Members at the meeting including comments from the Open Space Officer, further supporting information from the applicant, including a plan of the site, and suggested alterations to conditions, 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 Acting Lead Professional, after consultation with the Chairman or Vice Chairman subject to the summary of reasons referred to in the case officer's report, and subject to the completion of a Section 106 Agreement or unilateral undertaking in relation to appropriate developer contributions and affordable housing, and to appropriate conditions, to include the conditions in the main and late reports, and also conditions in relating to the submission of a design and access statement and to a maximum number of 61 dwellings on the site. As the Section 106 Agreement or unilateral undertaking has not been concluded prior to the committee, a period not exceeding six weeks post the date of the committee shall be set for the completion (including signing) of the agreement or undertaking. In the event that the agreement or undertaking has not been concluded, and where in the opinion of the Acting Lead Professional, in consultation with the Chairman or Vice-Chairman, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the

necessary infrastructure or community contributions essential to make what would otherwise be unacceptable developments acceptable have not been forthcoming.

## **JJ1**

Application ref: S10/1757/FULL  
Description: Erection of medical centre  
Location: The Charles Read School, Bourne Road, Corby  
Glen, Grantham, Lincolnshire, NG33 4NT  
Decision: Deferred

Noting comments made during the public speaking session from:-

Dr John Elder - Corby Glen Surgery - in support  
Richard Black - Applicants

together with comments from NHS Lincolnshire, Lincolnshire Wildlife Trust, Heritage Lincolnshire Archaeology, Environmental Protection Officer, LCC Children's Services and the Highway Authority, no objection from the Parish Council; late information report circulated to Members at the meeting including further observations from Sport England and LCC Children's Services, no objection from the Lincolnshire Wildlife Trust and a further letter expressing full support from the Parish Council together with a letter from a local resident and officer comments on the information received, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be deferred to the Lead Professional, subject to consultation with the Chairman or Vice Chairman, and subject to Sport England withdrawing the requested condition in relation to the provision of additional sports facilities. As an amendment, it was proposed and seconded that the application be approved. Following further discussion, the amendment was withdrawn and the proposition to defer for determination by the Acting Lead Professional, after consultation with the Chairman or Vice Chairman, was agreed, subject to the summary of reasons referred to in the case officer's report and subject to Sport England withdrawing the requested condition, subject to an amendment to condition 5 in relation to the pedestrian crossing and subject also to the requirements of Environmental Health Services and other appropriate conditions.

*(3.08 pm - Councillor Mrs Jalili left the meeting, having declared an interest).*

## JJ2

Application ref:	S10/1772/FULL
Description:	Application under Section 73 of the Town and Country Planning Act 1990 to Amend Condition 3 (parking areas) and 5 (approved drawings) to allow minor amendments previously approved scheme (S10/0361)
Location:	New College Stamford, Drift Road, Stamford, PE9 1XA
Decision:	Approved

Noting no objection from the Highway Authority, Stamford Town Council or the Environment Agency 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 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. The arrangements shown on the approved plan 090347/PL/130 Rev G and 090347/PL/120 Rev G received on 31 August 2010 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
4. 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.
5. This permission relates solely to the application as amended by drawing numbers 090347/PL/120 Rev B, 090347/PL/130 Rev G, 090347/PL/131 Rev G, 090347/PL/132 Rev G, 090347/PL/133 Rev G, 090347/PL/140 Rev F and 090347/PL/142 Rev G received on 31 August 2010 and drawing 090347/PL/160 Rev B received on 3 August

2010.

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. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.
3. 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.
4. 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.

*(3.12 pm - Councillor Mrs Jalili returned to the meeting).*

**RV1**

Application ref:	S10/1939/FULL
Description:	Conversion of former public house to 3 flats with demolition of rear function room and replace with extension to main building
Location:	74, North Street, Bourne, Lincolnshire, PE10 9AJ
Decision:	Approved

Noting comments from Heritage Lincolnshire, an objection from Bourne Town Council and comments from a nearby resident, together with further observations of the Highway Authority, requesting a condition, 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.

3. 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.
4. The arrangements shown on the approved plan 0919PLO7AB dated 26 August 2010 for the parking/turning of a vehicle shall be available at all times when the premises are in use.

*(3.17 pm - Councillor Russell (not a member of the committee) left the meeting).*

## **RV2**

Application ref: S10/1928/HSB

Description: Erection of two storey side extension to dwelling

Location: 82, Mill Drove, Bourne, Lincolnshire, PE10 9BZ

Decision: Approved

Noting no objection from Bourne Town Council and comments 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

It was proposed and seconded that;

### **EXCLUSION OF THE PUBLIC**

**IN ACCORDANCE WITH SECTION 100A(4) OF THE LOCAL GOVERNMENT ACT 1972, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE LIKELIHOOD, IN VIEW OF THE NATURE OF THE BUSINESS TO**

**BE TRANSACTED, THAT IF MEMBERS OF THE PUBLIC WERE PRESENT, THERE WOULD BE A DISCLOSURE TO THEM OF EXEMPT INFORMATION AS DEFINED IN PARAGRAPH 6 OF PART 1 OF SCHEDULE 12A OF THE ACT.**

This proposition was approved.

*(3.20 pm - the press and public left the meeting).*

**53. PROPOSED TREE PRESERVATION ORDER, FORMER POLICE STATION SITE, STONEBRIDGE ROAD, GRANTHAM**

*Decision:- That authority be given for a tree preservation order to be made in respect of trees at the former police station site, St Catherine's Road, Grantham, as now specified.*

Members considered report PLA843 from the Principal Planning Officer in relation to a proposition to make a tree preservation order with regard to trees on the former police station site at Stonebridge Road/St Catherine's Road, Grantham.

The report set out when tree preservation orders should be used, and it was confirmed that the site contained a significant number of what appeared to be good quality trees of varying species, being particularly valuable in terms of public amenity. The area proposed to be included within the order was shown on a plan attached to the report.

It was proposed, seconded and agreed that authority be given for the making of tree preservation order in respect of the area of trees at the former police station site, Stonebridge Road/St Catherine's Road, Grantham as now identified and specified.

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

The Acting Lead Professional submitted his report PLA 851 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.

**55. CLOSE OF MEETING**

The meeting closed at 3.25 pm.

# Agenda Item 5

## COMMITTEE: 9 NOVEMBER 2010

<b>NO</b>	<b>PAGE</b>	<b>PROPOSAL AND LOCATION</b>	<b>REC</b>	
PL1	09/2864	1	Erection of 2 dwellings, Gordon House Farm, 15 Back Lane, Claypole	R
KJC1	10/1040	7	Erection of 2 single storey dwellings, The Paddocks, 6 School Lane, Claypole	R
PL2	10/1804	17	Change of use of agricultural building to house livestock and erection of additional livestock building, Odd House Farm, Holme Lane, Claypole	AC
MJD1	10/1837	23	Erection of conservatory, 99 Harrowby Lane, Grantham	AC
PL3	10/1825	27	Erection of garage, store and garden room and porch to dwelling, Heathcote Farm, Main Street, Ingoldsby	AC
PL4	10/2168	31	Use existing slurry lagoon as waste transfer station, The Pig Farm, Honeypt Lane, Colsterworth	No Obj
PWM1	10/1931	35	Conversion of first floor playroom over garage to flat, Bracken House, Casthorpe Road, Barrowby	R
JJ1	10/1594	39	Application for approval of reserved matters for residential development comprising 118 no. with associated infrastructure open space and landscaping (Zone 4 Area 2), Land between West Road and South Road, Bourne	AC
JJ2	10/1732	47	Demolition of existing dwelling and erection of two 2½ storey dwellings, 6 Fox Dale, Stamford	AC
JJ3	10/1650	54	Reserved matters application for residential development incorporating access and landscaping, Former Raymond Mays Garage, Spalding Road, Bourne	AC
JJ4	10/1645	61	Reserved matters application for residential development, Rainbow Superstore, Manning Road, Bourne	AC
KJC	05/0107		Residential Development, Ermine Street, Ancaster	

## AGENDA ITEM

### Development Control Committee 9 November 2010

PL1 **S09/2864/OUT**

Target Decision Date: 15-Feb-2010

Applicant	<b>Mr Mark Revill</b> Gordon House Farm, 15, Back Lane, Claypole, Newark, NG235AA
Agent	Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
<b>Proposal</b>	<b>Erection of two dwellings (Departure from the Development Plan)</b>
<b>Location</b>	<b>Gordon House Farm, 15, Back Lane, Claypole, Newark, NG235AA</b>
App Type	Outline Planning Consent
<u>Parish(es)</u>	Claypole

## REPORT

This application was deferred from the Development Control Committee on 14 September 2010 for further advertising and consultation as a Departure from the Core Strategy.

### 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 at the request of a local member for the following reasons:

1. Removal of disused old buildings and corn dryer.
2. Remove traffic (farm) from Back Lane.
3. Stop noise from corn dryer from new development.
4. Site visit?

### The Proposal

This is an outline application seeking permission for access and layout, with all other matters reserved, for the erection of two dwellings. Within the supporting statement submitted with the application it is suggested that a two storey development with potential for accommodation in the roofspace is appropriate for the site.

## **The application site and its surroundings**

The application site is located to the rear of a pair of detached houses fronting Back Lane and is accessed via a currently gated farm access to the east side of the site. The site currently contains a selection of farm buildings, brick and tile and blockwork and profile clad, of various heights. The site boundaries are identified by a wall topped with panel fencing to the west, close boarded fencing to the east with no clear identifiable boundary to the south.

To the north are two detached houses both with accommodation in the roofspace, to the west the rear garden to Bow House and to the east a row of terraced houses in a relatively new estate. To the south are fields.

## **Site History**

No relevant history.

## **Representations Received**

Archaeological – no affects on any known sites.

Lincolnshire County Council Highways – No objection subject to suitable turning facilities and surface water run off.

Environmental Protection – No contamination land enquires.

Upper Witham Internal 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.

Environment Agency – No objections.

Comments have been received from Planning Policy who have confirmed the following:

The latest village facilities survey was during 2008, as part of the preparation of the Core Strategy, and specifically to inform Policy SP2 to identify which of the settlements in the District should be identified as Local Service Centres. As part of that process questionnaires were issued to all Parish Councils. The one returned from Claypole Parish Council stated that the village contained the following:

Primary School  
Village Hall

Food Shop/Local Shop  
Church  
Public House  
Bus Service operating every 3 hours or less frequent  
Recreational open space  
Allotments  
Children's (equipped) play area  
Mobile Library  
Pre-school playgroup

The questionnaire contained space for information about local businesses. No details were entered. No other information was provided by the Parish Council about the village.

Facilities were "scored" for each settlement and those with 21 or more points were identified as Local Service Centres. Claypole scored 18 (ie 3 points for each of the following:

Primary School, Food Shop, Village Hall, Church, PH and Recreation/open space. The facilities which Claypole lacks are:

Bus Service to nearest urban area (hourly or more often)  
Post Office (full time)  
Doctors (full time)

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

The application has been advertised in accordance with the adopted Statement of Community Involvement and one reply has been received.

The points raised in this response can be summarised as follows:

1. Development will overlook the frontage of Bow House and the main garden resulting in a major loss of privacy.
2. Unlikely that current or future tree line could provide adequate screening.
3. Back Lane is narrow with no passing places.
4. Increased risk to pedestrians.
5. There have been recurring problems to the sewage system.
6. Does this development have health and safety implications due to the current/previous use?
7. The current barns contain asbestos.
8. Is this development contrary to the development plan?

Following re-consultation on the revised layout four responses have been received, three in support of the application with one response raising the following additional points to those previously made:

1. Serious objection to any plan for more than two storeys.

Following the latest re-consultation one new response has been received supporting the application.

## **Planning 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

### Core Strategy

#### SP1 – Spatial Strategy

This is a restrictive policy directing development to the existing towns and Local Service Centres. In all other villages and the countryside development will be restricted. Proposals will only be considered acceptable if they are sites for:

A affordable housing (rural exception or allocated sites);

B agricultural, forestry or equine development;

C rural diversification projects;

D local services and facilities;

E replacement buildings (on a like for like basis); or

F conversion of buildings provided that the existing building(s):

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

- are in sound structural condition; and

- are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable site were it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

#### Policy EN1 – Protection and Enhancement of the Character of the District.

This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments and criteria 2, 4 and 10 refer in this case relating to, local distinctiveness and sense of place, the layout and scale of buildings and visual intrusion.

## **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.

Highways.

## **Officer Evaluation**

This is an outline application, seeking permission for the layout and access, for the erection of two dwellings with related garages.

The revised layout shows a better relationship with adjacent dwelling but will still result in the creation of large properties on small plots with limited private amenity space out of character with the surrounding development resulting in overdevelopment of the site.

Since last being considered by Committee the Core Strategy has been adopted. Within the Core Strategy Claypole is not identified as one of the Local Service Centres to which development will be directed so the proposal is contrary to Policy SP1,

Finally, this application does not involve the development of previously developed land, as defined within PPS3 Annex C (Definition of Previously Developed Land), with its current agricultural use.

It is noted that County Council Highways have raised no objection 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.

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

1. In the opinion of the local planning authority it is considered that the proposal for the erection of two dwellings will result in the creation of large properties on small plots with limited private amenity space out of character with the surrounding development resulting in overdevelopment of the site.

Furthermore, the site cannot be classed as 'previously developed land' contrary to PPS3.

2. The proposal is therefore contrary to PPS3 (Housing) and Policy SP1 – Spatial Strategy of the South Kesteven Core Strategy.

\* \* \* \* \*

Applicant	<b>Executors of Estate of Mr R H Martin, c/o HSBC Trust Company (UK)</b> Probate Services, PO Box 290, Sheffield, S1 2UJ
Agent	Beacon Planning Ltd 8, Quy Court, Colliers Lane, Stow-cum-Quy, Cambridge, CB25 9AU
<b>Proposal</b>	<b>Erection of two single storey dwellings</b>
<b>Location</b>	<b>6, School Lane, Claypole, Newark, NG235BQ</b>
App Type	Full Planning Permission
Parish(es)	Claypole

## REPORT

Members may recall that the application was deferred at the Development Control Committee on the 14th September 2010. This was to allow the application to be advertised as a departure from the adopted Core Strategy.

### Application Category

This is a Minor Residential Development

### Reasons for Referral to Committee

The proposed development is considered contrary to the adopted Core Strategy.

### The Proposal

The application is for the erection of two dwellings on the land to the rear of The Paddocks. The site would be divided into three plots, one retained with the existing property The Paddocks, and two for the proposed dwellings.

The existing site access would be retained for use by The Paddocks. A new vehicular and pedestrian access is proposed to the north with a width of approximately 6 metres.

The plot 3 to the rear of the site would be single storey, as would the proposed garaging. Plot 2 adjacent to The Paddocks would have a bedroom in the roof.

### The Application Site and its Surroundings

The application site has an overall area of 0.332 hectares and currently forms the garden area of The Paddocks. The existing property sits at the front of the site and is a listed building. It has an overall ridge height of 7.75m.

The area can be characterised as residential, with the exception of the former school site adjacent. The urban grain can be described as detached properties set within large plots.

## **Representations Received**

Local Highway Authority: No objection subject to conditions ensuring no obstructions on the visibility splay and parking and turning is available within the site.

Internal Drainage Board: The suitability of soakaways should be ascertained in accordance with BRE guidance.

Planning Policy:

The latest village facilities survey was during 2008, as part of the preparation of the Core Strategy, and specifically to inform Policy SP2 to identify which of the settlements in the District should be identified as Local Service Centres. As part of that process questionnaires were issued to all Parish Councils. The one returned from Claypole Parish Council stated that the village contained the following:

- Primary School
- Village Hall
- Food Shop/Local Shop
- Church
- Public House
- Bus Service operating every 3 hours or less frequent
- Recreational open space
- Allotments
- Children's (equipped) play area
- Mobile Library
- Pre-school playgroup

The questionnaire contained space for information about local businesses. No details were entered. No other information was provided by the Parish Council about the village.

Facilities were "scored" for each settlement and those with 21 or more points were identified as Local Service Centres. Claypole scored 18 (ie 3 points for each of the following:

Primary School, Food Shop, Village Hall, Church, PH and Recreation/open space. The facilities which Claypole lacks are:

- Bus Service to nearest urban area (hourly or more often)
- Post Office (full time)
- Doctors (full time)

Parish Council: No objection to the above planning application.

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

The application has been advertised in accordance with the adopted Statement of Community Involvement. 3 letters of objection have been received.

A summary of their main concerns are listed below:

1. The land on which it is proposed to build has always been private garden. The government has made a recent positive statement that developing private gardens is no longer to be allowed in terms of granting planning permission.
2. Planning permission has been requested to back fill the site with two single storey dwellings.
3. Both properties are shown to have roof lights. It is my experience that these spaces have, after construction been converted to into living accommodation which would impact on mine and my neighbours privacy.
4. The garage/bike facility would have a big impact on the 'old school' which now has planning permission for residential development.
5. The permission implies that these two properties imply that these two properties are required to enable the owner of the site to make good and improve the Grade II listed cottage that has fallen into disrepair. The only reason the cottage has fallen into disrepair is that they have taken many years to decide what to do with the property.

One additional representation has been received as a result of the application being re-advertised as a departure from the development plan. A summary of the main issues raised are listed below:

1. At the previous meeting Councillors applied arguments that had nothing to do with Planning Regulations.
2. The land involved is a paddock upon which houses cannot be built.
3. It is 'Green' land, which is designated as a non-building zone.
4. The village is officially coded as 'unsustainable'
5. It would damage mature trees. For these reasons, planning permission should not be granted.

## **Supporting Information from the Applicant's Agent**

The application has submitted comprehensive documents in support of the application. These include:

Design and Access Statement  
Planning Statement  
Heritage Statement

Additionally, a letter has been submitted relating to recent changes to policy:

### Changes to PPS3

The recent changes to this Guidance Note excludes garden land from being considered as 'brownfield' or previously developed land. This is only seen as being material to the Claypole site if there is seen to be an issue with the loss of the garden land or it conflicts with the Councils housing density policies. The site is not within a Conservation Area. The site has an exceptionally large plot well above average when compared with the surrounding land use pattern. It is argued that the plot can be divided into three as proposed and still maintain good sized gardens for all three units. The subdivision can be carried out without any material harm occurring to the setting of the Listed Building or the locality in general. Similar infill developments have been approved within the village and thus this is seen as following the general pattern of development here. On this basis the issues of use of garden land and the density of the scheme are not seen as the key material issues for the proposals. The changes to PPS3 are not considered to be significant in the consideration of the proposals.

### PPS5

The proposals have at no time been tabled as being enabling development. It is not argued that the new build is essential to secure the future of the Listed Building. Nor have the proposals tabled been considered to be contrary to policy to meet the tests on enabling development. In seeking to establish this the pre application discussions with South Kesteven District Council established that the principle of development in the curtilage of the Listed Building could be supported provided any new development was subordinate in form and carefully located and designed to complement the Listed Building.

The circumstances relating to the site ownership meant that enabling development is not appropriate here. The property has been left in a will for the benefit of a number of national charities. Under the provisions of the legislation governing how the charities benefit from the estate, the maximum value for the site has to be sought. Given the sensitivity of the site an initial application was prepared for the repairs and refurbishment of the Listed Building. Having secured a Listed Building Consent for these works, an experienced architectural practice with experience of designing in a historic location were employed to produce a detailed application for the new build units. Whoever purchases the site will therefore have the benefit of the permission for the new units and the Listed Building Consent for the historic building which sets out the required works to stabilise the building and bring it back into habitable use.

Once this application is determined the site can be sold with the benefit of these three respective consents which will secure both the conservation of the Listed Building whilst providing small single storey units within the village providing flexible accommodation for lifetime home requirements. It is therefore argued that the future of the site as a whole has been addressed. The long term future of the Listed Building has been addressed without the new build element being tabled as being enabling development.

## The emerging Core Strategy

It is understood that the emerging policy, shortly to be adopted does not identify Claypole as a sustainable location for additional housing development. However this does not change the current situation under the Interim Housing Policy Statement 2005. This has not identified Claypole as a local service centre to allow development to occur here. However, Members have been willing to set aside this policy to allow some small scale housing developments within the village notwithstanding this policy context.

The 2006 South Kesteven Housing Need Study identified a shortfall in owner occupied small (two bed) units. Being two and three bedroom units it is argued the new units will feed into this identified need.

The proposals will be sustainable in terms of the location of the site in terms of the village of Claypole. The site is located centrally within the settlement and well located to the facilities which exist here. It is argued that the proposals are part of the organic development of the village which will maintain the vitality of the existing settlement. The restrictions of the policy are aimed at major development proposals to expand the settlement rather than small scale development of the nature proposed here.

Given that the proposals can be demonstrated not to cause any demonstrable harm the character and appearance of the locality and the housing to be provided caters for an identified local need there is good reason in this instance to allow this development notwithstanding the provisions of the Core Strategy/Housing Strategy.

Additional highway information has also been provided regarding highway matters and visibility splays.

## Relevant Site History

S09/0902 – Repairs and alterations to existing building was granted listed building consent on 12/6/2009.

S09/2432 – Planning permission was granted for the conversion of the former school to three residential units on 3/2/2010.

S08/0287 - A single dwelling on land adjacent The Nook, Chapel Lane. Claypole was granted planning permission on 21 May 2008. The summary of the reason for approval are listed below:

“The village of Claypole offers a variety of facilities and in particular, is located within 5 miles of the town of Newark. In those circumstances, the proposal accords with Planning Policy Statement 1 (PPS1)-delivering sustainable development and policies H7 and EN1 of the Saved policies of the South Kesteven Local Plan. Although it would constitute a

departure from the main provisions of the Interim Housing Policy, on this occasion it is considered that any such conflict is not a bar to the development proposed”.

S09/0944 – Outline planning permission was granted for residential development on 25th February 2010. The summary for the reason for approval is listed below:

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 Interim Housing Policy, on this occasion it is considered that any such conflict is not a bar to the development proposed.

### **Policy Considerations**

PPS1 – Delivering Sustainable Development

PPS3 – Housing

PPG13 – Transport

PPS25 – Development and Flood Risk

#### South Kesteven Core Strategy

SP1 – Spatial Strategy

This policy is aimed at directing the majority of all new development towards Grantham to support and strengthen its role as a sub-regional centre.

It also looks to direct development to brownfield sites within the built up areas of the identified Local Service Centres. In other villages and the countryside development is to be restricted and only considered acceptable if they are sites for:

- A – affordable housing (rural exception or allocated)
- B – Agriculture, forestry or equine development
- C – Rural diversification projects
- D – Local Services and centres
- E – Replacement buildings (on a like for like basis); or
- F – Conversion of buildings provided that the existing building(s):

contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form;  
are in sound structural condition; and

are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

In all cases planning permission will only be granted on a less sustainable where it has been proven that there are no other more sustainable options available or there are other overriding material considerations.

## SP2 – Sustainable Communities

Outside of the main towns, this policy directs development to rural settlements where localised service use is already strong.

## H1 – Residential Development

This policy sets out the broad policy framework for the amount and distribution of new homes across the District. This is achieved by setting targets for development in each town, Local Service Centres and the rural areas.

### **Key Issues**

#### Compliance with Policy

The proposed development would result in the creation of two residential units in a village that is not regarded as a sustainable location by the newly adopted Core Strategy. Policy SP1 clearly identifies which locations residential development should be focused, specifically the three market towns and the local service centres as defined by Policy SP2. Claypole is not a Local Service Centre.

Outside of these settlements, new build market housing is considered to be contrary to the adopted Core Strategy and the thrust of current sustainability guidance. It is accepted that planning permission for residential development in Claypole has been granted contrary to policy in the past. In those instances members of the development control committee have previously attached significant weight to the proximity of Newark to Claypole and the facilities this would provide.

The following paragraph formed part of the Officer report on a recent planning application that was approved for residential development in Claypole:

“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”.

(Planning Ref: S09/0944).

It is considered that the adopted Core Strategy has significant weight in the determination of this application. It is the most up to date policy document and clearly represents the spatial policy framework for the district embracing current government guidance.

The document was the subject of extensive consultation with the local community and other key stakeholders as such it is a vision for the District and sets out how that vision can be achieved through decisions made about different land uses, location and form of development.

Notwithstanding that there have been previous grants of planning permission in Claypole they were prior to the adoption of the Core Strategy. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. It is not considered the proximity of Newark to Claypole is sufficient to outweigh the conflict with the Core Strategy.

Additionally, the recent changes to PPS3 have removed garden land from the definition of brownfield land. Whilst it is accepted that, in order to maintain a five year supply of land, there may have to be residential on greenfield sites, these should be in sustainable locations, which Claypole is not considered to be.

#### Residential Amenity

Whilst the proposed dwelling on plot 2 would have a room in the roof the overall ridge heights of the dwellings are less than 6 metres in height and significantly below that of the existing building located at the front of the site.

The proposed dwellings would be located at sufficient distance from the existing neighbouring properties to ensure that there would not be any significant overlooking and loss of privacy or overshadowing/loss of daylight sunlight that could justify refusal of planning permission on these grounds.

## Visual Amenity

The proposed scheme has been designed following extensive consultation with the Councils conservation officer. The proposed dwellings are designed to be subordinate to the existing property as it is a listed building and not have any significant detrimental impact on its setting. Accordingly it is considered that the proposed development would not have any significant detrimental impact on the character and appearance of the street scene or have any detrimental impact on the setting of the adjacent listed building.

## Highway Safety

Significant information relating to traffic speeds and achievable visibility splays have been submitted by the applicant in support of the application. The local highway authority has not objected to the proposed development. As such it is considered that the proposed development would not be detrimental to highway safety.

## Conclusion

The proposed development would result in a residential development in an unsustainable location. Any future occupiers of the proposed dwellings would be reliant upon the motor vehicle for access to essential facilities to meet daily needs.

## Section 106 Heads of Terms

Not applicable in this instance

## Crime and Disorder Implications

It is not considered that the proposed development raises any significant crime and disorder issues.

## 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. The proposed dwellings would be located in a village that does not have access to services and facilities considered to be essential or desirable to meet the daily needs of future occupiers. As such future occupiers would be reliant upon the use of private cars to access these services and facilities resulting in unsustainable travel patterns.

As such the proposed development is considered contrary to Policy SP1, SP2 and H1 of the adopted Core Strategy and the general sustainable objectives as set out in PPS1 Delivering Sustainable Development, PPS3 Housing and PPG13 Transport.

2. The proposed development would result in the construction of two dwellings on garden land which is considered to be a greenfield site as defined by revised PPS3 (June 2010). Whilst it is accepted that in order to maintain a five year supply of housing land there may need to be residential development on green field sites. However, sustainable locations should be considered ahead of unsustainable locations. A grant of planning permission in this instance would undermine the sustainability objectives set out in the adopted Core Strategy policies SP1, SP2 and H1 and would be contrary to revised PPS3 (June 2010).

\* \* \* \* \*

Applicant	<b>Mr Trevor Allen, TJ &amp; KG Allen</b> 22, Barnby Lane, Claypole, Newark, NG235BD
Agent	
Proposal	<b>Change of use of agricultural building to house livestock and erection of additional livestock building</b>
Location	<b>Odd House Farm, Holme Lane, Claypole, Newark, NG23 5AP</b>
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 has been referred to the Development Control Committee at the request of a two local members for the following reasons:

Excessive noise and smell nuisance

Visually intrusive to neighbour

Proximity to barn conversion

Retrospective application as one barn already erected and used for livestock.

**The Proposal**

This is a full application for the change of use of an agricultural building to house livestock and the erection of an additional livestock building.

**The application site and its surroundings**

The application site is located either side of a track to the west of Holme Lane, approximately 1500 metres to the north of the village of Claypole. One barn has already been erected to the north side of the track and currently used to house livestock, with the surrounding land currently in use for agriculture.

To the east of the application site located on the inside of a bend in Holme Lane are further agricultural buildings associated with the existing farming business, a recently built replacement dwelling for the former farmhouse and a redundant barn, currently being converted to a dwelling under a planning permission granted in 2008.

To the north of the application site there are a further two dwellings, approximately 350 metres away that are accessed off Holme Lane.

## **Site History**

In November 2008 an agricultural determination application for the erection of an agricultural storage building was determined by the Council as not requiring a planning application.

In July 2010 a further agricultural determination application was received for a replacement agricultural building. During the consideration of this application it was found that the storage building considered in 2008 above, had been erected in the wrong location and was being used for the housing of livestock.

## **Representations Received**

Claypole Parish Council - This is an application for change of use of agricultural building to house livestock and erection of additional livestock building.

Background : The proposal is described as "Shed 1 with planning for agriculture erected in 2009 10 meters from original site we are applying for change of use to livestock and planning to remain were build. Also we would like to build another shed 2 on the site planned for shed 1 This will be used for cattle"

The original planning application (S10/1233/AG) was passed under agricultural determination and specifically stated that the premises did not include use for cattle. After building, cattle were located in the building. The application also stated that the building would not be within 400 metres from the nearest house excluding the farmhouse. Neither of these two conditions have been complied with.

An additional related aspect is that application S08/0790/21 by the same applicant for conversion of farm building to residential dwelling house and change of use of yard to garden, argued in the submitted consultants report (paragraph 2.7 that " In the yard to the west of the traditional barn, there are two more modern farm buildings ... These two buildings have been used for general storage including wheat, small vehicles and sundry items as well as a few weeks a year for lambing. It is intended to continue to use the buildings for general storage including for a few weeks per year for grain."

This application has generated very significant opposition from the near by residents who purchased redundant farm building from the applicant.

Parish Council comments:

As this is a retrospective planning application, relating to non conformance with an original application is difficult to confine comments solely to the application under discussion i.e. S10/1804/FULL/PC1.

It should also be noted that the applicant is a Parish Councillor. In accordance with standing orders, declared an interest and withdrew from the Parish Council meeting when the application was discussed.

The existing, wrongly sited, barn and the new barn, as proposed, will be within 400 metres of the residential dwellings. This is contrary to planning standards - there must be no development intended for or used by livestock, slurry or sewage sludge housing and within 400m of the curtilage of a dwelling. The curtilage usually means the physical boundary of the land surrounding a dwelling. If the works are within 400m of buildings within an agricultural unit (or a dwelling or other building on another agricultural unit) they are excluded from this restriction. Clearly the residential dwellings are not part of the agricultural unit and the exclusion is in any case principalled to account for isolated farms with the farmer living on the farm i.e. agricultural unit.

The adjacent residents report that there is now "intense" cattle rearing in operation in the barns. It is not clear what the definition of intense is, or if the the farm meets that criteria, but it is recognised that the original agricultural determination clearly stated that no cattle would be located in the barn.

If it is intended to continue cattle farming in these buildings, so close to these dwellings then there will clearly be an impact on the neighbourhood and on the living conditions for neighboring residents.

Claypole is a village in an agricultural area and over time redundant farms and agricultural land on the edges of the village have been re-utilised for residential use. In general the Parish Council fully support such developments and both residents and farmers benefit and successfully co-exist. This application seems to be in non conformance to planning regulations and will likely be a continual source of friction between the residents affected and the applicant. If such cattle farming is to take place it must be in an appropriate place. Close to residential dwellings is not considered appropriate. This is further not appropriate given the farming methods reportedly already adopted on this site. The 400m distance is a key element in the determination.

Archaeological – no affects on any known sites.

Lincolnshire County Council Highways – comments to be reported in late papers.

Environmental Protection – The proposed cattle sheds are located within approx 100m of 2 residential properties located to the East and 350m from another residential property to the north of the site. Environmental Protection have received representations regarding noise, flies and odour from the residents to the East, these are in relation to the shed which is already in use to house cattle, and particularly regarding odour from the cattle and vegetable waste used as feed.

The details provided for the surfacing of the main yard do not show any drainage and state that the surface material will be tarmac chippings. It will be necessary for the surface to be smooth and impervious. Should the application be approved, full drainage details will need to be submitted.

To protect the amenity of nearby residents I would request that should the application be approved, that the following be considered;

The number of beef cattle in the sheds is limited to 190 as per the application details

That no malodour associated with the cattle sheds/feed be apparent beyond the site boundary.

That the applicant plans and implements a pest control programme in respect of rats and flies on the site.

Hours of delivery to the site should be restricted. I would suggest 07:30 to 18:00 Monday to Friday may be appropriate.

Environment Agency – No objections subject to the provision of a suitable method to dispose of surface water.

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

The application has been advertised in accordance with the adopted Statement of Community Involvement. At the time of preparing this report one letter together with numerous e-mails have been received and the points raised can be summarised as follows:

1. There will be a significant increase in traffic on Barnby Lane.
2. Smells from the livestock and open storage of food.
3. Insufficient infrastructure to cope with the increased traffic.
4. Noise from increased vehicle movements.

### **Planning Considerations**

#### National Policy

PPS 7 – Sustainable Development in Rural Areas.

#### Core Strategy

Policy EN1 – Protection and Enhancement of the Character of the District.

This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments and criteria 4, 9 and 11 refer in this case relating to, the layout and scale of buildings, remoteness and tranquility and noise and light pollution.

## **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.

Highways.

## **Officer Evaluation**

The proposal is to retain the existing building, (12m x 32m) and construct a new building (12m x 36.5m with a food storage area to the western end). The existing and proposed agricultural buildings due to their design, materials and siting will have no detrimental affect upon the site or surroundings being typical, modern farm buildings and relating well to the existing farm structures located to the east of the application site.

The issues regarding noise, smells and traffic are noted, however no objections in principle to the proposal have been received from County Council Highways and Environmental Protection subject to the conditions as recommended.

## **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.

## **Conclusion**

The development is considered acceptable subject to conditions.

## **SUMMARY OF REASON(S) FOR APPROVAL**

The existing and proposed agricultural buildings are considered to be in keeping with the existing area and not to have any adverse impact on the character and appearance of the surroundings due to their location and relationship with adjacent buildings. Their use for livestock will have no significant adverse affect upon the residential amenities of nearby dwellings having regard to the control measures proposed. The proposal is therefore in accordance with Policy EN1 of the South Kesteven Core Strategy.

**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 more than 190 beef cattle shall be kept in the sheds at any time.

Reason: To ensure the satisfactory development of the site.

3. Deliveries to the site shall only take place between the hours of 07:30 to 18:00 Monday to Friday and at no other times.

Reason: To ensure the satisfactory development of the site.

4. The development hereby approved shall be implemented in accordance with the details relating to odour neutralisation, drainage/storage and disposal of slurry and waste products, fly and rodent management contained within the supporting information dated 4 October 2010 which was submitted with and formed part of the application.

Reason: To ensure the satisfactory development of the site.

5. The development hereby permitted shall not be commenced until a scheme to dispose of surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To prevent the increased risk of pollution of the water environment by ensuring the provision of a satisfactory means of surface water disposal.

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	<b>Mr L Button</b> 99, Harrowby Lane, Grantham, Lincolnshire, NG31 9LN
Agent	Robin James, R J Design 131, Diamond Avenue, Kirkby-in-Ashfield, Nottingham, NG17 7LZ
<b>Proposal</b>	<b>Erection of conservatory</b>
<b>Location</b>	<b>99, Harrowby Lane, Grantham, Lincolnshire, NG31 9LN</b>
App Type	Householder Development
Parish(es)	Grantham

## REPORT

### Application Category

This is a Householder Application.

### Reason for Referral to Committee

The application is being referred to the Development Control Committee because the applicant is a member of staff.

### The Proposal

The application is for a conservatory to the rear of the existing semi-detached dwelling. The conservatory will have a width of approximately 3.4m and would project approximately 4.5m beyond the existing rear elevation. The height of the lean-to extension would be 2.1m rising to 3.3m where it will be attached to the existing rear elevation.

The conservatory would have a pitched roof with double glazed patio doors opening onto the rear facing elevation. The brickwork would match the existing dwelling with white UPVC fully glazed framework. It would have a solid side elevation facing No.97 Harrowby Lane Road.

The extension will provide additional living space off the existing dining room .

### The Application Site and its Surroundings

The application site is on Harrowby Lane.

The existing property is a two storey brick built semi-detached dwelling.

The immediate area is predominantly residential with neighbouring properties consisting of a two storey property to the east and the other half of the semi to the west.

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

The application was advertised in accordance with the adopted Statement of Community Involvement. The closing date for the submission of comments was the 1 October 2010.

No letters of objection have been received.

## **Relevant Site History**

None.

## **Policy Considerations**

### National Policy

Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development

Planning Policy Statement 3 (PPS 3): Housing.

### Local Development Framework - Core Strategy

EN1 - Protection and Enhancement of the Character of the District

All development proposals and site allocations will be assessed in relation to (in this case):-

- the layout and scale of buildings and designed spaces
- the quality and character of the built fabric and their settings

## **Key Issues**

Impact on the character and appearance of the area

Impact on the Character and appearance of the host dwelling.

Impact on neighbouring residential amenity

## **Crime and Disorder Implications**

The proposal raises no 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.

## **Conclusion**

The conservatory would be sited approximately 400 mm off the common side boundary with No. 97 Harrowby Lane. Having regard to the existing boundary treatments, a fence providing substantial screening, and the fact that No. 97 already has a similar conservatory, it is considered that the size, scale and location of the conservatory and the relationship with the neighbouring property, would not have a detrimental or overbearing impact on the occupants of that adjacent property.

There are 2 windows which face No. 101 Harrowby Lane, however these windows would look directly onto the solid side wall of the neighbouring property this would ensure that there would be no significant overlooking or loss of privacy.

It is concluded that the development is acceptable and the application is recommended for approval.

## **SUMMARY OF REASON(S) FOR APPROVAL**

The proposed conservatory to the rear is considered to be inkeeping in terms of design with the host property and does not have a detrimental impact on the appearance of the host property or surrounding area. The proposal is not considered to impact on the residential amenity of occupiers of neighbouring properties due to its height and design. Therefore the proposal accords with Policies EN1 of the saved South Kesteven Core Strategy.

**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 and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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. 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	<b>Mr &amp; Mrs I Campbell</b> Heathcote Farm, Main Street, Ingoldsby, Grantham, Lincolnshire, NG33 4ER
Agent	Mr A J Mears 22, Gloucester Road, Grantham, Lincs, NG31 8RJ
<b>Proposal</b>	<b>Erection of garage, store and garden room and porch to dwelling</b>
<b>Location</b>	<b>Heathcote Farm, Main Street, Ingoldsby, Grantham, NG33 4ER</b>
App Type	Householder Development
Parish(es)	Ingoldsby

## REPORT

### Application Category

This application is categorised as a minor application.

### Reason for Referral to Committee

This application has been referred to the Development Control Committee at the request of the Acting Lead Professional.

### The Proposal

This is a full application for the erection of a detached garage, store and garden room and a porch to the front of the dwelling.

### The application site and its surroundings

The application site is located on the east side of Main Street at the western end of the village of Ingoldsby. Within the site there is a detached stone walled house, with to the north side at the rear a single storey range of outbuildings, there is an existing vehicular access into the site at its north side boundary.

To the north of the application site there is a detached 'L' shaped property, a former barn conversion that previously belonged to the application dwelling. This adjacent property has a wooden shed adjacent to the common side boundary, identified by a metal railed fence and planting, and the area between the boundary and the dwelling used as a vehicle parking area.

## **Representations Received**

Ingoldsby Parish Council:

No problem is found with the addition of a porch to the above dwelling.

However,

It is felt that the 'footprint' of the proposed structure represents an overdevelopment of the site in regard to its position on the plot.

The height of the proposed structure is an issue with a regard to surrounding properties.

The external finish of the proposed structure...wood...is out of keeping with the stone and brick properties surrounding it.

The proximity of the proposed structure will have an adverse impact on the existing properties.

It was felt that there was insufficient information in the plans regarding footings, materials, insulation etc, for a building of this size.

Concern has been expressed regarding drains and sewerage...it appears that foul water drainage is heading towards a neighbouring garden/property.

It is felt that the size of the proposed structure would lend itself to a possible future change of use.

Ingoldsby Parish Council would like this application to be considered by the full planning committee.

Lincolnshire County Council Highways – no observations.

Archaeological – no affects on any known sites.

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

The application has been advertised in accordance with the adopted Statement of Community Involvement and three responses have been received. The points raised in these responses can be summarised as follows:

1. Dominant and oppressive environment having an overpowering presence on adjoining properties to the north and east.
2. Design out of keeping with the character of the area with the choice of finishing materials.
3. Visually intrusive due to the size and location of the proposed building.
4. Damage to mature trees.

5. A building closer to the Ancaster style would be more in keeping.
6. Concern regarding the possible future use of the building.

## **Planning Considerations**

### National Policy

Planning Policy Statement 1: Delivering Sustainable Development (PPS1).

### South Kesteven Core Strategy

Policy SP1 – Spatial Strategy.

Policy EN1 – Protection and Enhancement of the Character of the District. This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments and criteria 2, 4, 5 and 10 refer in this case relating to, local distinctiveness and sense of place, the layout and scale of buildings, the quality and character of the built fabric and visual intrusion.

## **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**

Due to the location of the proposed garage to the rear of the site and its relationship with the main dwelling, the proposal will have no detrimental affect upon the dwelling itself. Furthermore, due to the relationship between the proposed garage and the property to the north and the location of windows on this dwelling, there will be no loss of light or privacy to this property. Being located at the rear of the site, the garage will have little impact on the street scene having minimal visual intrusion. Having regard to the size of the plot the proposed works do not result in overdevelopment of the site. As an outbuilding the use of painted timber walls is acceptable having no detrimental affect upon the overall appearance of the site within the street scene or on adjacent sites.

## **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.

## Conclusion

The development is considered acceptable

## SUMMARY OF REASON(S) FOR APPROVAL

The proposals are in accordance with National Policy PPS1 and Policies SP1 and EN1 of the South Kesteven Core Strategy. The issues regarding impact upon the site, the street scene and amenities of neighbouring occupiers were considered as follows:-

The garage is in scale with the existing house and due to its location to the rear of the site will have little adverse impact on the dwelling itself, not resulting in overdevelopment and having little impact on the street scene. Due to the relationship with adjacent dwellings the proposal will have minimal affect upon the residential amenities of the occupiers of these properties regarding loss of light or privacy.

Therefore the proposal is acceptable.

**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. This permission relates solely to the application as amended by drawings received on 5 October 2010.

Reason: The earlier submitted drawings were unacceptable because they showed insufficient details.

\* \* \* \* \*

Applicant	<b>Mr Clive Tyler, Whites Recycling Ltd</b> The Pig Farm, Honeypot Lane, Colsterworth, NG33 5LZ
Agent	
Proposal	<b>Use existing slurry lagoon as waste transfer station (Your ref PL/0194/10)</b>
Location	<b>The Pig Farm, Honeypot Lane, Colsterworth, NG33 5LZ</b>
App Type	County Matter
Parish(es)	Colsterworth

## REPORT

### Application Category

This application is a county matter.

### Reason for Referral to Committee

This application has been referred to the Development Control Committee at the request of the Vice Chairman.

### The Proposal

Application is for the change of use of an existing slurry lagoon as a waste transfer station to bulk organic wastes derived from food and beverage production.

### The application site and its surroundings

The lagoon is located to the north of a collection of farm buildings on the north side of Honey Pot Lane, to the east of the A1. To the west, north and east are fields, the nearest domestic properties are located approximately 400 metres to the north west.

### Relevant Site History

The lagoon was originally constructed in 1994 for the reception and storage of pig slurry from the adjacent farm.

## Representations Received

Colsterworth and District Parish Council - This parish council has concerns with the above planning application and is against granting planning permission on the following grounds.

1) Odour. Waste derived from food and beverage production is particularly foul smelling and we are not convinced that this facility is designed to cope with this. The prevailing winds are south westerly which would carry the odours to neighbouring villages of Swayfield, Castle Bytham and Corby Glen. However during the winter months easterly winds would carry the odours across South Witham , Colsterworth, Woolsthorpe and the National Trust site of Woolsthorpe Manor.

2) Environment. In 2008 an incident regarding slurry leakage originating from The Pig Farm, Honey Pot Lane polluted the River Witham. The Environment Agency prosecuted Woodlark Farming Ltd who operates the Pig Farm. This is an extract from the Environment Agency report in 2009:

More than six kilometers of the River Witham was polluted with pig effluent killing about 450 brown trout and several protected native white-clawed crayfish when slurry backed up in a drainage system and overflowed from a damaged manhole. The pig slurry came from a farm in Honey Pot Lane , Colsterworth, Lincolnshire run by Woodlark Farming Ltd which was sentenced today following a Newton Hearing. The company pleaded guilty at an earlier hearing in February to causing the pollution and was fined £6,400 with £10,039 costs.

Are the proposed changes to the slurry lagoon up to the task and able to retain the quantities of waste envisaged? What precautions have been put in place to ensure incidents like this do not occur? Leakage into the surrounding water courses would be catastrophic as demonstrated in 2008.

3) Future Development. Residential and commercial development at Colsterworth on the east and west side of the A1 is shown on the SKDC Site Allocations and Policies Development Plan (DPD). Development will be close to the Pig Farm and directly affected by the Slurry Lagoon.

We have made neighbouring parish councils aware of this application and no doubt they will contact you directly if they have any issues.

Further comments already forwarded to Lincolnshire County Council:

(1) The precise nature, origin, quantities and timing of any waste needs to be specified. When stored in lagoons some organic waste can produce offensive and potentially toxic materials (e.g. organic sulphides, amines, ammonia, hydrogen sulphide).

(2) A floating butyl membrane will not guarantee to contain any such substances produced.

(3) A south-easterly wind (conveniently not mentioned in the application) would convey any gases directly to Colsterworth.

(4) Leakage sensors under the lagoon lining may detect, but would not prevent any leakage and retention measures would have to be massive to prevent contamination of a watercourse.

(5) Precisely which routes would waste tankers take and what provision is there for cleaning tankers coming off site?

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

None received at the time of drafting this report. Any comments received will be listed in the late items paper or reported verbally on the day of committee.

### **Planning Considerations**

#### National Policy

PPS 7 – Sustainable Development in Rural Areas.

### **Key Issues**

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

Impact on the character and appearance of the surrounding area / Visual amenity of the street scene,

### **Officer Evaluation**

For the majority of the year the organic waste is landspread to appropriately registered field sites close to the point of production. At certain times during winter it is not possible due to ground/soil conditions so to maintain their service to clients the applicants propose to use the redundant slurry lagoon to store the waste and then landspread when conditions allow. The process will be carried out under the Environmental Permitting Regulations issued by the Environment Agency.

Having regard to the previous use of the lagoon and that it is not a year round use, there is no objection in principle to the proposed change.

### **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.

## **Conclusion**

The development is considered acceptable.

**RECOMMENDATION:** That the County Council be advised that this Council has no objection in principle to the proposal and in determining the application the views of the Parish Council be taken into consideration.

\* \* \* \* \*

Applicant	<b>Mr J Bosworth</b> Bracken House, Casthorpe Road, Barrowby, Grantham, Lincolnshire, NG32 1DP
Agent	Riverside Design 88, Belton Grove, Grantham, NG31 9HH
Proposal	<b>Conversion of first floor playroom over garage to flat</b>
Location	<b>Bracken House, Casthorpe Road, Barrowby, Grantham, Lincolnshire, NG32 1DP</b>
App Type	Full Planning Permission
Parish(es)	Barrowby

## REPORT

### Application Category

This application is categorised as a minor application for planning permission.

### Reason for Referral to Committee

This application has been referred to the committee at the request of the Lead Professional as the applicant's wife is an SKDC employee and his mother is an elected member of SKDC.

### The Proposal

The proposal involves the conversion of a first floor games room above a triple garage to an independent one bedroom flat. The existing open external staircase would be enclosed and a small area of amenity space would be provided. Access would be via the shared driveway and turning space at Bracken House and a dedicated parking space would be provided.

### The application site and its surroundings

The site consists of a large detached dwelling with detached triple garage set at right angles to the main house. The dwelling is set within a substantial plot and is entirely surrounded by large dwellings on similar sized plots. The site is within Barrowby Conservation Area.

### Site History

The existing dwelling and garage was approved in 2000 (S00/0588).

## **Representations Received**

Community Archaeologist: Advises that the proposed development does not affect any known archaeological sites.

The Highways Authority: does not object but requests a condition requiring the access, parking and turning space be available for that use thereafter.

Conservation Officer: The development will not affect the character of the conservation area.

Barrowby Parish Council: No objection.

SK Environmental Protection: Concerns about the limited living space, fire protection and possible noise from the garage below.

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

None.

## **Policy Considerations**

### National Policy

Planning Policy Statement 1 (PPS1) – Sustainable Development

Planning Policy Statement 3 (PPS3) – Housing

Planning Policy Statement 5 (PPS5) – Historic Environment

### South Kesteven Core Strategy

Policy SP1 – Spatial Strategy

Policy SP2 – Sustainable Communities

Policy EN1 – Protection and Enhancement of the Character of the District

Policy H1 – Residential Development

## **Officer Evaluation**

## **Key Issues**

The key issues to be considered in this case are sustainability i.e. the location and suitability of the site, impact on the form and character of the surrounding area and the impact on future occupiers and occupiers of Bracken House.

## Sustainability

The application involves the conversion of an existing building location within a village defined in the SK Core Strategy as a Local Service Centre. Therefore the location of the proposal is broadly in accordance with the sustainability aims of national, regional and local policy.

### Impact on – form and character of surrounding area

Notwithstanding the above, the proposal would introduce a cramped form of residential development which would be inappropriate to its context of low density large detached dwellings set within spacious plots. Whilst conversion to an annexe may be acceptable, an independent flat with a very limited curtilage and shared access, parking and turning space would have an awkward relationship with the adjacent dwelling in particular due to its close proximity to The Brackens. A different view may be taken for residential conversions of historic buildings which contribute to the character of the area where this would be an appropriate way to ensure their future preservation. In this case, this is not a consideration as the building proposed to be converted is a modern garage block of no historic value.

### Visual Impact

It is considered that the physical changes to the building, including enclosure of the staircase would be relatively minor and would not be detrimental to the character and appearance of the conservation area.

### Neighbours' Amenities

Although the windows in each property would not directly face each other, by virtue of the close proximity it is considered that there would be a sense of overlooking and loss of privacy for occupiers of both properties. Furthermore, vehicular movements including movements into and out of the garage are also likely to have an adverse impact through noise and disturbance. Taking the above into account, it is considered that the proposed development would lead to a reduction of current levels of privacy and tranquility that can reasonably be expected in a low density village context, detrimental to the residential amenities of the occupiers of both the proposed flat and adjacent properties, in particular Bracken House.

### Highways/Traffic

The highways authority does not object subject to conditions and although there would be an increase in noise and disturbance, it is not considered that the proposal would be detrimental to highway safety.

## **Crime and Disorder Implications**

The application will not raise any significant issues.

## Human Rights Implications

Article 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.

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

1. It is considered that the proposal would introduce a cramped form of residential development which would be inappropriate to its context of low density large detached dwellings set within spacious plots. An independent flat with a very limited curtilage and shared access, parking and turning space would have an awkward relationship with the adjacent dwellings, in particular due to its close proximity to The Brackens. Taking the above into account it is considered that the proposal would not be in keeping with the form and character of the conservation area contrary to national planning policy given in PPS1 (Sustainable Development), PPS3 (Housing), PPS5 (Historic Environment) and policies SP1, SP2 and EN1 of The South Kesteven Core Strategy.
2. It is considered that the proposed development would lead to a reduction of current levels of privacy and tranquillity that can reasonably be expected in a low density village context, detrimental to the residential amenities of the occupiers of both the proposed flat and adjacent properties, in particular Bracken House, contrary to national policy given in PPS1 (Sustainable Development) and policy EN1 of The South Kesteven Core Strategy.

\* \* \* \* \*

Applicant	<b>Helen Broadhurst, David Wilson Homes North Midlands Limited</b> Wilson House, 2, Orchard Place, Nottingham Business Park, Nottingham, Notts, NG8 6PX
Agent	
Proposal	<b>Application for approval of reserved matters for residential development comprising 118 no with associated infrastructure open space and landscaping (Zone 4 Area 2)</b>
Location	<b>Land Between West Road And, South Road, Bourne</b>
App Type	Major RM (Residential)
Parish(es)	Bourne

## REPORT

### Application Category

This application is categorised as a major application.

### Reason for Referral to Committee

The application is for major development and the Council's Acting Lead Professional has requested that the application be referred to the Development Control Committee.

### The Proposal

This is a reserved matters application for the erection of 118 dwellings on zone 4 area 2 of the Elsea Park development. The application has been amended to make minor changes for the estate road and individual garden areas. This report relates to the amended scheme.

The development proposes a mixture of 2 storey and 2.5 storey dwellings in line with the existing character of Elsea Park.

The proposed dwellings predominantly front onto a proposed estate road which will run through this phase of the development. The proposed dwellings along the southern edge of the site will back onto the earth mound which forms the boundary to Bourne's Southern Relief Road.

A 400sq m LEAP (Local Equipped Area for Play) is to be provided towards the western edge of this phase.

## **The application site and its surroundings**

The application site is located towards the southern boundary of the Elsea Park Development. The site occupies a total area of approximately 3.6 hectares (8.9 acres) and is currently undeveloped agricultural land.

Access to the development is via The Gables which joins the Raymond Mays Way Bourne Southern Relief Road. To the north of the site lies open agricultural land which is allocated for further residential development and Wherry's Spinney. To the east of the site lies residential development (The Riddings and Zone 4 area 1 of the Elsea park development). To the west of the site lies further agricultural land.

## **Site History**

SK.94/0124 - In June 2001 outline planning permission was granted for residential development of the site (now known as Elsea Park).

## **Representations Received**

Bourne Town Council: No objections

Lincolnshire County Council (Highways) – No objections subject to conditions.

Lincolnshire Wildlife Trust:

We can not find any details relating to the outline planning application and so do not know whether ecological surveys have been carried out on the site. If not, we would strongly recommend that walk over surveys are carried out by an ecologist at the appropriate time of year to determine the presence, or potential presence, of protected species or habitats.

Through PPS9 we would expect a development such as this to contribute to a net gain in biodiversity on the site. We have not seen a landscaping plan, however, we would strongly recommend the use primarily of native species, preferably of local provenance. Other means of increasing biodiversity on the site should also be considered. For example, use of native wildflower seed mixes on verges rather than turf. The incorporation of features for bats and birds within the development should also be considered within a development of this size. Roosting spaces for bats and nesting sites for birds such as swifts can easily be built into the design of buildings or alternatively boxes can be fitted externally.

Partnership and Project Officer (affordable housing): "I note from the submitted documentation that this particular phase of development (Zone 4 area 2) on Elsea Park has been sold to Taylor Wimpy without the need to develop affordable housing. The S.106 requires 0.61 hectares (1.5 acres) of affordable housing land to be provided on Zone 4, but there is no restriction to the provision of affordable housing on individual areas within the Zone. Therefore, as per the application there is no affordable housing requirement on the application area.

An area of land has already been identified for affordable housing on Zone 4, however, I have been given no indication of when this area of land is likely to be handed over to one of the Council's preferred affordable housing development partners. I would therefore suggest that the 'trigger points' with regards to the affordable housing provision are monitored."

Natural England: No objections subject to details of an ecological assessment been submitted in accordance with the condition on the outline consent prior to any development commencing on site.

Leisure Officer: No objections but advise that a NEAP will be required on the remaining part of Zone 4.

Community Archaeologist (Heritage Lincolnshire): No objections

Environment Agency: No objections

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

The application has been advertised in accordance with the Council's Statement of Community Involvement. No letters have been received at the time of writing this report.

### **Policy Considerations**

#### National Policy

PPS1 – Delivering Sustainable Development

PPS 3 – Housing

PPS5 – Planning Historic Environment

PPG13 – Transport

PPG17 - Planning for Open Space, Sport and Recreation

PPS25 – Development and Flood Risk

#### South Kesteven Core Strategy

SP1 – Spatial Strategy

SP3 – Sustainable Integrated Transport

SP4 – Developer Contributions

EN1 – Protection and Enhancement of the Character of the District

EN2 – Reducing the Risk of Flooding

EN4 – Sustainable Construction and Design

H1 – Residential Development

Saved Policies of South Kesteven Local Plan

Policy H3: Housing (15)

**Officer Evaluation**

Scale / Layout

As stated above this is a reserved matters application for the erection of 118 dwellings and associated open space. The application site is allocated in the Saved policies of the adopted local plan for residential development under policy H3. The principle of residential development of the site is therefore considered acceptable. The site is located within the sustainable settlement of Bourne and is within walking distance of the town centre and has good access to public transport links.

The development comprises a mix of two and two and a half storey detached, semi-detached and terraced properties. The proposed design and layout is similar to the designs used in zones 1, 2 and 3 of the Elsea Park development and is considered to be appropriate.

Overlooking / loss of privacy

It is considered that given the proposed site layout and orientation of the proposed dwellings and the separation distances between existing and proposed dwellings the development will not have any significant impact on the amenities of neighbouring properties.

Loss of light / overshadowing

The proposed site layout and separation distances between existing and proposed dwellings will ensure that the development will not have any significant or detrimental impact on the residential amenity of adjacent properties by way of causing loss of light or overshadowing.

Traffic Generation / Parking

The local highway authority has been committed and raised no objections to the proposed development. It is therefore considered that the proposed access and parking arrangements are acceptable and will not be detrimental to highway safety.

## Ecology

Lincolnshire Wildlife Trust has raised some concerns about the proposed development. Conditions 11 & 12 of the outline consent require an 'ecological management plan' to be submitted in relation to each individual phase of the Elsea Park development. It is considered that these conditions will ensure that suitable mitigation measures are put in place. Details of these conditions have been passed on to Natural England for future reference.

## Open Space Provision

The Open Space Officer has advised that the proposed open space provision will be acceptable and complies with the requirements of the S106 Agreement relating to the substantive outline consent.

## Crime and Disorder Implications

The proposed development will not result in any significant 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.

## Conclusion

The proposed development accords with all relevant national and local development plan policies and is accordingly recommended for approval.

## SUMMARY OF REASON(S) FOR APPROVAL

The application site is allocated for residential development and the proposed development is considered to reflect the scale and character of the surrounding development. The proposed development in accordance with national and local policies as set out in Planning Policy Statements PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPS5 - Planning for the Historic Environment, PPS9 - Biodiversity and Geological Conservation, PPG13 - Transport and PPG17 - Planning for Open Space, Sport and Recreation, Policies 1, 2, 26 and 48 of the East Midlands Regional Plan 2009; Policies SP1, SP3, EN1 and EN2 of the South Kesteven Core Strategy and Policy H3 in the Saved Policies of the South Kesteven Local Plan. In relation to issues relating to design, scale, density, highway safety and residential amenity it is considered that the proposed development will not result in any significant adverse impacts and is therefore considered to comply with the requirements of the above policies.

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

1. This permission relates solely to the application as amended by:

Drawing No. 10-026/02 Rev C received 25 October 2010.  
Drawing No. 10-026/24 Rev A received 25 October 2010.  
Drawing No. 10-026/11-02 Rev A received 29 July 2010.  
Drawing No. 10-026/13-05 received 29 July 2010.  
Drawing No. 10-026/09 received 14 July 2010.  
Drawing No. 10-026/23 Rev A received 29 July 2010.  
Drawing No. 10-026/20-01 Rev B received 29 July 2010.  
Drawing No. 10-026/13-04 received 29 July 2010.  
Drawing No. 10-026/13-03 Rev A received 29 July 2010.  
Drawing No. 10-026/13-02 Rev A received 29 July 2010.  
Drawing No. 10-026/13-01 Rev A received 29 July 2010.  
Drawing No. 10-026/12-02 received 29 July 2010.  
Drawing No. 10-026/12-01 received 29 July 2010.  
Drawing No. 10-026/11-03 received 29 July 2010.  
Drawing No. 10-026/07-01 Rev A received 29 July 2010.  
Drawing No. 10-026/07-03 received 29 July 2010.  
Drawing No. 10-026/10-02 received 29 July 2010.  
Drawing No. 10-026/10-01 received 29 July 2010.  
Drawing No. 10-026/11-01 Rev A received 29 July 2010.  
Drawing No. 10-026/06-03 received 29 July 2010.  
Drawing No. 10-026/06-02 Rev A received 29 July 2010.  
Drawing No. 10-026/06-01 Rev A received 29 July 2010.

2. Notwithstanding the submitted plans, 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. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.] 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; implementation programme]

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and the submitted details need to be amended to reflect the amendments made to the overall site layout.

3. Before each dwelling 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 Highway 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.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety.

4. 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.

Reason: To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of this site.

5. Prior to the development taking place, details of the lighting scheme for the car parking and other public areas shall be submitted to and agreed in writing by the local planning authority. The development shall only take place in accordance with the approved details.

Reason: To protect the residential amenities of the occupiers of the proposed apartments and in order to help to protect against crime and disorder.

6. The development shall be built in accordance with the materials detailed on the submitted application plan 10-026 / 24 Rev A 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 and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

7. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 10-026/02 Rev C dated 25 October 2010, and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling in the interests of residential amenity, convenience and safety.

#### Note(s) to Applicant

1. 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.

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. 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.
  
4. The applicant is reminded of the need to comply with the requirements of the substantive outline consent (SK.94/0125) and its accompanying S106 agreement.

\* \* \* \* \*

Applicant	<b>Mike Sibthorp Planning</b> Logan House, Lime Grove, Grantham, NG319JD
Agent	
Proposal	<b>Demolition of existing dwelling and erection of two 2 1/2 storey dwellings</b>
Location	<b>6, Fox Dale, Stamford, Lincolnshire, PE9 2UZ</b>
App Type	Full Planning Permission
Parish(es)	Stamford

## REPORT

### Application Type

The application falls within the category 'Minor Development'.

### Reason for Referral to Committee

Councillor M Jalili has requested that this application be referred to Committee for the following reasons:

The local interest generated by a previous application  
 Given the effect this would have on surrounding properties  
 Possible overbearing nature of proposal

### The application site and its surroundings

The application site fronts the south side of Casterton Road (B1081) and has an overall area of 0.08 ha.

Fox Dale is a cul-de-sac comprising residential properties, the majority of which were erected in the 1960's. They are built in what was once a quarry, hence they are at a significantly lower level than the surroundings. The 1960's houses on the northern side of Fox Dale, fronting onto Casterton Road, are split-level, in order to take advantage of the abrupt change in level. Whilst they have pedestrian access from Casterton road, their vehicular access is at the rear, off Fox Dale. The houses on the southern side are conventional linked detached houses.

Adjoining the site on its western side is one of the split-level houses, no. 8 Fox Dale, within whose grounds is a group of Pine trees protected by a Preservation Order. On the eastern side is another property with a pair of late C19 semi-detached villas beyond.

Directly opposite the site on the south side of Fox Dale is a row of 10 garages that apparently belong to residents of Fox Dale, although some appear to be being used for storage purposes by small businesses.

On the north side of Casterton Road are a mixture of detached and semi-detached, largely inter-war houses.

The detached house currently occupying the application site dates from the 1980's and is also set at a lower level than Casterton Road, with only the upper part readily visible to view from Casterton Road. It therefore does not have a significant presence in the street scene. The dwelling has a garage at the rear, with access off Fox Dale. In the grass verge on the Casterton Road frontage there are a couple of mature trees.

The immediate area comprises an eclectic mix of house types dating from different periods.

## **The Proposal**

Full planning permission is sought for the demolition of one detached house (6 Fox Dale) and its replacement with two, two and a half storey detached dwellings.

The proposed houses would be set back from the Casterton Road frontage with the eastern dwelling set back 7.5m, in line with the adjacent houses to the east, the and the dwelling on the western side of the site set back 8.5m. The split-level house to the west is set back 8m.

The westernmost house would be positioned 1.6m from the boundary with no. 8, which has a flat roofed garage and carport on the side adjoining the application site. The easternmost house would be positioned 1m from the boundary on its side.

The proposed 4 bedroom houses would have accommodation on three floors with the top floor in the roofspace. Light to the accommodation in the roof would be provided by a dormer window to the front roofslope and windows in the rear elevation.

Because of the difference in levels, the houses would appear two-storey from Casterton Road and three-storey from Fox Dale.

Materials are indicatively identified to be brick with decorative banding, similar to that of the existing dwellings nos. 69 and 71. The roof covering would be slate.

Access to the proposed houses would be as for the existing dwelling, off Fox Dale. As at present, there would only be pedestrian access off Casterton Road.

## **Site History**

As stated above, the application site and Fox Dale as a whole was formerly a quarry.

The application site was until the mid-1980's when the two dwellings currently occupying the site were erected, domestic garden land.

The only application relevant to the determination of this current proposal is S08/1206 for the demolition of No's 4 & 6 Fox Dale and the erection of 7 dwelling. The application was refused in December 2008 for the following reason:

"It is considered that the development would, by reason of the height and mass of the proposed dwellings in relation to existing dwellings to either side of no 71 Casterton Road and 8 Foxdale, have an excessively overbearing impact on those properties, to the detriment of the amenities of the occupiers and would also constitute over development of the site and be of a design that does not reflect the general character of the area. The proposal would, therefore, be contrary to Central Government Planning Policy Guidance contained in PPS1 and Policies H6 and EN1 (iii) in the Saved Policies of the South Kesteven Local Plan."

### **Representations received**

Local Highway Authority: No objections subject to conditions.

Arboricultural Officer: No objections

Stamford Town Council: Strong objection to the application as the proposed design is out of keeping with the character of the street scene particularly to numbers 4 & 8 adjacent to the proposed development plot. It was also considered that the proposal is overdevelopment of the site.

Heritage Lincolnshire: No objections

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

The application has been advertised in accordance with the adopted Statement of Community Involvement, the closing date for representations being 5 December 2008. At the time of writing a total of 11 representations have been received raising the following issues:

1. Concern about the height and mass of the proposed dwellings.
2. Impact on existing T.P.O trees.
3. Concerns about increase in traffic and impact on access to existing garages.
4. That approval will set a precedent .
5. Concerns about accuracy of the Design and Access Statement.
6. Loss of light.
7. Overlooking / loss of privacy.
8. Concerns about amount of parking.
9. Concerns about the accuracy of the plans and landownership.
10. Cut of scale and character with surrounding development.
11. Contrary to PPS3 as this is now classified as 'greenfield land'.
12. Loss of perfectly serviceable dwelling.
13. Overbearing impact.

14. Proposal should be considered on its own merits and not compared to the previously refused scheme.
15. Detail of bin storage.
16. Poor access for service and emergency vehicles.
17. Concerns about increase in roof of proposed dwellings.
18. Concerns about excavations and impact on adjacent dwellings.
19. Loss of property value.

## **Policy Considerations**

### Central Government Policy Guidance

PPS1 – Delivering Sustainable Development

PPS 3 - Housing

PPG 13 – Transport

Safer Places – The Planning System and Crime Prevention

### South Kesteven Core Strategy

Policy SP1 : Spatial Strategy

Policy SP3 : Sustainable Integrated Transport

Policy EN1 : Protection and Enhancement of the Character of the District

Policy EN4 Sustainable Construction and Design

## **Key Issues**

### **Officer Evaluation**

The proposed development would inevitably have a greater impact on the streetscene than the existing dwelling which, due to the abrupt difference in levels, are largely unseen from Casterton Road.

However, it is considered the impact of the proposed houses would not be negative and the design is appropriate for the context. As mentioned above, the area is one of an eclectic mix of house types, although modern non-descript inter-war and late 20C semis and detached houses predominate.

The existing houses immediately adjoining the site will be affected by the proposed development, and there will be some increased overshadowing and a degree of overlooking of rear gardens but it is considered that this would be a relatively minor increase and not sufficient to warrant a refusal of this application.

A Tree Survey has been submitted and the Council's Consultant Arboriculturalist has confirmed that the development would not have a detrimental impact on the T.P.O trees in the front garden of 8 Fox Dale.

Elevations showing the proposed houses in relation to those on either side have been provided in order to show the difference in height between the proposed dwellings and the adjacent properties. The plans show that the proposed dwellings would have a similar ridge height to No. 71 Casterton Road and would be approximately 1.8m higher than the immediately adjacent dwellings. It is therefore considered that the development would not appear out scale and character or have a detrimental overbearing impact.

The local highway authority has been consulted and raised no objections to the proposed access arrangements. It is therefore considered that the development would not be detrimental to highway safety.

Concerns raised about excavation works and foundations would be control under the Building Regulations Legislation. Issues relating to loss of property value are not material planning considerations and cannot be used as a reason for refusal.

## **SUMMARY OF REASON(S) FOR APPROVAL**

The proposed development is in accordance with national and local policies as set out in Planning Policy PPS1 - Delivering Sustainable Development, PPS 3 - Housing, PPG 13 - Transport and policies SP1, SP3, EN1 and EN4 of the South Kesteven Core Strategy. Although concerns have been raised in relation to the design, scale, highway safety and residential amenity it is considered that the proposed development will not result in any significant adverse impacts and is therefore considered to comply with the requirements of the above policies.

**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. 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, and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

3. 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 and in accordance with the guidance contained in national Planning Policy Statement PPS1.

4. No development shall commence until final details of the materials to be used in the construction of external walls and roofs have been submitted to and agreed in writing by the Local Planning Authority. Only the agreed materials shall be used in the development.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

5. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 2010-02 03 dated 11 October 2010, and retained for that use thereafter.
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. 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 and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

8. A site specific Method Statement and Tree Protection Plan showing details how the trees on neighbouring public (highway) and Private land will be protected shall be provided in accordance with the guidelines in Section 7 of BS5837 (2005) and submitted to and approved in writing by the Local Planning Authority. No works (including removal of earth), storage of materials, vehicular movements or siting of temporary buildings shall be permitted within these protected areas.

Reason: To prevent unnecessary damage to existing trees and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. This permission relates solely to the application as amended by 2010-02 03 received on 11 October 2010

Reason: The earlier submitted drawings were unacceptable because they showed land that was outside the control of the applicant.

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. 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.

\* \* \* \* \*

Applicant	<b>Persimmon Homes</b> Persimmon House, Peterborough Business Park, 19, Commerce Road, Lynch Wood, Peterborough, PE2 6LR
Agent	Tim Slater, 3D Planning Limited 27, Svesnskaby, Peterborough, PE2 6YZ
Proposal	<b>Reserved matters application for residential development incorporating access and landscaping</b>
Location	<b>Former Raymond Mays Garage, Spalding Road, Bourne, Lincs</b>
App Type	Major RM (Residential)
Parish(es)	Bourne

## REPORT

### Application Category

This application is categorised as a major application.

### Reason for Referral to Committee

The application has been referred to the Development Control Committee as it a reserved matters application relating to a major development, which has previously been debated by the Committee.

### The Proposal

This is a reserved matters application for the erection of 25 dwellings on the Raymond Mays Garage site, Bourne. This application in conjunction with application S10/1645 on the adjoining Rainbow Store site, Manning Road seeks permission for the erection of a development with a combined total of 108 dwellings and associated works and landscaping.

A further application will need to be submitted in relation to plots 23 and 49 as these straddle the application site boundaries and cannot therefore be fully approved by either this application or application S10/1645.

### The Application Site and its Surroundings

The application site is located on the A151 Spalding Road, approximately 500m to the east of Bourne Town Centre. The site occupies a total area of approximately 0.47 hectares (1.16 acres) and is currently occupied by a vacant garage that has facilities for car sales, servicing and petrol sales. These facilities are contained in two main buildings one situated along the western site boundary and one located centrally within the site. The site also has two existing access point on to Spalding Road one at each end of the frontage.

To the north of the site there is an area of scrub land beyond which lies the Rainbow Co-op store. To the east of the site is the recently constructed Delaines Close Development. The residential properties along Wendover Mews back on to the western boundary of the site. Delaines Bus depot is located on the opposite side of Spalding Road directly adjacent to the site.

## **Relevant Site History**

The development site consists of a garage and service area constructed in the 1970's. There have been a number of advertisement consents and permissions related to the existing garage use. However the planning history most relevant to this particular application is as follows:

S08/0286 – Outline planning permission was granted in June 2008 for the erection of 29 dwellings.

Also relevant to this current application are two applications on the adjacent Rainbow Store site which form part of the wider development:

S06/1388 – Outline planning permission was granted in June 2008 for residential development of the site, access was also approved.

S10/1645 – which relates to a reserved matters application which is also considered within this agenda.

## **Policy Considerations**

### National Policy

PPS1 – Delivering Sustainable Development

PPS 3 – Housing

PPG13 – Transport

PPS23 – Planning and Pollution Control

PPG24 – Planning and Noise

PPS25 – Development and Flood Risk

### South Kesteven Core Strategy

SP1 – Spatial Strategy

SP3 – Sustainable Integrated Transport

SP4 – Developer Contributions

EN1 – Protection and Enhancement of the Character of the District

EN2 – Reducing the Risk of Flooding

EN4 – Sustainable Construction and Design

H1 – Residential Development

### **Representations Received**

LCC Education – The Section 106 requirements were considered at the outline application stage. No further comments.

Bourne Town Council – No objections.

Heritage Lincolnshire (Archaeology) – No objections (condition on outline application)

Local Highway Authority – No objections subject to conditions.

Environment Agency – Further details required before condition 13 of the outline consent can be discharged.

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

The application has been advertised in accordance with the Councils Statement of Community Involvement and two letters of objection have been received. The points raised can be summarised as follows:

1. Concerns about planting of silver birch, alternative should be planted.
2. Concerns about overlooking/loss of privacy.
3. Concerns about impact plot 39 will have on 23 Spalding Road as the windows of 23 Spalding Rd will face directly on to the side gable of plot 29.
4. Concerns about impact on existing tree roots.
5. Concerns about noise and disturbance to proposed dwellings from adjacent bus depot.

### **Officer Evaluation**

Scale / Layout

As stated above this is a reserved matters application for the erection of 25 dwellings and associated works. The application site benefits from outline planning consent under application S08/0286. The principle of residential development of the site is therefore considered acceptable. The site is located within the sustainable settlement of Bourne and is within walking distance of the town centre and has good access to public transport links.

The development comprises a mix of two storey detached, semi-detached and terraced properties. The proposed design and layout is considered to be appropriate and will assimilate well with the adjacent development on Delaines Close.

Concerns have been raised about the changes to the proposed development. The changes relate to the reduction in the size and removal of some of the parking areas. These changes were done at the request of officers as it was considered that the large car parking areas would encourage crime and disorder, result in additional noise and disturbance and have a detrimental impact on the streetscene.

Overlooking / loss of privacy

It is considered that given the proposed site layout and orientation of the proposed dwellings and the separation distances between existing and proposed dwellings the development will not have any significant impact on the amenities of neighbouring properties.

Concern has been raised about the impact that the development would have on 23 Spalding Road, in particular plot 39. Given the separation distance from 23 Spalding Road (15m from the original part of the dwelling) it is considered that the development will not appear overbearing or result in any significant impact on the outlook from the existing dwelling.

Loss of light / overshadowing

The proposed site layout and separation distances between existing and proposed dwellings will ensure that the development will not have any significant or detrimental impact on the residential amenity of adjacent properties by way of causing loss of light or overshadowing.

Traffic Generation / Parking

The local highway authority has been consulted and raised no objections to the proposed development. It is therefore considered that the proposed access and parking arrangements are acceptable and will not be detrimental to highway safety.

Ecology/Landscaping

Concern has been raised in relation to the loss of trees on the site. It is considered that the trees to be removed are not worthy of a tree preservation order and that this should not be considered as a reason for refusal of the application.

Concern has also been raised in relation to the planting of Silver Birch trees on the site. This is considered appropriate and would not have any significant adverse impact on adjacent residential properties.

Concern has also been raised in relation to the impact on wildlife. As this is a reserved matters application the principle of the development has already been accepted. However if any protected species are found on the site during the development the developer would

have a duty to contact the relevant statutory body (Natural England) in order to ensure that suitable mitigation was undertaken.

### **Section 106 Heads of Terms**

The S106 requirements were dealt with at the outline application stage. The following contributions were required:

31% Affordable Housing  
£15,000 off-site contribution towards open space provision  
Education contributions  
PCT health contributions up to a maximum of £15,000

### **Crime and Disorder**

The proposed development raises no 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 proposed development in accordance with national and local policies as set out in Planning Policy Statements PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPG13 - Transport, PPS23 - Planning and Pollution Control and PPS25 - Development and Flood Risk and Policies SP1, SP3, EN1, EN2 EN4 and H1 of the South Kesteven Core Strategy. Although concerns have been raised in relation to the design, scale, density, highway safety and residential amenity it is considered that the proposed development will not result in any significant adverse impacts and is therefore considered to comply with the requirements of the above policies.

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

1. The development shall be built in accordance with the materials detailed on the submitted drawing 101 Rev C 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 and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

2. Prior to the occupation of any dwellings within the site, the footway at the access point onto the A151 Spalding Road shall be constructed to the rear of the visibility splay.

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

3. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 100 Rev J dated 28 September 2010, and retained for that use thereafter.
4. 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.

5. No dwellings (or other development as specified) shall be commenced before the first 40 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing 100 Rev J dated 29 September 2010 has been completed.
6. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.
7. This permission relates solely to the application as amended by

Drawing No 100 Rev J received on 28 September 2010  
Drawing No 100 800-101 received on 21 July 2010  
Drawing No 71 FOG received on 21 July 2010  
Drawing No 626-101 received on 21 July 2010  
Drawing No 800-109 received on 21 July 2010  
Drawing No 800-108 received on 21 July 2010  
Drawing No 1024G-101 received on 21 July 2010  
Drawing No 1024G-107 received on 21 July 2010  
Drawing No 978-101 received on 21 July 2010  
Drawing No 978-107 received on 21 July 2010  
Drawing No 1234-101 received on 21 July 2010

Drawing No 1234-108 received on 21 July 2010  
Drawing No CO OP 71 FOG 102 received on 30 September 2010  
Drawing No 71FOG 107 received on 21 July 2010  
Drawing No 102-1 Rev C  
Drawing No 102-2 Rev C  
Drawing No 102-3 Rev C

Reason: The earlier submitted drawings were unacceptable because they had a detrimental impact on residential amenity.

Note(s) to Applicant

1. 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.
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. 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.

\* \* \* \* \*

Applicant	<b>Persimmon Homes (EM) Ltd</b> Persimmon House, Peterborough Business Park, 19, Commerce Road, Lynch Wood, Peterborough, PE2 6LR
Agent	Tim Slater, 3D Planning Limited 27, Svesnskaby, Peterborough, PE2 6YZ
<b>Proposal</b>	<b>Reserved matters application for residential development</b>
<b>Location</b>	<b>Rainbow Superstore, Manning Road, Bourne, Lincolnshire, PE10 9HW</b>
App Type	Major RM (Residential)
<u>Parish(es)</u>	Bourne

## REPORT

### Application Category

This application is categorised as a major application.

### Reason for Referral to Committee

The application has been referred to the Development Control Committee as it a reserved matters application relating to a major development, which has previously been debated by the Committee.

### The Proposal

This is a reserved matters application for the erection of 81 dwellings on the site of the Rainbow Store, Manning Road, Bourne. This application in conjunction with application S10/1650 on the adjoining Raymond Mays Garage site seeks permission for the erection of a development with a combined total of 108 dwellings and associated works and landscaping.

A further application will need to be submitted in relation to plots 23 and 49 as these straddle the application site boundaries and cannot therefore be fully approved by either this application or application S10/1650.

### The Application Site and its Surroundings

The application site is located to the east of Bourne town centre. The site measures 1.63 hectares and comprises the Co-op Rainbow store and its associated car parking. Access to the site is via Manning Road and is located towards the western end of the site.

The site is located in an area characterised by a mixture of uses. Although the majority of Manning Road has a residential frontage, warehousing and service units also feature towards the eastern end of the road. The residential development in the surrounding street network has a variety of densities and house types consisting of bungalows, semi-detached properties, and terraces as well as large detached dwellings.

## **Relevant Site History**

The development site consists of a supermarket constructed in the 1970's together with a car park. There have been a number of advertisement consents and permissions related to the existing retail use. However the planning history most relevant to this particular application is as follows:

S06/1388 – Outline planning permission was granted in June 2008 for residential development of the site, access was also approved.

Also relevant to this current application are two applications on the adjacent Raymond Mays Garage site which form part of the wider development:

S08/0286 – Outline planning permission was granted in June 2008 for the erection of 29 dwellings.

S10/1650 – This is a reserved matters application and is considered separately within this agenda. The scheme forms part of the development of both the Raymond Mays garage site and the former Rainbow Store site.

## **Policy Considerations**

### National Policy

PPS1 – Delivering Sustainable Development

PPS 3 – Housing

PPG13 – Transport

PPS23 – Planning and pollution Control

PPS25 – Development and Flood Risk

### South Kesteven Core Strategy

SP1 – Spatial Strategy

SP3 – Sustainable Integrated Transport

SP4 – Developer Contributions

EN1 – Protection and Enhancement of the Character of the District

EN2 – Reducing the Risk of Flooding

EN4 – Sustainable Construction and Design

H1 – Residential Development

### **Representations Received**

Bourne Town Council – No objections, although concerns were expressed regarding the proximity to an industrial unit with regard to noise from the site and vehicle movement.

Heritage Lincolnshire (Archaeology) – No objections (condition on outline application)

Environmental Protection – The noise mitigation measures contained in chapter 5 of the Noise Assessment Report should be made a requirement of a condition.

Local Highway Authority – No objections subject to conditions.

Environment Agency – Further details required before condition 8 of the outline consent can be discharged.

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

The application has been advertised in accordance with the Councils Statement of Community Involvement and three letters of objection have been received. The points raised can be summarised as follows:

1. Concerns about removal of trees.
2. Concerns about impact on local wildlife including bats.
3. Concerns about maintenance of boundary fence.
4. Concerns about overlooking/loss of privacy.
5. Concerns about increase noise disturbance, especially during construction.
6. Concerns that amended plans will have increased impact. The most recent changes to the proposed site layout now indicate that a terraced residential property will be backing on to Delaines Close. The latest amendment replaces the previously proposed layout which indicated that a gated garage block would have backed on to Delaines Close.
7. We feel that the gated garage block would not have so compromised our privacy, being single storey structures.

## Officer Evaluation

### Scale / Layout

As stated above this is a reserved matters application for the erection of 81 dwellings and associated works. The application site benefits from outline planning consent under application S06/1388. The principle of residential development of the site is therefore considered acceptable. The site is located within the sustainable settlement of Bourne and is within walking distance of the town centre and has good access to public transport links.

The development comprises a mix of two storey detached, semi-detached and terraced properties. The proposed design and layout is considered to be appropriate and will assimilate well with the adjacent development on Delaines Close.

Concerns have been raised about the changes to the proposed development. The changes relate to the reduction in the size and removal of some of the parking areas. These changes were done at the request of officers as it was considered that the large car parking areas would encourage crime and disorder, result in additional noise and disturbance and have a detrimental impact on the streetscene.

### Overlooking / loss of privacy

It is considered that given the proposed site layout and orientation of the proposed dwellings and the separation distances between existing and proposed dwellings the development will not have any significant impact on the amenities of neighbouring properties. Plots 21 and 51 have been re-designed in order to minimise the impact on the adjacent properties on Wendover Mews and Delaines Close. There are a number of windows on the rear elevations of these dwellings which are garages with a dwelling above. The rear facing windows to the en-suite bathroom are to be obscure glazed and a kitchen window and landing window have been omitted to further reduce any potential overlooking. There will however be a remaining kitchen window in the rear elevation which has the potential to cause some loss of privacy to the properties on Delaines Close. It is therefore recommended that a condition be attached in relation to Plot 51 requiring the kitchen window to have a top opening pane and the bottom section of the window to be obscure glazed. This will ensure that the privacy of the occupiers of the properties on Delaines Close is maintained.

### Loss of light / overshadowing

The proposed site layout and separation distances between existing and proposed dwellings will ensure that the development will not have any significant or detrimental impact on the residential amenity of adjacent properties by way of causing loss of light or overshadowing.

### Noise

A noise assessment has been submitted with the application due to concerns about the adjacent Carlsberg depot. The Council's Environmental Protection Officer has considered the noise assessment and has raised no objections to the proposal subject to a condition requiring the suggested mitigation measures in the report to be undertaken.

## Traffic Generation / Parking

The local highway authority has been consulted and raised no objections to the proposed development. It is therefore considered that the proposed access and parking arrangements are acceptable and will not be detrimental to highway safety.

## Ecology/Landscaping

Concern has been raised in relation to the loss of trees on the site. It is considered that the trees to be removed are not worthy of a tree preservation order and that this should not be considered as a reason for refusal of the application.

Concern has also been raised in relation to the impact on wildlife. As this is a reserved matters application the principle of the development has already been accepted. However if any protected species are found on the site during the development the developer would have a duty to contact the relevant statutory body (Natural England) in order to ensure that suitable mitigation was undertaken.

## **Section 106 Heads of Terms**

The S106 requirements were dealt with at the outline application stage. The following contributions were required:

Affordable Housing

£52,000 off-site contribution towards open space provision

Education contributions

PCT health contributions up to a maximum of £31,000

£60,000 towards highway improvements

## **Crime and Disorder**

The proposed development raises no 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 proposed development in accordance with national and local policies as set out in Planning Policy Statements PPS1 - Delivering Sustainable Development, PPS3 - Housing, PPG13 - Transport, PPS23 - Planning and Pollution Control and PPS25 - Development and Flood Risk and Policies SP1, SP3, EN1, EN2 EN4 and H1 of the South Kesteven Core Strategy. Although concerns have been raised in relation to the design, scale, density, highway safety and residential amenity it is considered that the proposed development will not result in any significant adverse impacts and is therefore considered to comply with the requirements of the above policies.

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

1. The development shall be built in accordance with the materials detailed on the submitted drawing 101 Rev C 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 and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

2. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 100 Rev J dated 28 September 2010, and retained for that use thereafter.
3. 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.

4. No dwellings (or other development as specified) shall be commenced before the first 40 metres of the estate road from its junction with the public highway, including visibility splays, as shown on drawing 100 Rev J dated 29 September 2010 has been completed.
5. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed

within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.

6. The rear kitchen window to plot 51 shall have a top opening light only and the bottom half of the window shall be fixed and obscure glazed. Precise details of the window shall be submitted to and approved in writing by the local planning authority prior to installation.

Reason: To ensure that the residential amenities of the occupiers of adjacent properties is protected.

7. The development shall only be carried out in accordance with the noise mitigation measures included in Chapter 5 of the Noise Assessment Report by AcousticAir, Dated March 2010.

Reason: To ensure that the occupiers of the new properties are protected against potential noise pollution from adjacent sites.

8. This permission relates solely to the application as amended by

Drawing No 100 Rev J received on 28 September 2010  
Drawing No 100 800-101 received on 21 July 2010  
Drawing No 71 FOG received on 21 July 2010  
Drawing No 626-101 received on 21 July 2010  
Drawing No 800-109 received on 21 July 2010  
Drawing No 800-108 received on 21 July 2010  
Drawing No 1024G-101 received on 21 July 2010  
Drawing No 1024G-107 received on 21 July 2010  
Drawing No 978-101 received on 21 July 2010  
Drawing No 978-107 received on 21 July 2010  
Drawing No 1234-101 received on 21 July 2010  
Drawing No 1234-108 received on 21 July 2010  
Drawing No CO OP 71 FOG 102 received on 30 September 2010  
Drawing No 71FOG 107 received on 21 July 2010  
Drawing No 102-1 Rev C  
Drawing No 102-2 Rev C  
Drawing No 102-3 Rev C

Reason: The earlier submitted drawings were unacceptable because they had a detrimental impact on residential amenity.

#### Note(s) to Applicant

1. 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.
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.

# Agenda Item 7

## AGENDA ITEM

Report No: PLA. 853

### DEVELOPMENT CONTROL COMMITTEE

09 NOVEMBER 2010

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#### 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) = 62

##### TABLE 2                    Applications dealt with under delegated powers from 27 September – 22 October 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: 13/2010  
Date Prepared: 25 October 2010  
No of applications over 8 weeks: 62

**MAJOR APPLICATIONS**  
**(13 weeks)**

**S06/1151/MJNF/JJ**

Date received:  
08-Aug-2006  
No of days: 1539

**Wm Morrison Supermarkets plc**

Construction of non food retail & leisure development  
Former Mirlees Blackstone Site, Uffington Road, Stamford  
Reason for non-determination:  
Awaiting consultation replies

**S07/1267/MJRF/KJC**

Date received:  
13-Sep-2007  
No of days: 1138

**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

**S08/0780/MJRF/NB**

Date received:  
17-Sep-2008  
No of days: 768

**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

**S08/1231/EIAOL/PG**

Date received:  
30-Jun-2009  
No of days: 482

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

**S09/1671/MJRO/RV**

Date received:  
16-Nov-2009  
No of days: 343

**Mr C G Richardson**

Outline: Erection of 8 houses, 6 apartments with 33 ancillary parking spaces.  
Bourne Auction Rooms, Spalding Road, Bourne, PE10 9LE  
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: 364

**Richard Edwards, Larkfleet Homes**

Erection of 20 affordable dwellings and infrastructure  
Land West Of Bourne Road, Morton  
Reason for non-determination:  
Negotiating S106 agreement

**S10/0142/EIAOL/CM**

Date received:  
22-Jan-2010  
No of days: 276

**Larkfleet Homes, R & S Pask, Namulas Pension Trustees Ltd, Trustees, A J Snarey, HPC Homes Ltd, Larkfleet Ltd**

Sustainable urban extension to Grantham comprising: at least 1000 dwelling houses; a continuing care retirement community; a neighbourhood centre (incorporating a primary school, primary healthcare and community assembly facilities (UCO Class D1) and small scale (maximum 750 sq m) convenience shopping (UCO Class A); Public House/Lodge Hotel; ancillary (formal (playing field/play areas) and informal) open space, including structural landscaping and biodiversity enhancement areas; and access works (including alterations to the A607/Belton Lane junction). Land to the north of Grantham (bounded by the East Coast main railway line, by Belton Lane and High Road (A607), Manthorpe), Lincs  
Land north of Grantham bound by railway, Belton Lane/High Road (A607), Manthorpe, Grantham  
Reason for non-determination:  
Awaiting additional info including the Inspector's decision letter on the Core Strategy

**S10/0386/MJRO/JJ**

Date received:  
11-Feb-2010  
No of days: 256

**Dr Burston**

Outline application for a retirement care village comprising of a 75 bed nursing home; 75 bed dementia unit, a community health centre; 48 independant living units; 28 close care apartments and 15 affordable dwellings  
The Old Quarry, Castle Bytham, Grantham, Lincs  
Reason for non-determination:

**S10/0934/MJRO/JJ**

Date received:  
16-Apr-2010  
No of days: 192

**Persimmon Homes East Midlands**

Outline application for residential development and associated play areas, allotments and openspace  
Land Between, Godsey Lane And Towngate East, Market Deeping  
Reason for non-determination:  
Awaiting EIA

**S10/1038/MJRO/KJC**

Date received:  
17-May-2010  
No of days: 161

**Springfield Park Property &, Kimberley Developments**

Outline application for residential development  
Springfield Park, Caunt Road, Grantham, NG31 7BG  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to S106 agreement

**S10/1076/MJRO/JJ**

Date received:  
17-May-2010  
No of days: 161

**Mrs A Lea, Larkfleet Homes**

Erection of 14 dwellings  
Land Adj 67, Broadgate Lane, Deeping St James  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to S106 agreement

**S10/1204/MJRF/JST**

Date received:  
14-May-2010  
No of days: 164

**Mr B Corr**

Demolition of existing garage depot and erection of 11 town houses (Extension to time for implementation of planning permission S06/1206)  
Fossitt & Thorne, Eastgate, Bourne, PE109LB  
Reason for non-determination:  
Awaiting signing of S106 agreement

**S10/1280/MJRF/PJM**

Date received:  
21-Jun-2010  
No of days: 126

**Nottingham Community Housing Association**

Residential development  
30-32 Birthorpe Road, Billingborough, Sleaford, NG340QS  
Reason for non-determination:  
Awaiting Protected Species Survey

**S10/1283/MJRO/KJC**

Date received:  
24-Jun-2010  
No of days: 123

**Mr B Herrod - Planning Manager, Bovis Homes Ltd**

Application Order Section 73 of the Town and Country Planning Act for residential development (to not comply with Condition 8 of application S05/0220/35 relating to affordable housing)  
Former Impress Factory site, Springfield Park, Grantham  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to S106 agreement

**S10/1444/MJRF/KJC**

Date received:  
05-Jul-2010  
No of days: 112

**Mr J Strowbridge, Avery Homes Grantham Ltd**

Application under Section 73 of the Town and County Planning Act for a 65 bed nursing home to vary Conditions 9 and 10 of Planning Permission S07/1365 to provide 3no. additional parking spaces  
37, Beacon Lane, Grantham, NG319DN  
Reason for non-determination:  
Awaiting additional info re impact on trees

**ALL OTHER APPLICATIONS**

(8 weeks)

**S07/0818/OUT/IVW**

Date received:  
12-Jun-2007  
No of days: 1231

**Dr D Burston**

Erection of Community Health Centre  
The Old Quarry, Castle Bytham  
Reason for non-determination:  
Chairman/Vice Chairman to approve subject to S106 agreement

**S09/1675/FULL/PJM**

Date received:  
13-Aug-2010  
No of days: 73

**Mr Andrew Beale, Gonerby Grange Farm**

Change of Use from agriculture to mixed use comprising agriculture and storage of commercial vehicles including the formation of bunding and erection of 2.0m wire mesh fencing and gates

Gonerby Grange, Belton, Grantham, NG32 2NX

Reason for non-determination:

Officer working on system redesign

**S09/2409/FULL/NB**

Date received:  
15-Oct-2009  
No of days: 375

**Mr T Robinson, G S Robinson (Builders) Ltd**

Residential development (7 dwellings)

Land Off Stephens Way, Deeping St. James

Reason for non-determination:

Chairman/Vice Chairman to approve subject to S106 agreement

**S09/2806/LB/JST**

Date received:  
20-Nov-2009  
No of days: 339

**Mr J Harding**

External canopy to front

Cafe Black, 21, High Street, Stamford, PE9 2AL

Reason for non-determination:

Officer on leave

**S09/2827/FULL/NB**

Date received:  
27-Nov-2009  
No of days: 332

**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: 332

**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

**S10/0256/FULL/IVW**

Date received:  
09-Feb-2010  
No of days: 258

**Mr J Thorold**

Use of Marston Hall for civil weddings, entertainment

receptions, guided tours, conferences and use of adjacent land for event car parking

Marston Hall, School Lane, Marston, Grantham, NG322HQ

Reason for non-determination:

Officer on leave

**S10/0671/FULL/RV**

Date received:  
09-Mar-2010  
No of days: 230

**Rev P McNee**

Erection of porch gates to church (Revised application)

St Stephens Church, Church Street, Carlby, Stamford, Lincs

Reason for non-determination:

Awaiting applicants comments on English Heritage concerns

**S10/0744/FULL/JJ**

Date received:  
07-Apr-2010  
No of days: 201

**Mr B Maynard, Stamford Homes Ltd**

Erection of three dwellings and associated works amendment to previously approved layout (S09/1659) (plots 21-22a) Former Quarry Farm Brickworks, Little Casterton Road, Stamford

Reason for non-determination:

Chairman/Vice Chairman to approve subject to S106 agreement

**S10/0746/FULL/JJ**

Date received:  
07-Apr-2010  
No of days: 201

**Mr B Maynard, Stamford Homes Ltd**

Erection of three dwellings and associated works (amendment to application S09/1659) (plots 36 - 38) Former Quarry Farm Brickworks, Little Casterton Road, Stamford

Reason for non-determination:

Chairman/Vice Chairman to approve subject to S106 agreement

**S10/0857/FULL/NB**

Date received:  
03-Jun-2010  
No of days: 144

**Mr A F Martin**

Siting of temporary mobile home for agricultural worker Meadow Farm, King Street, West Deeping, Peterborough, PE6 9JE

Reason for non-determination:

Awaiting financial appraisal

**S10/0904/FULL/JST**

Date received:  
26-May-2010  
No of days: 152

**Mr Jerry Bamford**

Change of use of single dwelling to 3 no dwellings and erection of rear extension(s) 18, Victoria Place, Bourne, Lincolnshire, PE10 9LJ

Reason for non-determination:

Officer on leave

**S10/0962/FULL/PL**

Date received:  
13-Apr-2010  
No of days: 195

**Mr Robert Cunniffe**

Change of use of area 1 into garden and change of use of areas 2, 3 & 4 to recreational equine land

Land adjacent to Orchard House, Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham, NG335NT

Reason for non-determination:

Awaiting adjacent applications to be registered

**S10/1004/FULL/NB**

Date received:  
20-Aug-2010  
No of days: 66

**Mr B Maynard, Stamford Homes Ltd**

Erection of 3 dwellings (plot substitution to planning permission S07/1323)

Wherrys Yard, South Road, Bourne

Reason for non-determination:

Need for variation to S106 agreement

**S10/1008/FULL/PJM**

Date received:  
12-May-2010  
No of days: 166

**Mr Jonathon Wish, Coolgate Ltd**

Change of use of barn/cart shed to form single dwelling Fair View Cottage, Brandon, Grantham, NG322AY

Reason for non-determination:

Officer working on system redesign

**S10/1019/FULL/PL**

Date received:  
18-May-2010  
No of days: 160

**Mr Richard Potts**

Erection of one and half storey office building (B1)  
R/o 46 Main Road, Long Bennington, Newark, NG235DJ  
Reason for non-determination:  
Associated application now registered

**S10/1103/HSH/PL**

Date received:  
03-Aug-2010  
No of days: 83

**Mr Ralph Jupp**

Demolition of existing garage & erection of two storey extension  
22, Chapel Hill, Ropsley, Grantham, NG334BP  
Reason for non-determination:  
Awaiting additional info

**S10/1119/FULL/JST**

Date received:  
09-Jun-2010  
No of days: 138

**Mrs A Jeffs**

Erection of two dwellings  
12, Greatford Road, Baston, Peterborough, PE6 9NR  
Reason for non-determination:  
Officer on leave

**S10/1240/FULL/PJM**

Date received:  
19-Aug-2010  
No of days: 67

**Mr J Griffiths**

Erection of a pair of 1.5 storey semi-detached dwellings  
11, Ermine Close, Grantham, NG319PA  
Reason for non-determination:  
Officer working on system redesign

**S10/1267/FULL/JST**

Date received:  
07-Jun-2010  
No of days: 140

**Mrs Alison Lea, Larkfleet Homes**

Erection of 5 dwellings  
Eglesfield, 40A, Stamford Road, Market Deeping,  
Peterborough, Lincolnshire, PE6 8AB  
Reason for non-determination:  
Officer on leave

**S10/1281/OUT/KJC**

Date received:  
11-Jun-2010  
No of days: 136

**Mr J West, Taylor Wimpey East Midlands**

Variation of Condition 7 (layout and design and access statement) of Outline Planning Permission S07/0555  
Springfield Park, Springfield Road, Grantham  
Reason for non-determination:  
Requested application to be withdrawn

**S10/1345/FULL/PWM**

Date received:  
14-Jun-2010  
No of days: 133

**Mr T Tye**

Change of use of agricultural land to mixed use of agriculture & storage of hay and straw, and retention of access track and hardstanding  
Adjacent Ashleigh, Bourne Road, Colsterworth, Grantham, NG335JN  
Reason for non-determination:  
Awaiting further info and comments from Highways

**S10/1364/FULL/PL**

Date received:  
08-Jun-2010  
No of days: 139

**Mr Stewart Thorpe, S T A S Ltd**

Erection of one dwelling  
Ryland Grange Farm, Fulbeck Heath, Grantham, NG32 3HJ  
Reason for non-determination:  
Awaiting additional info

**S10/1382/FULL/PJM**

Date received:  
01-Jul-2010  
No of days: 116

**Mr J Wish, Coolgate Ltd**

Change of use of barns to form 3No. dwellings  
Court Leys, Farmhouse, Brandon, Grantham, NG32 2AY  
Reason for non-determination:  
Officer working on system redesign

**S10/1384/OUT/PWM**

Date received:  
15-Jun-2010  
No of days: 132

**Mr Colin Pask, Pask, Somerville & Diment c/o**

Demolition of existing dwelling and erection of six dwellings  
(Extension of time limit of S07/0843)  
Sandy Willows, 354, Harlaxton Road, Grantham  
Reason for non-determination:  
Awaiting further info re S106 agreement

**S10/1388/HSH/PJM**

Date received:  
14-Jun-2010  
No of days: 133

**Miss H Robertshaw**

Extensions and alterations to dwelling and alterations to  
garage/store and installation of solar PV panels (amendments  
to S07/0378)  
7, Broad Street, Grantham, Lincolnshire, NG31 8AP  
Reason for non-determination:  
Officer working on system redesign

**S10/1411/OUT/KJC**

Date received:  
11-Jun-2010  
No of days: 136

**Mr Jordan West, Taylor Wimpey East Midlands**

Variation of Condition 6 - Overall ridge height of the  
development of planning permission S07/0555  
Springfield Park, Springfield Road, Grantham  
Reason for non-determination:  
Requested application to be withdrawn

**S10/1454/LB/IVW**

Date received:  
23-Jun-2010  
No of days: 124

**Lewis Cove, South Kesteven District Council**

Alteration of listed building (clean stonework)  
War Memorial, St Wulframs Church, Grantham  
Reason for non-determination:  
Officer on leave

**S10/1533/FULL/PJM**

Date received:  
08-Jul-2010  
No of days: 109

**Mr Vito Cataffo, Ginos Restaurant**

Change of use from public house to restaurant with flat above  
with internal and external alterations  
23, Westgate, Grantham, NG316LU  
Reason for non-determination:  
Officer working on system redesign

**S10/1534/LB/PJM**

Date received:  
08-Jul-2010  
No of days: 109

**Mr Vito Cataffo, Ginos Restaurant**

Internal and external alterations to Listed Building  
23, Westgate, Grantham, NG316LU  
Reason for non-determination:  
Officer working on system redesign

**S10/1538/LB/PJM**

Date received:  
26-Jul-2010  
No of days: 91

**Ms Josefina Martinez-Perez**

Replacement windows, removal of door, re-pointing and removal of entrance hall  
Red House Farm, The Green, Allington, Grantham, NG322EA  
Reason for non-determination:  
Officer working on system redesign

**S10/1582/FULL/NB**

Date received:  
15-Jul-2010  
No of days: 102

**David Pennell, Burghley House Preservation Trust**

Conversion and extension of outbuildings to form dwelling  
43A, High Street, St Martins, Stamford, Lincolnshire, PE9 2LP  
Reason for non-determination:  
Awaiting English Heritage comments

**S10/1583/LB/NB**

Date received:  
15-Jul-2010  
No of days: 102

**David Pennell, Burghley House Preservation Trust**

Alteration and extension to listed building  
43A, High Street, Stamford, Lincolnshire, PE9 2LP  
Reason for non-determination:  
Awaiting English Heritage comments

**S10/1613/OUT/PJM**

Date received:  
15-Jul-2010  
No of days: 102

**Rev C Martin, The Methodist Church**

Outline approval for residential development (4)  
High Street, Billingborough  
Reason for non-determination:  
Officer working on system redesign

**S10/1668/FULL/NB**

Date received:  
17-Aug-2010  
No of days: 69

**Mr G Day**

Erection of dwelling and detached garage  
Church Farm, 3, Church Street, Corby Glen, Grantham,  
Lincolnshire, NG33 4NJ  
Reason for non-determination:  
Awaiting amended plans

**S10/1673/LB/IVW**

Date received:  
02-Aug-2010  
No of days: 84

**Mr A Schiorlin**

Internal alterations (replacement stairs and removal of chimney)  
63, St Leonards Street, Stamford, Lincolnshire, PE9 2HU  
Reason for non-determination:  
Officer on leave

**S10/1739/FULL/PJM**

Date received:  
12-Jul-2010  
No of days: 105

**Mr Peter Langley**

Erection of dwellinghouse  
Rear of 46 High Street, Caythorpe, Grantham, NG323DN  
Reason for non-determination:  
Officer working on system redesign

**S10/1757/FULL/JJ**

Date received:  
10-Aug-2010  
No of days: 76

**Medicx Property Ltd**

Erection of medical centre  
The Charles Read School, Bourne Road, Corby Glen,  
Grantham, Lincolnshire, NG33 4NT  
Reason for non-determination:  
Awaiting response from GOEM

**S10/1785/HSH/JST**

Date received:  
05-Aug-2010  
No of days: 81

**Mr & Mrs D Fell**

Two storey side and single storey rear extensions to dwelling  
5, Viking Way, Thurlby, Bourne, Lincolnshire, PE10 0HX  
Reason for non-determination:  
Officer on leave

**S10/1787/FULL/PL**

Date received:  
17-Aug-2010  
No of days: 69

**Mrs M Brickles, Puddleducks Pre-School and Nursery Ltd**

Change of use of part of ground floor from offices (B1) to  
childrens nursery (D1) for children up to 2 years  
9, St Catherines Road, Grantham, NG31 6TS  
Reason for non-determination:  
Out to consultation

**S10/1796/HSH/PJM**

Date received:  
04-Aug-2010  
No of days: 82

**Mr Michael Milne**

Two storey side extension and single storey rear extension to  
dwelling  
50, Hazelwood Drive, Grantham, NG31 8GX  
Reason for non-determination:  
Officer working on system redesign

**S10/1800/ADV/PL**

Date received:  
05-Aug-2010  
No of days: 81

**Mrs G Noon, Great Gonerby Parish Council**

Erection of direction sign to cemetery  
Land At Belton Lane, Opposite Covill Close, Great Gonerby,  
Grantham  
Reason for non-determination:  
Awaiting additional info

**S10/1814/OUT/RV**

Date received:  
13-Aug-2010  
No of days: 73

**Simon Toulson**

Erection of two dwellings (outline with all matters reserved)  
Land Rear Of 26 & 28, Mill Drove, Bourne  
Reason for non-determination:  
Re-advertised due to Departure requirements

**S10/1820/FULL/PJM**

Date received:  
16-Aug-2010  
No of days: 70

**Mr & Mrs C Rose**

Erection of one and a half storey dwelling  
15, Wheatsheaf Lane, Long Bennington, Newark, NG235DU  
Reason for non-determination:  
Officer working on system redesign

**S10/1841/FULL/IVW**

Date received:  
12-Aug-2010  
No of days: 74

**Rev Peter Hopkins, St Sebastians Great Gonerby PCC**

Erection of doors to Church porch  
St Sebastian's Church, High Street, Great Gonerby,  
Lincolnshire, NG31 8LB  
Reason for non-determination:  
Officer on leave

**S10/1876/HSH/JST**

Date received:  
24-Aug-2010  
No of days: 62

**Mr Andy Wood**

Erection of classic car storage unit for domestic use  
The Old Rectory, Carlby Road, Greatford, Stamford, PE9 4PR  
Reason for non-determination:  
Officer on leave

**S10/1941/LB/IVW**

Date received:  
25-Aug-2010  
No of days: 61

**Miss D Daly**

Alteration of listed building (relocation of chimney stack;  
erection of pergola; siting of satellite dish to rear elevation and  
alteration to velux)

Newton House, 44A, High Street, Colsterworth, Grantham,  
Lincolnshire, NG33 5NF

**Reason for non-determination:**

Officer on leave

**APPLICATIONS DECIDED UNDER DELEGATED POWERS  
FROM 25 SEPTEMBER – 22 OCTOBER 2010**

**S10/0502/HSB**

Applicant: Mr Alan James  
Proposal: Single storey rear extensions  
Location: The Old Barn & Lofts Cottage, Cleveland Farm, Main Street, Claypole, NG23 5BA  
Decision: Approved by SoS conditionally - 06 October 2010

**S10/0697/HSB**

Applicant: Mr Korbylo  
Proposal: Two storey extension to dwelling  
Location: 3, Cliff Crescent, Stamford, PE9 1AQ  
Decision: Approved conditionally - 07 October 2010

**S10/0846/LB**

Applicant: Dr David Carrington, Carrington (1953) Ltd  
Proposal: Demolition of outbuildings and extension and repair to existing outbuilding together with creation of pedestrian access and creation of 3 parking spaces  
Location: Land R/0 39/41, High Street, Colsterworth, Lincolnshire, NG33 5HZ  
Decision: Approved conditionally - 11 October 2010

**S10/0847/FULL**

Applicant: Dr David Carrington, Carrington (1953) Ltd  
Proposal: Demolition of outbuildings and extension to existing outbuildings to create a dwelling, formation of 3no. parking spaces and creation of new pedestrian access in boundary wall  
Location: Land R/0 39/41, High Street, Colsterworth, Lincolnshire, NG33 5HZ  
Decision: Refused - 08 October 2010

**S10/1009/LB**

Applicant: Mr Jonathon Wish, Coolgate Ltd, Wish Consultancy  
Proposal: Alterations to barn/cartshed to form dwelling  
Location: Fair View Cottage, Brandon, Grantham, NG322AY  
Decision: Approved conditionally - 12 October 2010

**S10/1385/LB**

Applicant: Peter McDermott  
Proposal: Alterations to listed building  
Location: The Old Hall, 32, Church Street, Baston, Peterborough, Lincolnshire, PE6 9PE  
Decision: Approved conditionally - 27 September 2010

**S10/1462/LB**

Applicant: Mr J Wish, Coolgate Ltd  
Proposal: Alteration to barns for residential conversion  
Location: Court Leys, Farmhouse, Brandon, Grantham, NG32 2AY  
Decision: Approved conditionally - 22 October 2010

**S10/1482/FULL**

Applicant: Mr & Mrs JM & RE Bonar  
Proposal: Barn conversion to form dwelling  
Location: Barn adjacent, The Old House, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA  
Decision: Approved conditionally - 13 October 2010

**S10/1504/LB**

Applicant: Mr Robert Hodgson, J Hodgson & Sons Ltd  
Proposal: Limewash to lintels and cills of three north facing windows  
Location: 29, Market Place, Grantham, NG31 6LR  
Decision: Approved conditionally - 06 October 2010

**S10/1539/HSH**

Applicant: Mr Hardial Panesar  
Proposal: Insertion of first floor window into side elevation of dwelling  
Location: 43, New Beacon Road, Grantham, NG31 9JS  
Decision: Withdrawn - 12 October 2010

**S10/1550/LB**

Applicant: Mr & Mrs JM & RE Bonar  
Proposal: Alteration of listed building (barn conversion to form dwelling)  
Location: Barn adjacent, The Old House, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA  
Decision: Approved conditionally - 13 October 2010

**S10/1581/HSH**

Applicant: Mr Ian Morris  
Proposal: Ground floor and first floor extensions to dwelling  
Location: 29, Station Road, Corby Glen, Grantham, Lincolnshire, NG33 4LB  
Decision: Approved conditionally - 07 October 2010

**S10/1602/LB**

Applicant: Mr A Wood  
Proposal: Alteration of listed building  
Location: The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR  
Decision: Approved conditionally - 12 October 2010

**S10/1609/HSH**

Applicant: Mr James Baggaley  
Proposal: Enlargement of existing garage & conversion to bedroom & replacement roof  
Location: Melaire, Chapel Lane, Foston, Grantham, NG322JZ  
Decision: Approved conditionally - 06 October 2010

**S10/1617/FULL**

Applicant: Grantham Masonic Centre  
Proposal: Provision of mono-pitched roof over existing flat roofed single storey building (kitchen and stores)  
Location: Grantham Masonic Centre, Faraday House, Chambers Street, Grantham, NG31 8BL  
Decision: Approved conditionally - 01 October 2010

**S10/1642/FULL**

Applicant: Mr G Jones  
Proposal: Change of use from design studio and offices to residential unit  
Location: The Barn, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP  
Decision: Approved conditionally - 06 October 2010

**S10/1661/FULL**

Applicant: Tisanna Ltd  
Proposal: Change of use of 1st & 2nd floor office accommodation to four flats  
Location: 1, Vine Street, Grantham, NG31 6RQ  
Decision: Approved conditionally - 22 October 2010

**S10/1667/HSH**

Applicant: Mr D Daubney  
Proposal: Erection of conservatory  
Location: Robins Nest, Main Street, Fenton, Newark, NG23 5DE  
Decision: Approved conditionally - 04 October 2010

**S10/1679/FULL**

Applicant: Mr John Griffin  
Proposal: Barn conversion to form two dwellings  
Location: Park House, 8, Church Street, Thurlby, Bourne, Lincolnshire, PE10 0EH  
Decision: Approved conditionally - 28 September 2010

**S10/1680/LB**

Applicant: Mr John Griffin  
Proposal: Alterations to listed barn to form two dwellings  
Location: Park House, 8, Church Street, Thurlby, Bourne, Lincolnshire, PE10 0EH  
Decision: Approved conditionally - 28 September 2010

**S10/1696/LB**

Applicant: Mr Ned Pumphrey  
Proposal: Replacement of 8 single glazed windows in front elevation of a listed building with double glazed windows  
Location: Scotland Farmhouse, Scotland Lane, Ingoldsby, Grantham, NG33 4ES  
Decision: Refused - 15 October 2010

**S10/1698/LDP**

Applicant: Mr P Coyle  
Proposal: Loft conversion including insertion of rooflights and windows  
Location: The Willows, Main Street, Little Humby, Grantham, NG33 4HW  
Decision: Lawful Development - 28 September 2010

**S10/1702/HSH**

Applicant: Mr Richard Ash  
Proposal: Demolition of single storey rear outbuildings and erection of two storey rear extension  
Location: 82, Church Street, Deeping St James, Peterborough, Lincolnshire, PE6 8HD  
Decision: Refused - 14 October 2010

**S10/1707/HSH**

Applicant: Mr J Wilson  
Proposal: First floor extension to dwelling  
Location: 18, Fife Close, Stamford, Lincolnshire, PE9 2YX  
Decision: Approved conditionally - 27 September 2010

**S10/1709/HSH**

Applicant: Mr & Mrs Wood  
Proposal: Erection of single storey garden room  
Location: The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR  
Decision: Approved conditionally - 28 September 2010

**S10/1717/DC**

Applicant: Nigel Parsons  
Proposal: Approval of details of condition 2 (waste material) required by S09/0290  
Location: Oakby House, 4, Stoney Glen, Carlby, Stamford, Lincolnshire, PE9 4ED  
Decision: Approved - 14 October 2010

**S10/1723/HSH**

Applicant: Mr & Mrs Atkin  
Proposal: Erection of conservatory  
Location: Rosedale, Tunnel Bank, Bourne, Lincolnshire, PE10 0DJ  
Decision: Approved conditionally - 28 September 2010

**S10/1733/HSH**

Applicant: A Lee  
Proposal: Front and rear two storey extensions to existing dwelling  
Location: 20A, The Green, Thurlby, Bourne, Lincolnshire, PE10 0HB  
Decision: Approved conditionally - 28 September 2010

**S10/1734/FULL**

Applicant: Barbara Doxey  
Proposal: Change of use from storage and distribution (B8) to non-residential teaching (D1)  
Location: Unit 44, Guash Way, Stamford, Lincolnshire, PE9 1XP  
Decision: Approved conditionally - 30 September 2010

**S10/1737/FULL**

Applicant: Mr Keiran Connolly, KJC Joinery Ltd  
Proposal: Conversion of shop and workshops to residential  
Location: 99, Dudley Road, Grantham, NG31 9AB  
Decision: Approved conditionally - 06 October 2010

**S10/1740/ADV**

Applicant: Arena UK  
Proposal: Erection of totem sign, 4 flag post signs and signage on entrance gates  
Location: Arena UK, Allington Lane, Allington, Grantham, Lincolnshire, NG32 2EF  
Decision: Refused - 08 October 2010

**S10/1754/HSH**

Applicant: Mr L Fairclough  
Proposal: Erection of 1.8m high timber gates  
Location: 5, Gas Lane, Stamford, Lincolnshire, PE9 2HR  
Decision: Approved conditionally - 30 September 2010

**S10/1758/FULL**

Applicant: The Springwells Practice  
Proposal: Retention of bin store  
Location: The New Springwells Practice, Spring Wells, Billingborough, Sleaford, NG34 0QQ  
Decision: Withdrawn - 06 October 2010

**S10/1760/HSH**

Applicant: Mr Stuart Sim  
Proposal: Creation of vehicular access to dwelling  
Location: 123, Ryhall Road, Stamford, Lincolnshire, PE9 1UL  
Decision: Approved conditionally - 15 October 2010

**S10/1773/FULL**

Applicant: R Jose, R J Contractors Limited  
Proposal: Erection of terrace of 3 dwellings (alteration to permission S09/2847)  
Location: Hawthorne House, 35, Towngate West, Market Deeping, Peterborough, Lincolnshire, PE6 8DG  
Decision: Approved conditionally - 27 September 2010

**S10/1774/HSH**

Applicant: Mr & Mrs J C Booty  
Proposal: First floor and two storey extensions to dwelling  
Location: Park Farm, Main Street, Careby, Stamford, Lincolnshire, PE9 4EA  
Decision: Approved conditionally - 11 October 2010

**S10/1780/HSH**

Applicant: Dr Peter Baker  
Proposal: Erection of attached garage and link extension  
Location: Farmside, Main Street, Wilsthorpe, Stamford, Lincolnshire, PE9 4PE  
Decision: Approved conditionally - 28 September 2010

**S10/1783/HSH**

Applicant: Mr Nick Tuck  
Proposal: Two storey side extension and detached double garage to rear  
Location: The Rectory, Church Street, Skillington, Grantham, NG335HQ  
Decision: Approved conditionally - 01 October 2010

**S10/1789/HSH**

Applicant: Dr R Sandham  
Proposal: Retention of wooden outbuilding (garden office) and creation of access/driveway (including closing off of existing access)  
Location: Few Trees, High Road, Barrowby, Grantham, NG32 1BN  
Decision: Approved conditionally - 06 October 2010

**S10/1790/FULL**

Applicant: Mr & Mrs Peplow  
Proposal: Outdoor horse riding arena (for private use)  
Location: Victoria Farm, Kirkby Underwood Road, Aslackby, Sleaford, NG34 0HP  
Decision: Approved conditionally - 15 October 2010

**S10/1792/HSH**

Applicant: Mr & Mrs Bradley  
Proposal: Erection of conservatory  
Location: 1, Harrowby Lane, Harrowby, Grantham, NG31 9HB  
Decision: Approved conditionally - 04 October 2010

**S10/1795/FULL**

Applicant: Alan Pitfield, Choose ICT Limited  
Proposal: Change of use from A1 to D1 (Adult Education Training Centre)  
Location: 5, Kings Walk, Grantham, NG316NL  
Decision: Approved conditionally - 08 October 2010

**S10/1799/HSH**

Applicant: Mrs R Parrish  
Proposal: Demolition of outbuilding and erection of single storey side extension  
Location: The Roses, Carlton Ashes, Carlton Scroop, Grantham, NG32 2BJ  
Decision: Approved conditionally - 01 October 2010

**S10/1806/FULL**

Applicant: Mr G Jones  
Proposal: Demolition of dwelling and erection of replacement dwelling  
Location: The Villa, Main Street, Dry Doddington, Newark, NG235HU  
Decision: Approved conditionally - 06 October 2010

**S10/1808/LB**

Applicant: Mr & Mrs Wood  
Proposal: Alteration of listed building (erection of single storey garden room)  
Location: The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR  
Decision: Approved conditionally - 28 September 2010

**S10/1812/DC**

Applicant: G S Robinson (Builders) Ltd  
Proposal: Approval of details of conditions 3 (materials), 5 (surface water disposal), 8 (landscaping), 9 (tree protection), 10 (surface and foul water) and 11 (boundary treatments) required by planning permission S06/1493/23  
Location: Adj Back Lane And West Of, Stephens Way, Deeping St. James  
Decision: Approved - 04 October 2010

**S10/1813/HSH**

Applicant: B & D Burt Ltd  
Proposal: Extension of time limit for S07/0878 - One and two storey extensions to dwelling  
Location: Lodge Cottages, Stubton Road, Brandon  
Decision: Approved conditionally - 06 October 2010

**S10/1818/CWC**

Applicant: Mr William Cross  
Proposal: Confirmation of compliance with conditions of planning permissions SK.0253/88, SK.0986/90, SK.96/0232, SK.96/0773 & S01/1162  
Location: 16, Berkeley Avenue, Grantham, NG31 8UA  
Decision: Both - CWC - 15 October 2010

**S10/1828/HSB**

Applicant: Mr A Willetts  
Proposal: Single storey extensions to front/rear and two storey extension to side of existing dwelling  
Location: 6, York Way, Grantham, NG318RF  
Decision: Withdrawn - 04 October 2010

**S10/1829/DC**

Applicant: Ruskington Garden Centre  
Proposal: Submission of details in relation to Conditions 2 (materials), 3 (surface water drainage), 5 (soft landscaping), 10 (hard landscaping) and 11 (car park lighting) of S10/0285  
Location: Belton Garden Centre, Grantham Road, Belton, Grantham, NG32 2LN  
Decision: Approved - 11 October 2010

**S10/1830/FULL**

Applicant: Hunter Griffiths Limited  
Proposal: Change of use of first floor (part of) to public house (A4), provision of smoking shelter  
Location: The Pear Tree House Public House, Broad Street, Stamford, PE9 1PG  
Decision: Approved conditionally - 07 October 2010

**S10/1831/LB**

Applicant: Hunter Griffiths Limited  
Proposal: Internal and external alterations to listed building  
Location: The Pear Tree House Public House, Broad Street, Stamford, PE9 1PG  
Decision: Approved conditionally - 07 October 2010

**S10/1834/HSB**

Applicant: Mr S E Baty  
Proposal: Demolition of existing garage and home office, erection of two storey side extension and erection of single storey rear extension to dwelling  
Location: 104, Manthorpe Road, Grantham, Lincolnshire, NG31 8DL  
Decision: Approved conditionally - 15 October 2010

**S10/1867/HSB**

Applicant: Mr A Brady  
Proposal: Extensions/alterations to dwelling, creation of access and erection of 1.8m fence  
Location: Rose Cottage, 1, Spring Lane, Horbling, Sleaford, NG34 0PF  
Decision: Withdrawn - 22 October 2010

**S10/1870/FULL**

Applicant: Mr Peter Burrows, Lindpet Properties Ltd  
Proposal: Formation of doorway and insertion of six rooflights  
Location: Granby Mews, Conduit Lane, Grantham, Lincs  
Decision: Approved conditionally - 19 October 2010

**S10/1871/LB**

Applicant: Mr Peter Burrows, Lindpet Properties Ltd  
Proposal: Formation of doorway and insertion of six rooflights  
Location: Granby Mews, Conduit Lane, Grantham, Lincs  
Decision: Approved conditionally - 19 October 2010

**S10/1877/HSH**

Applicant: Steve Mellows  
Proposal: Extension to dwelling  
Location: 10A, Cumberland Gardens, Castle Bytham, Grantham, NG33 4SQ  
Decision: Approved conditionally - 12 October 2010

**S10/1879/HSH**

Applicant: Mr T Garner  
Proposal: Single storey front and rear extensions  
Location: 4, Charles Road, Stamford, Lincolnshire, PE9 1HR  
Decision: Approved conditionally - 05 October 2010

**S10/1902/FULL**

Applicant: Mr Kulijt Singh Sunner  
Proposal: Erection of dwelling  
Location: 1, Fane Close, Stamford, Lincolnshire, PE9 1HG  
Decision: Refused - 21 October 2010

**S10/1926/HSH**

Applicant: Mr P Flatters  
Proposal: Single storey front extension  
Location: 25, Ancaster Road, Bourne, Lincolnshire, PE10 9HL  
Decision: Refused - 12 October 2010

**S10/1933/HSH**

Applicant: Miss Viv Orr  
Proposal: Erection of single garage to existing dwelling  
Location: 18, Hambleton Road, Stamford, Lincolnshire, PE9 2RY  
Decision: Approved conditionally - 12 October 2010

**S10/1934/HSH**

Applicant: Mr Daniel Ledger  
Proposal: Single storey rear extension  
Location: 20, Little Casterton Road, Stamford, Lincolnshire, PE9 1BE  
Decision: Approved conditionally - 12 October 2010

**S10/1935/DC**

Applicant: The Governors of Witham Hall School  
Proposal: Approval of details of conditions 3 (joinery details), 4 (materials) & 5 (construction details) required by S10/1227/FULL & S10/1228/LB  
Location: Witham Hall School, Main Street, Witham On The Hill, Bourne, Lincolnshire, PE10 0JJ  
Decision: Approved - 12 October 2010

**S10/1936/LB**

Applicant: Mr Carl Larter  
Proposal: Alteration of listed building (reinstatement of chimney stack with terracotta chimney pots)  
Location: 26, St Marys Street, Stamford, Lincolnshire, PE9 2DJ  
Decision: Approved conditionally - 12 October 2010

**S10/1940/HSH**

Applicant: Mr Russell Hall  
Proposal: Erection of double garage with storage area in roof space  
Location: 19, Horsegate, Deeping St James, Peterborough, PE6 8EN  
Decision: Approved conditionally - 19 October 2010

**S10/1955/FULL**

Applicant: Marston Agricultural Services Ltd  
Proposal: Construction of open-topped tyre compound  
Location: Tollbar Road, Marston, Grantham, NG32 2HT  
Decision: Approved conditionally - 08 October 2010

**S10/1958/FULL**

Applicant: Mr Simon Williams  
Proposal: Extension and alterations to builders store  
Location: The Old Chapel, West Street, Barkston, Grantham, NG32 2NL  
Decision: Approved conditionally - 15 October 2010

**S10/1980/AG**

Applicant: A M & E H Madge & Son  
Proposal: Erection of agricultural building  
Location: Church Farm, Main Street, Stroxton, Grantham, NG33 5DA  
Decision: Not required - 28 September 2010

**S10/1981/FULL**

Applicant: Mr Kureys Kartal  
Proposal: Change of use from A1 to A3 (restaurant) and installation of extractor fan  
Location: 29, London Road, Grantham, NG31 6EX  
Decision: Approved conditionally - 22 October 2010

**S10/1990/HSB**

Applicant: Mr R Golland  
Proposal: Resubmission of two storey and single storey side extension and alterations to opening with amendments to layout  
Location: The Pheasantries, Casewick Park, Casewick, Stamford, Lincolnshire, PE9 4RX  
Decision: Approved conditionally - 19 October 2010

**S10/2000/HSB**

Applicant: Mr Herd  
Proposal: Resubmission of application for conservatory extension deleting the erection of the previously refused fence  
Location: 68, Beech Avenue, Bourne, Lincolnshire, PE10 9RR  
Decision: Approved conditionally - 19 October 2010

**S10/2014/FULL**

Applicant: Morriss Developments  
Proposal: Erection of dwelling  
Location: Land Adjacent, 155, Eastgate, Deeping St. James  
Decision: Approved conditionally - 15 October 2010

**S10/2017/FULL**

Applicant: Robert Watts Ltd  
Proposal: Removal of Condition 1 (personal permission) and 2 (agricultural occupancy condition) of planning ref: 2604/4740 (1973)  
Location: Black House Farm, R/o 5, South Fen Road, Bourne, PE10 0DN  
Decision: Approved - 08 October 2010

**S10/2022/CDC**

Applicant: Lincolnshire County Council  
Proposal: Demolition of existing building and erection of new school building  
Location: Huntingtower Cp School, Huntingtower Road, Grantham, Lincolnshire, NG31 7AU  
Decision: No objections made - 30 September 2010

**S10/2067/CM**

Applicant: Mr Lesley Johnson, Ancaster Copper Hill Stone Ltd  
Proposal: Use of land for storage of processing of excavated highway construction materials for the production of recycled aggregate and soil  
Location: Copper Hill Quarry, High Dyke, Ancaster  
Decision: No objections made - 30 September 2010

**S10/2087/LDE**

Applicant: Mr & Mrs R West  
Proposal: Lawful Development Certificate for occupation of dwelling not in compliance with Condition 2 of planning application SK25/0048/89 (agricultural occupancy)  
Location: Westside Nurseries, Spalding Road, Deeping St James, Peterborough, Lincolnshire, PE6 8SB  
Decision: Lawful Development - 22 October 2010

**S10/2112/DC**

Applicant: James Bland, JSB Construction Services Limited  
Proposal: Approval of details of condition 2 (method statement) required by S10/0954/LB  
Location: 28-29, High Street, Stamford, Lincolnshire, PE9 2AY  
Decision: Approved - 05 October 2010

**S10/2135/AG**

Applicant: J R Naylor & Sons  
Proposal: Erection of two agricultural buildings  
Location: Wood Farm, Essendine Road, Uffington, Stamford, Lincolnshire, PE9 4QE  
Decision: Not required - 04 October 2010

**S10/2146/DC**

Applicant: Mr Alan Baxter  
Proposal: Approval of details reserved by condition 2 (materials) of S10/1172  
Location: 3 Pointon Cottages, Pointon, Sleaford, NG340HU  
Decision: Approved - 28 September 2010

**S10/2149/CWC**

Applicant: Roseland Group Ltd  
Proposal: Confirmation of compliance with all conditions of p/p S07/0873  
Location: Land at Roseland Business Park, Long Bennington  
Decision: Both - CWC - 28 September 2010

**S10/2152/TCA**

Applicant: Mr C Benbridge  
Proposal: Crown reduce horse chestnut to form lower crown and thin out  
Location: Church Trees, 109, Church Street, Denton, Grantham, Lincolnshire, NG32 1LG  
Decision: TC&P - Work allowed - 08 October 2010

**S10/2240/CM**

Applicant: Cemex UK Operations Limited  
Proposal: Development to vary condition 3 of planning permission S7/1432/07 to extend the use of Manor Pit plant site to allow the importation, processing and distribution of minerals (from applicant's quarry at King Street, West Deeping)  
Location: Baston Quarry, Baston Outgang Road, Baston  
Decision: No objections made - 15 October 2010

**S10/2295/DC**

Applicant: Mr D Couzens  
Proposal: Approval of details of condition 1 of S10/1207 (materials)  
Location: 18, Sandygate Lane, Horbling, Sleaford, NG340PL  
Decision: Approved - 15 October 2010

**PLANNING APPEALS 2010/2011 (excluding Enforcements)**

NO OF APPEALS DETERMINED (based on Decision Date)

	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
LODGED	55	56	39	57	54	18
DISMISSED	52½	37	35	38	32½	14½
ALLOWED	20½	11	14	18	12½	4½
WITHDRAWN	5	5	2	2	2	0
<b>OUTSTANDING</b>	<b>29</b>	<b>32</b>	<b>17</b>	<b>13</b>	<b>16</b>	<b>14</b>

**APPEALS OUTSTANDING AT 30 SEPTEMBER 2010**

<b><u>S09/2490/HSH</u></b> PL Mr Simon Lewis Erection of 1.8m fence and gates 118, Fifth Avenue, Grantham, NG319TJ	<b>Written Evidence</b>	Start Date 06-May-2010  <b><u>Date of H / I</u></b> N/A	
<b><u>S09/2569/FULL</u></b> PWM R Terrill & R Repton Change of use of agricultural land to domestic garden (C3) Church Farm, 7, Church Lane, Great Gonerby, Grantham, NG318JU	<b>Written Evidence</b>	Start Date 21-Jun-2010  <b><u>Date of H / I</u></b> N/A	
<b><u>S09/2675/FULL</u></b> JST Mr M Thurlby, The Crown Hotel Change of use from dwellinghouse (C3) to use as four hotel bedrooms 6, Barn Hill, Stamford, PE9 2AE	<b>Written Evidence</b>	Start Date 18-Jun-2010  <b><u>Date of H / I</u></b> N/A	
<b><u>S10/0012/FULL</u></b> KJC Miss Helen Broadhurst, David Wilson Homes North Midlands Erection of 5 dwellings with associated infrastructure Land at Former Colsterworth Industrial Estate, Bridge End, Colsterworth	<b>Informal Hearing</b>	Start Date 27-May-2010  <b><u>Date of H / I</u></b> <b>21-Sep-2010</b>	
<b><u>S10/0502/HSH</u></b> PJM Mr Alan James Single storey rear extensions The Old Barn & Lofts Cottage, Cleveland Farm, Main Street, Claypole, NG23 5BA	<b>Written Evidence</b>	Start Date 24-Jun-2010  <b><u>Date of H / I</u></b> N/A	

<p><b><u>S10/0523/FULL</u></b> PJM Mr G Morgan Erection of dwelling Quarry Lodge, Pottergate Road, Ancaster, Grantham, NG32 3QZ</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 17-Sep-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/0530/HSH</u></b> JJ Mr P Huggins Two storey rear extension 40, Sutherland Way, Stamford, Lincolnshire, PE9 2TD</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 17-Sep-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/0590/OUT</u></b> PWM Mr R Johnson Erection of dwelling Adjacent 1 The Avenue, Grantham, NG317PP</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 10-Jun-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/0887/FULL</u></b> PJM Artistic Iron Prods/Bennington Carriages Variation of Condition 8, 9 and 11 and removal of Condition 12 of Planning Approval S09/1423 Sparrow Lane, Long Bennington, Newark, Notts, NG23 5DL</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 21-Jul-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/1058/FULL</u></b> PJM Mr S Pocock Erection of dwelling 14, Back Lane, Long Bennington, Newark, NG23 5DT</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 30-Jul-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/1102/OUT</u></b> PWM Mr Brian Streeter Erection of dwelling R/o Churston, Back Lane and 10 South Parade, Caythorpe, Grantham, NG32 3BT</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 03-Sep-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/1210/FULL</u></b> PWM Mr James Waspe Change of use of agricultural land to domestic gardens Land r/o 27, 29, 31 &amp; 33 Kings Hill, Caythorpe, Grantham, NG32 3DJ</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 23-Aug-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	
<p><b><u>S10/1253/HSH</u></b> JST Gary Fane First floor extension to garage 5, Blackthorn Close, Deeping St James, Peterborough, Lincolnshire, PE6 8TA</p>	<p><b>Written Evidence</b></p>	<p><u>Start Date</u> 27-Sep-2010</p> <p><b><u>Date of H / I</u></b> N/A</p>	

<p><b><u>S10/1260/FULL</u></b> KJC Mr R Ranshaw Change of use of office building to dwelling Barkston Heath Mushrooms, Heath Lane, Barkston</p>	<p><b>Informal Hearing</b></p>	<p><u>Start Date</u> 27-Sep-2010</p> <p><b><u>Date of H / I</u></b></p>	
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**RECENT APPEAL DECISIONS TO THE END OF SEPTEMBER 2010****Application Ref: S10/0507/HSH MJD****Planning Inspectorate No: APP/E2530/D/10/2132712**Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs A Haddow
Proposal:	First floor extension to dwelling
Site:	42, Gloucester Road, Grantham, NG318RJ

Appeal Decision – Date:	Appeal allowed with conditions - 20 August 2010
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**SUMMARY**

The application was refused under delegated powers for the erection of a first floor extension to the front of a dwelling. It was considered that the proposal, due to its size and siting, would result in an incongruous form of development, not in keeping with the existing dwelling or surrounding properties.

The Inspector considered that, subject to the imposition of a condition requiring matching materials, the scheme would be an acceptable addition harmful to neither the host property nor the surrounding locality. The appeal was allowed.

**Application Ref: S10/0366/FULL PL****Planning Inspectorate No: APP/E2530/A/10/2128140/WF**Appeal Type: **Written Evidence**

Appellant:	Mr Anthony Jacobs
Proposal:	Erection of three bedroom dwellinghouse
Site:	Adj 21 Welbournes Lane, Long Bennington, Newark, NG235DP

Appeal Decision – Date:	Appeal dismissed - 01 September 2010
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**SUMMARY**

To be reported to next Committee

**Application Ref: S09/0894/LB NB****Planning Inspectorate No: APP/E2530/E/09/2119400/NWF**Appeal Type: **Written Evidence**

Appellant:	Mr N Paget, Easton Bevins
Proposal:	Alterations to listed building (replacement signs and internal alterations)
Site:	7, High Street, Stamford, PE9 2AL

Appeal Decision – Date:	Appeal - split decision - 08 September 2010
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**SUMMARY**

The Inspector issued a split decision on the application and allowed the internal alterations to the grade II\* listed building; however, he dismissed the appeal on alterations to the signage.

The application was determined under delegated powers and refused permission on the grounds that the hanging sign was too large and obtrusive and, given the architectural attractiveness of the shop front and its category 1 designation in the Stamford Shopfront Design Guide (SSDG), lettering on the fascia should not be raised.

The Inspector agreed with the refusal and noted that the hanging sign was particularly large and prominent. Furthermore, given the attractive shop front and guidance within the SSDG, less obtrusive lettering to the fascia would be more appropriate.