

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 28 JUNE 2011
at
<u>1.00 PM</u>
* PLEASE NOTE TIME OF MEETING *
(THE LATE REPORT WILL BE AVAILABLE IN THE MEMBERS' ROOM FROM 12 NOON)
in the
COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL, GRANTHAM
Beverly Agass, Chief Executive

Committee Members:	Councillors Parkin (Chairman); Wilkins (Vice-Chairman); Adams; Ashberry; Cook; Higgs; Howard; Mrs Kaberry-Brown; Vic Kerr; King; Morgan; Powell; Jacky Smith; Mrs Judy Smith; Adam Stokes; Sumner and Wren.
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 m.hall@southkesteven.gov.uk

(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT 3.00PM 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 31ST MAY 2011

(Enclosure)

5. PLANNING MATTERS

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

(Enclosure)

6. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA894 by the Acting Lead Professional

(Enclosure)

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

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 31 MAY 2011



COMMITTEE MEMBERS PRESENT

Councillor Ashberry
Councillor Cook
Councillor Higgs
Councillor Howard
Councillor Mrs Kaberry-Brown
Councillor Vic Kerr
Councillor King
Councillor Morgan

Councillor Parkin (Chairman)
Councillor Powell
Councillor Jacky Smith
Councillor Mrs Judy Smith
Councillor Adam Stokes
Councillor Sumner
Councillor Wilkins (Vice-Chairman)

OFFICERS

Acting Lead Professional (Paul Green)
Principal Planning Officer (Kevin Cartwright)
Area Planning Officers (Nigel Bryan, Phil Moore, Fiona Fuller)
Planning Technician (Tim Robertson)
Committee Support Officer (Malcolm Hall)
Principal Solicitor (John Armstrong)

OTHER MEMBERS

Councillor Channell
(In accordance with Council procedure rule 24.5, Councillor Miss Channell spoke in connection with application NB3).

1. DECLARATIONS OF INTEREST

Councillor Adams declared a personal interest in application FF1 as the applicant was known to him personally.

Councillor Wilkins declared a personal interest in application JST4 as the applicant was personally known to him.

2. MINUTES OF MEETING HELD ON 26 APRIL 2011

The minutes of the meeting held on 26 April 2011 were approved as a correct record of decisions taken.

3. SUSPENSION OF STANDING ORDERS

Decision:-

That in accordance with Council procedure rule 23.1, rule 16.3(i) be suspended only for voting on the “part heard” applications in the next minute (NB1, NB4, KJC1, PWM2, FF1 and JJ1).

The Chairman proposed, and it was duly seconded, that standing orders be suspended for the “part heard” applications on the current list for decision, in view of the fact that half of the members of the committee would be unable to vote, as they had not heard all the debate on the applications, and in the interests of openness in the voting process. On being put to the vote the proposition was agreed.

4. PLANNING MATTERS

Decision:-

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

NB1

Application ref:	S10/2312/FULL
Description:	Change of use from residential (C3) to restaurant (A3) and hotel (C1) and erection of single storey and part two storey rear extension
Location:	4, St Marys Place, Stamford, Lincolnshire, PE9 2DN
Decision:	Deferred

Noting the original report to committee, including an objection from Stamford Town Council, no objection from the Consultant Arboroculturalist, comments from the South Kesteven Planning Archaeologist, no objection from planning policy, a number of objections from nearby residents and a note of the Section 106 Heads of Terms.

Noting also the draft reasons for refusal suggested by members following the meeting on 1 March 2011, and observations by the Acting Lead Professional thereon, concluding that the application was recommended for approval subject to the imposition of appropriate conditions and the signing of a Section 106 Agreement; together with a copy of an analysis of the environmental impacts on the proposed development suggested by an environmental consultant, late information report circulated to members at the meeting including suggested amendments to conditions (deletion of condition 5 and renumbering owing to a computer error), together with 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 officers report and subject to the completion of a Section 106 Agreement, in relation to contributions towards highway improvements, and to appropriate conditions, as listed in the report and in the late report, but in this case as the agreement 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. In the event that the agreement has not been concluded and where in the opinion of the Acting Lead Professional, acting in consultation with the 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.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

NB2

Application ref: S10/2313/LB

Description: Alterations and extensions to listed building

Location: 4, St Marys Place, Stamford, Lincolnshire, PE9 2DN

Decision: Deferred

Noting comments made during the public speaking session from :-

Ian Campbell – objecting
Dr Alistair Fair - objecting
Liz Heesom – objecting
James Heesom - objecting
Slaine Short – objecting
Martin Grimes (Stamford Civic Society) – objecting
Philip Grover – agent

together with an objection from Stamford Town Council, comments from English Heritage, Building Control and the South Kesteven Planning Archaeologist, a number of representations from nearby residents, an analysis of environmental impacts in relation to the proposed development and a late information report circulated to members present at the meeting including suggested alterations to conditions, together with comments made by members at the meeting.

It was proposed and seconded that the application be refused. As an amendment, it was proposed and seconded that further consideration be deferred pending an internal site visit by all members of the committee. On being put to the vote the amendment was carried and on being put as the substantive motion was also carried.

South Kesteven Conservation Officer to attend the site visit and the next meeting of the committee at which this application is discussed.

(2.28pm - Councillor Adams left the meeting

2.30pm - Councillor Adams returned to the meeting)

NB3

Application ref: S10/2296/MJNF

Description: Change of use of land to golf course, creation of car park and erection of 2 pedestrian bridges

Location: Land At, Witham On The Hill

Decision: Refused

Noting comments made during the public speaking session from:-

Warwick Banks – objecting
Oliver Grundy – agent

together with comments from the Parish Council and Heritage Lincolnshire and no objection from Natural England, The Environment Agency or the County Council and comments from the Tree Officer and Planning Policy together with objections from nearby residents, and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be refused for the following reasons:-

1. Notwithstanding that the proposal would have limited visual impact on the character of the area it is considered that the proposed golf course would be in a location detached from a Local Service Centre and lead to a form of development that would generate an unacceptable level of vehicle movements in an unsustainable location. Furthermore, there would be limited economic benefits to the local economy with no identified need for the development.
2. The proposal is therefore deemed contrary to core strategy policy SP1, E1 and SAP4 of Site Allocation and Policies Development Plan Document along with being contrary to guidance contained in PPS4.

*(2.53pm – Councillor Mrs Kaberry-Brown left the meeting
2.55pm – Councillor Mrs Kaberry-Brown returned to the meeting).*

NB4

Application ref: S11/0190/FULL
Description: Retention of stable
Location: Sunnyside Cottage, Edenham Road, Lound,
Bourne, Lincolnshire, PE10 0LJ
Decision: Approved

Noting no objection from Lincolnshire Heritage, comments from Planning Policy and objections from nearby residents together with additional letters received, one from the applicant and one from an objector, 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 condition:-

1. The building shall be used for stabling and for no other purpose (including any other purpose in Class B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
2. Within 3 months from the date of this permission the existing lean-to, at the buildings rear, shall be removed.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

(The meeting adjourned from 2.58pm to 3.15pm).

NB5

Application ref: S11/0419/FULL
Description: Erection of dwelling
Location: R/O 45A, Horsegate, Deeping St. James,
Peterborough, PE6 8EW
Decision: Refused

Noting an objection from the Parish Council and comments from Lincolnshire Archaeology, an objection from the Highway Authority and letters of objection 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 refused for the following reason:-

1. The proposed access from which this development is to be served is of inadequate width to permit the passage of two vehicles, and as such is likely to result in the additional parking, waiting, turning and manoeuvring of vehicles in Horsegate, adjacent to the access and along the private drive to the detriment of the safety of other road users.

JST1

Application ref:	S10/2877/FULL
Description:	Demolish existing warehouse and erection of 4 dwellings
Location:	land between 2 Coggles Causeway and, 2, South Road, Bourne
Decision:	Refused

Noting comments made during the public speaking session from:-

Mike Sibthorp – agent

together with no objection from Natural England, the Lincs Wildlife Trust or the Highway Authority, an objection from Bourne Town Council and comments from Assets and Facilities, Environmental Protection and Planning Policy, objections from nearby residents, report of site inspection and comments made by members at the meeting.

It was proposed and seconded that the application be refused on the grounds of the overbearing and dominating nature of the house to the rear of the plot. The Acting Lead Professional confirmed that he was happy with the proposed reasons and on being put to the vote the proposition was agreed and the application refused for the following reason:-

1. The proposed dwelling on Plot 4 by reason of its size, height and siting close to the boundaries of Nos 2 and 4 Coggles Causeway will have a significant impact upon the light and outlook to those properties and therefore upon the residential amenities of the occupiers. The proposal is therefore considered to be contrary to Policy EN1 of the South

JST2

Application ref:	S10/2833/FULL
Description:	Demolition of existing shop and warehouse and erection of 3 shops and 4 flats to upper floors
Location:	24, Broad Street, Stamford, Lincolnshire, PE9 1PJ
Decision:	Approved

Noting no objection from the Stamford Town Council or the Highway Authority, comments from the Consultant Architect for the Historic Environment and Archaeologist, and an objection from a nearby resident, together with comments made by members at the meeting.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The materials used in the construction of the external walls and roof shall be carried out in accordance with the submitted Design and Access Statement received on 10 December 2010.
3. No works shall take place until full details of the all proposed joinery works including 1:20 sample elevations and 1:1 joinery profiles have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
4. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.
5. HP00 - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. the approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors.
- ii. loading and unloading of plants and materials.
- iii. storage of plant and materials used in constructing the development.
- iv. measures to control the emission of dust and dirt during construction.
- v. traffic management proposals during each process including demolition and construction.

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

Note(s) to Applicant

1. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
2. 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.

JST3

Application ref:	S11/0056/CAC
Description:	Demolition of existing shop, warehouse and curtilage walls in conservation area
Location:	24, Broad Street, Stamford, Lincolnshire, PE9 1PJ
Decision:	Approved

Noting no objection from the Stamford Town Council or the Highway Authority, comments from the Consultant Architect for the Historic Environment and Archaeologist, and an objection from a nearby resident, together with 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 works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. No works of demolition shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. the approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - a. the parking of vehicles of site operatives and visitors.
 - b. loading and unloading of plants and materials.
 - c. measures to control the emission of dust and dirt during construction.
 - d. traffic management proposals during each process including demolition.

(4.06pm – Councillor Wilkins left the meeting, having declared an interest).

JST4

Application ref: S11/0442/FULL

Description: Change of Use from retail (A1) to hot food takeaway (A5) and provision of external flue to rear roofslope

Location: 41-51, Bridge Street, Deeping St. James, Peterborough

Decision: Approved

Noting comments made during the public speaking session from:-

Colin Harrison – objecting

together with no objection from the Highway Authority or Environmental Protection, an objection from the Parish Council and objections 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 installation of the extraction equipment shall be carried out fully in accordance with details submitted by CCEs Limited dated 25 February 2011.
3. The opening hours for the use hereby approved shall be restricted between 1130 hours and 2230 hours Monday to Sunday.

(4.18pm – Councillor Wilkins returned to the meeting).

(As the meeting had lasted for 3 hours, in accordance with Council procedure Rule 9, the committee voted for the meeting to continue).

KJC1

Application ref: S10/1283/MJRO

Description: 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)

Location: Former Impress Factory site, Springfield Park, Grantham

Decision: Deferred

(4.20pm – Councillor Ashberry left the meeting).

Noting additional information provided by the applicant and additional comments from the Partnerships and Projects officer, together with representations from Community Archaeology and further representations from the Partnerships and Projects officer, together with additional information in support from the applicants, report of site inspection and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Acting Lead Professional, after consultation with the Chairman and 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 in relation to developer contributions as per planning permission S05/022, subject to the reduced level of affordable housing to 25%, and subject also to appropriate conditions, but in this case as the agreement has not been concluded prior to the committee, a period not exceeding 6 weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded, and where in the opinion of the Acting Lead Professional in consultation with the 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.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

IVW1

Application ref: S11/0686/LB
Description: Alteration of listed building
Location: Men of Grantham War Memorial, St Wulframs Church Yard, Swinegate, Grantham, NG31 6RR
Decision: Approved

Noting 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 condition:-

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

PWM1

Application ref: S10/2380/OUT
Description: Erection of dwelling with access off Carmarthen Close
Location: R/o 138 Barrowby Road, Grantham, NG31 8AF
Decision: Approved

(4.28pm – Councillor Ashberry returned to the meeting).

Noting comments from the Community Archaeologist and SK Projects Officer (Drainage), no objection from the Highway Authority and objections from nearby residents, together with 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 or two years from the approval of the last of the reserved matters, whichever is the later.
2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - i. layout;
 - ii. scale;
 - iii. appearance;
 - iv. access; and
 - v. landscaping.
3. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
4. When application is made for approval of the 'reserved matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in forward gear.
5. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
6. When application is made to the District Planning Authority for approval of the 'reserved matters', that application shall be accompanied by a scheme of landscaping in respect of the land to which that application relates which shall include:
 - i. The retention of the mature trees as shown on the site plan drawing no. G/2328/02-SK and in accordance with the design and access statement
 - ii. Measures to protect the retained trees during construction works in accordance with BS. 5837:2005 (Trees in Relation to Construction).
 - iii. Details and specifications of any hardstandings/driveway including surface materials

iv. Details of a "no dig" construction method which shall be used for all areas of driveway/hardstanding which encroach onto the root spread of the retained trees.

v. Details (indicating inter alia, the number, species, heights on planting and positions) of all new planting.

Such scheme shall require the approval of the District Planning Authority before any development is commenced. Such scheme as may be agreed shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

7. The dwelling hereby permitted shall be single storey only.

Note(s) to Applicant

1. Prior to the commencement of any access works within the public highway, you should contact the Divisional Highways Manager on 01522 782070 for application specification and construction information.
2. You are advised that when submitting details for surface water drainage, soakaways will not be acceptable. A sustainable drainage system must be submitted and approved. All hard surfaces should be constructed of porous or permeable materials or provision should be made to direct surface water run off to a porous or permeable surface within the curtilage of the dwelling.
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. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.

Tree Officer to inspect the trees on the site and report in relation to a tree preservation order if appropriate.

PWM2

Application ref: S10/2297/OUT

Description: Erection of three dwellings

Location: 2, Bourne Road, Colsterworth, Grantham, NG33 5JE

Decision: Deferred

(4.40pm – Councillors Powell and Mrs Kaberry-Brown left the meeting).

(4.42pm – Councillors Powell and Mrs Kaberry-Brown returned to the meeting).

Noting comments from the Community Archaeologist, no objection from the Highway Authority with regard to the original and amended plans, comments from the Parish Council and objections from nearby residents; late information report circulated to members at the meeting including amended plans submitted by the applicant and officer comments thereon, together with suggested additional conditions, 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 no adverse observations following reconsultation with the Highway Authority in relation to the amended plan, and subject to appropriate conditions to include those listed in the main agenda and in the late report.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

PWM3

Application ref: S11/0641/MJNF

Description: Change of use to B8 (open) storage and formation of access

Location: Bourne Road, Colsterworth

Decision: Approved

Noting comments made during the public speaking session from:-

Mike Sibthorp – agent

together with comments from the Community Archaeologist, Highway Authority and Parish Council, and no objection from the Highways Agency, Natural England, Lincs Wildlife Trust or the Environment Agency; late information report circulated to members at the meeting, including no objection from the Highway Authority following the submission of further information, no objection from SK Environmental Protection, further comments from the Parish Council and a number of suggested additional conditions/altered conditions, 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. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
2. 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 the site.
3. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.
4. Notwithstanding the submitted plans, a minimum of a 10 metre wide ecological buffer strip shall be retained between the proposed development and the centreline of the hedge bounding the Twyford Wood Wildlife Site to the south. In all other respects, the ecological buffer strip shall be implemented in accordance with the details specified on drawing No. MSP. 712/001 before the use commences, and retained as such thereafter.
5. Full details and specification of the proposed security lighting (including levels of luminance, extent of light spill and hours of illumination) shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.
6. The boundary treatment as shown on the submitted plans shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.
7. Operations and activities associated with the use hereby permitted shall not be carried out outside the hours of 07:00 – 20:00 hours on any day.
8. The loading/unloading of delivery vehicles shall not be carried out outside the hours of 07:00 - 20:00 hours on any day.
9. Before the access is brought into use all obstructions exceeding 0.6 metres high shall be cleared from the land between the highway boundary and the vision splays indicated on drawing number MSP.712/001 dated May 2011 and thereafter the visibility splay shall be

kept free of obstacles exceeding 0.6 metres in height.

10. The arrangements shown on the approved plan MSP.712/001 dated May 2011 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.
11. No development shall take place before a scheme has been agreed in writing by the local planning authority for the construction of a 2 metre wide footway, together with arrangements for the disposal of surface water run-off from the highway across the whole frontage of the site and connecting to the existing footway to the west (A1 slip road). The agreed works shall be fully implemented before the use commences.
12. No development shall be commenced before the works to improve the public highway (by means of a 2m wide footway together with all ancillary works) have been certified complete by the Local Planning Authority.
13. Before the use is commenced, the roads and/or footways providing access to the site, 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 use is commenced.
14. No building shall be commenced before the first 60 metres of estate road from its junction with the public highway, including visibility splays, as shown on drawing number MSP.712/001 dated May 2011 has been completed.
15. Before any development is commenced the approval of the District Planning Authority is required to a scheme of landscaping and tree planting for the site (indicating inter alia, the number, species, heights on planting and positions of all the trees). Such scheme as may be approved by the District Planning Authority shall be undertaken in the first planting season following the commencement of the use or completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

Informative(s)

- A. Where a footway is constructed on private land, that land will be required to be dedicated to the highway authority as public highways.

- B. You are advised to contact Lincolnshire County Council as the local highway authority of the road construction specification and programme before carrying out any works on site.
- C. Prior to commencement of any works to improve the public highway by providing a 2.0 metre wide footway from the site frontage to the west (A1 slip) a Section 278 Agreement, under the Highways Act 1980 must be entered into with the Local Highway Authority, Lincolnshire County Council along with all ancillary works.
- D. Your attention is drawn to the attached comments of Natural England.
- E. Your attention is drawn to the attached comments of Lincs Wildlife Trust.
- F. Before submitting details of a surface water drainage scheme, you are advised to seek the advice of the Environment Agency to agree an acceptable solution which will avoid contamination of groundwater.
- G. 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.

FF1

Application ref: S10/2181/FULL

Description: Provision of hard standing for outside seating area

Location: The Fighting Cocks, 13, Market Place, Corby Glen, Grantham, Lincolnshire, NG33 4NH

Decision: Deferred

Noting an objection from SKDC Environmental Protection, objections from neighbouring residents, additional information from the agent for the applicant including one received since the last meeting, two additional letters in support, referred to at the meeting, report of site inspection and comments made by members at the meeting.

It was proposed, seconded and agreed, that further consideration be deferred for discussion with the applicants with regard to moving the hardstanding to the other side of the existing car parking area.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

JJ1

Application ref: S10/2586/FULL

local planning authority]. Development shall be carried out in accordance with the approved details.

8. No construction works, movement of construction traffic, and deliveries to and from the premises shall occur other than between 0730 and 1830 hours weekdays, and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Public Holidays.
9. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought in to use and thereafter retained at all times.
10. Before the dwellings are occupied, the access and turning space shall be completed in accordance with the approved plan drawing number 001/SP/SKDC Rev A received on 6th May 2011 and retained for that use thereafter.

Note(s) to Applicant

1. This road is a private road and will not be adopted as a Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
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.

(The voting on the above application was by a show of hands, in accordance with the decision taken in Minute 111 above).

JJ2

Application ref:	S11/0406/FULL
Description:	Application to extend time limit for the implementation of application of S08/0317 for construction of 9 dwellings
Location:	59 & 65, Abbey Road, Bourne, PE10 9EN
Decision:	Deferred

Noting comments from Partnership and Project Officer Housing Solutions, no objection from Environmental Protection or the Highway Authority, comments from the Community Archeaologist and no objection from Bourne Town Council, together with 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 in relation to contributions towards affordable housing (35%) and subject to appropriate conditions, but in this case as the agreement has not been concluded prior to the committee, a period not exceeding 6 weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded, and where in the opinion of the Acting Lead Professional in consultation with the 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.

5. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Acting Lead Professional submitted his report PLA885 listing details of applications not determined within the 8 week time period. Also submitted was a list of applications dealt with under delegated powers.

6. CLOSE OF MEETING

The meeting closed at 5.25pm.

Agenda Item 5

COMMITTEE: 28 JUNE 2011

NO	PAGE	PROPOSAL AND LOCATION	REC	
NB1	10/2313	1	Alterations and extensions to listed building, 4 St Mary's Place, Stamford PE9 2DN	AC
PG1	11/0783	7	Two storey rear extension, The Barn, Rectory Lane, Fulbeck NG32 3JS	AC
PG2	11/0707	12	Replacement dwelling and detached garage, 1 Main Road, Uffington PE9 4SN	AC
PG3	11/0865	16	Change of use from residential (Class 3) to office use (Class B1), 69 Abbey Road, Bourne PE10 9EN	AC
PG4	10/2181	19	Provision of hard standing for outside seating area, The Fighting Cocks, 13 Market Place, Corby Glen NG33 4NH	R
PL1	11/0761	23	Residential development for 4 no. 2 storey dwellings and creation of new access, 51 Barrowby Road, Grantham NG31 8AA	AC
KJC1	10/2388	29	Erection of 22 apartments, 85 Manthorpe Road, Grantham NG31 8DE	AC
PJM1	10/2884	47	Erection of 3 poultry units, 3 feed bins and a general purpose building, Land Off Gonerby Lane, Allington	DEF
JJ1	10/1978	57	Conversion, alteration and extension of barns to create 5 dwellings; erection of 2 dwellings and carport and shed, erection of 3m earth bund, Towngate House Farm, Towngate West, Market Deeping	AC
JJ2	10/2015	69	Conversion, alteration and extension of listed building, Towngate House Farm, Towngate West, Market Deeping	DEF
JJ3	10/2020	76	Extension to existing dwelling, change of use and extension to existing barns to form dwelling and erection of 3 dwellings, 47 East End, Langtoft PE6 9LP	R
JJ4	10/2021	85	Extension and alterations of farmhouse, conversion and extension and rebuild of barn and dovecote, 47 East End, Langtoft	AC
JST1	10/2650	92	Erection of 5 dwellings, 28 Main Street, Baston PE6 9PB	DEF
JST2	11/0592	99	Erection of four dwellings on garden land at rear of existing dwelling, Eglesfield, 40A Stamford Road, Market Deeping PE6 8AB	AC
JST3	11/0623	104	Erection of six dwellings and associated works, Part OS 1037, East Lane, Morton	AC

**Development Control Committee
28 June 2011**

NB1 S10/2313/LB

Target Decision Date: 07-Dec-2010

Applicant	Mark Harrod, Agellus Hotels Limited Vale House, 2, Kings Mill Lane, Stamford, Lincolnshire, PE9 2QS
Agent	Philip Grover, Grover Lewis Associates Limited The Green, 10, Beacon Hill Road, Newark, NG23 1NU
Proposal	Alterations and extensions to listed building
Location	4, St Marys Place, Stamford, Lincolnshire, PE9 2DN
App Type	Listed Building Consent
Parish(es)	Stamford

REPORT

Introduction

It should be noted that the application was due to be determined at the Development Control Committee of 01 March; however, the application was deferred following the discussion and deferment of a full application for the same site (ref; S10/2312).

The application was then heard at the Development Control Committee of 31 May with full planning permission having been granted for the change of use and extension of the building, subject to the signing of a legal agreement (ref; S10/2312). However, with there being a number of new Members on the Committee it was felt appropriate to defer the Listed Building application so that a site visit could be completed to fully assess the impact on the Listed Building.

In addition it should be noted that the agent has sent a further letter highlighting that the revised application has addressed the concerns expressed by the Planning Inspector when determining an appeal on the site. In addition there is no intention of 'destroying, gutting or rebuilding' the property, as well as noting that English Heritage does not object to the application.

The original report before Members is still considered relevant and is reproduced below; the content of which is supported by the Acting Principal Conservation Officer.

The only changes that have been made which would impact on the Listed Building, beyond those to improve disabled access, is alterations to the existing chimneys with there being a need to utilise 3 for the flue extract as opposed to the 2 originally proposed.

Therefore the recommendation remains the same with additional conditions added relating to the installation of services as well as allowing access to the building for Officers to inspect works being undertaken.

Application Category

This application is categorised as a other application.

Reason for Referral to Committee

The application is to be determined by Committee with a previous application on the same site also determined at Committee, as well as the proposal considered to be locally controversial.

The Proposal

The proposal is to convert the building, with a current use as a residential property, to a luxury restaurant on the ground floor with up to 66 covers and a boutique hotel with 9 bedrooms on the upper floors. In addition to internal alterations, such works would require the demolition of an existing office and greenhouse and the construction of a new kitchen with cold storage and staffroom above. Refuse wheeled bins and cycle storage would be sited adjacent to existing outbuildings, within which would be located refrigeration and condenser units.

The Application Site and its Surroundings

The application property is late C18th and listed Grade II*, located on the southern corner of St. Mary's Place. This relatively narrow cobbled street is within the historic core of Stamford Conservation Area. The site is of an 'L' shaped configuration and abuts the eastern and southern boundaries of St. Mary's Church whilst extending from St. Mary's Street to the north to St. Mary's Hill to the west. To the north of No. 4 are residential flats (Lansbury House, 3 St. Mary's Place); to the west is the Town Hall. Walls on the eastern and southern boundaries of the appeal site curtilage abut both the rear garden to the ground floor flat to 3 St. Mary's Place and gardens to the nearby Registry Office.

Relevant Site History

Listed Building Consent S09/0846 and planning application S09/0815 were both refused permission on 14 October 2009. The reasons for refusal attached to the Listed Building Consent are reproduced below;

- 1) Notwithstanding previous unsympathetic alterations, it is considered that the plan form of the internal rooms is historically important. This legibility would be unduly compromised by proposed subdivisions associated with the change of use to a hotel, creating an adverse impact on the historic character of the building derived from the original residential use. It is also considered that insufficient evidence has been submitted to substantiate the use as a hotel and restaurant rather than as a private residence as the only viable use for the building, contrary to Policy 27 of RSS8 and Paras 3.8 – 3.11 of PPG15.
- 2) It is considered that the living wall and light grey aluminium panels would have an adverse impact on the character and setting of this listed building that is predominately of traditional "Georgian" form contrary to Policy 27 of RSS8 and Paras 3.12 – 3.13 of PPG15.

Both applications were determined at the Development Control Committee, contrary to Officer recommendation. An appeal was made against both decisions and both appeals dismissed. Despite the Inspector finding in favour of the Council an award of costs was given to the appellant against the Council on the grounds of limited expert witnesses being put forward at the Inquiry and a reliance on local resident's evidence.

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

Regional Planning Policy - East Midlands Regional Plan

Policy 1: Regional core objectives
Policy 2: Promoting better design
Policy 26: Protecting and Enhancing the Region's Natural and Cultural Heritage
Policy 27: Regional Priorities for the Historic Environment

Core Strategy Policy

EN1: Protection and Enhancement of the Environment
EN3: Renewable Energy Generation
EN4: Sustainable Construction and Design

Representations Received

The comments of Stamford Town Council are reproduced below;

"The Town Council Planning Committee recognises the adjustments made within the application. However it wishes to reaffirm strong objection to this application as the location in the corner of a very narrow cobbled street is totally inappropriate for a hotel. There has been no apparent change proposed to allay the concerns of the serious impact of the change of use on highway safety and traffic movement along this ancient cobbled street in the heart of this Conservation Town. St. Mary's Place is already heavily used for parking restricting the width of the road system at the junction of St. Mary's Place and St. Mary's Street. The serious concern over the access for service and delivery vehicles and Emergency Services still remain. Concern is also expressed over the location of the kitchen facilities which would have a serious impact on a neighbouring resident whose dwelling is directly above the proposed kitchen.

This application went to Appeal and was refused in reference to Planning Policy Statement (PPS) 5 which relates to planning guidance for the Historic Environment and the accompanying Historic Environment. The Appeal decision supported the findings of the 1977 survey of the Town of Stamford by the Royal Commission for Historic Monuments (RCME) which identified St. Mary's Place as a street whose preservation was thought to be of paramount importance. The RMCE also concluded that 4 St. Mary's Place, being a Grade II* had a distinctive and particular plan form. It is considered that the proposed works would fundamentally and unacceptably alter the layout and setting of this listed building and consequently be at odds with the main thrust of East Midlands Regional Plan Policy 27 which establishes regional priorities for the Historic environment and criteria (iii) and (iv) of SKDC Local Plan Policy EN1 which require that development reflects the general character of the area and does not intrude upon the setting of important buildings".

English Heritage request that the application be determined in accordance with local and national policy guidance, and on the basis of Council specialist conservation advice.

Building Control note that the proposal does not fully comply with the Disability Discrimination Act; however, taking into account changes that have been made and constraints given the buildings Listing, raise no objection to the proposal.

South Kesteven Planning Archaeologist considers the site has potential for archaeological remains with it lying within the historic medieval core of the town. Request that if permission is granted a condition about a watching brief is added to the decision notice.

Representations as a Result of Publicity

The application has been advertised in accordance with the Councils adopted statement of Community Involvement, the closing date for representations being 03 December 2010. A total of 25 representations have been received as a result of consultation. The majority of responses primarily relate to considerations against the full application, although a few did raise issues relating to impacts on the Listed Building, these are set out below;

- The rear extension in terms of design would not respect the character of the host building
- Materials proposed would be at odds with the form of the building as well as the living wall being difficult to maintain
- Internal alterations would not respect the character of the grade II* Listed Building
- The Planning Inspector dismissed the appeal on the grounds of the alterations not respecting the character and form of the Listed Building and this application should be refused permission also.

Officer Evaluation

It should be noted that four amended plans have been received that make slight alterations to the ground and first floor internal layout. This is a result of improving access to disabled guests. No additional consultation was undertaken on the alterations but the information put onto the Internet. The amendments are considered to be relatively minor in terms of internal layout and the application considered accordingly.

The conclusion reached by the Planning Inspector on the previous application is considered to be an important material planning consideration in the outcome of this application. When determining the appeal the Inspector considered there to be three key issues, the first of which related to the appearance, layout and setting of the listed building. The second and third issues are considered under application S09/2312.

The application proposes a number of alterations to the building as it currently stands and these include the removal of modern extensions to the rear and fixtures in the basement. On the ground floor an existing toilet would be modified and a disabled one created, along with the erection of a new kitchen and disabled lift. At the first floor a large front room would be subdivided and existing rooms upgraded, including the insertion of an en-suites, removal of kitchen and stairs and installation of a disabled lift. At a second floor level bedrooms would have en-suites created and a stair removed. On the third floor a stud wall would be removed and en-suite created.

Internal alterations to the scheme are considered acceptable and the planning Inspector deemed the works sensitive and appropriately designed and not harmful to the appearance and layout of the Listed Building.

External alterations to the rear would include a small glazed lobby and kitchen extension on the ground floor. A staff room and cold store would be above part of the kitchen. The materials proposed in the new extension are relatively modern utilizing a large amount of glazing and living wall. The Inspector concluded that the alterations would clearly be identified as contemporary structures and their location and scale not unacceptably intrude upon the appearance, layout and setting of the listed building. Indeed, and whilst they might not be readily visible to the general public, they would make a pleasing addition to the architectural vocabulary of Stamford.

However, the Inspector dismissed the appeal on the grounds that enclosure of a rear courtyard adjacent to the Town Hall with a timber roof would unacceptably alter the appearance, layout and setting of the listed building. This conclusion was largely reached as a result of evidence contained in the Royal Commission for Historic Monuments (RCME), which identified St. Mary's Place as a street whose preservation was thought to be of paramount importance. The RCME also concluded that 4 St. Mary's Place had a distinctive and particular plan form, being classified as type 11a which is essentially 'L' shaped.

The revised application omits this aspect from the scheme. As a result it is considered that the application as amended overcomes the reason for highlighted by the Inspector and should be granted Listed Building Consent.

It is noted that concern has been expressed about the use of the building and whether or not the original use of the building is most appropriate. However, as identified in policy HE9 of PPS5 such a consideration would only be applicable should it be demonstrated that there would be 'substantial harm', in the lack of such harm the use is considered appropriate in the Listed Building.

Section 106 Heads of Terms

No section 106 would be required for the application

Crime and Disorder

It is not considered that the proposal would raise any significant issues with regard to crime and disorder.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the alterations to the application overcome the reasons for refusal attached to consent S09/0846 as well as those attached to appeal decision APP/E2530/A/10/2120313. With appropriate conditions the development is therefore deemed to respect the character of the Conservation Area and Listed Building through the alterations, extensions and materials that are proposed. Nor would the proposal have a detrimental impact on features of interest and the use proposed is appropriate. The proposal is therefore deemed to comply with core strategy policies EN1, EN3 & EN4; East Midlands Regional Plan policies 1, 2, 26 & 27 and national policy guidance PPS1 & PPS5; with no other material planning considerations to indicate that the application should be determined otherwise.

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

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

3. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. This permission relates solely to the application as amended by plans received on 07 February, 6 May, 11 May and 13 May 2011.

Reason: For the avoidance of doubt and to ensure that the proposal complies with guidance contained in PPS5.

5. Before the works hereby granted consent are commenced, a Method Statement shall be submitted to the Local Planning Authority detailing how services associated with the use of the listed building as a hotel/restaurant are to be installed without causing any undue harm to historic fabric. Such Method Statement as may be agreed in writing shall be strictly adhered to during the installation of services.

Reason: To ensure that no undue harm is caused to historic fabric by the installation of services in connection with the use as a hotel/restaurant, in accordance with PPS5, Policy EN1 of the Core Strategy to the South Kesteven local Development Framework.

6. The Local Planning Authority shall be notified of the commencement of works of installation of services to allow a representative of the Authority to inspect the works at regular intervals and to ensure that the approved Method Statement is being adhered to.

Reason: To ensure that no undue harm is caused to historic fabric by the installation of services in connection with the use as a hotel/restaurant, in accordance with PPS5, Policy EN1 of the Core Strategy to the South Kesteven local Development Framework.

* * * * *

Applicant	Mr Nigel Brown The Old Rectory, Rectory Lane, Fulbeck, Grantham, Lincolnshire, NG32 3JS
Agent	Mr Christopher Press, Christopher Press Architect Chapel Close, Alvingham, Louth, Lincs, LN11 0QB
Proposal	Two storey rear extension
Location	The Barn, Rectory Lane, Fulbeck, Grantham, NG32 3JS
App Type	Householder Development
Parish(es)	Fulbeck

REPORT

Application Category

This application is categorised as a householder application.

Reason for Referral to Committee

The proposal has been controversial locally.

The Proposal

The application relates to a traditional stone barn in the historic core of Fulbeck. The application proposes the addition of a two storey extension to the rear of the eastern end of the barn and at right angles to it. The roof of the extension (6.8m) will be lower than that of the existing barn and would be partially attached to the barn by a glazed link. The extension would be built of limestone and slate on the eastern elevation with a small section of larch boarding which will not be visible from the street.

The western elevation which forms a courtyard to the main barn would be of a contemporary design with a flat roofed area having a green sedum roof, and extensive glazing. The ground floor walls of this part of the extension would be of stone with untreated larch boarding at first floor level.

The accommodation provides for living/dining/kitchen and utility rooms on the ground floor with three bedrooms and a bathroom over. This would allow the existing barn to remain largely undivided and the elevation facing the road would be largely unaltered.

The applicant is seeking to provide a very high energy-efficient and sustainable dwelling including;

- compliance with Level 4 of the Code for Sustainable Homes.
- on site surface water storage
- a green flat roof
- super insulated walls and roof
- mechanical heat recovery ventilation
- solar water heating
- photo voltaic micro generation.

Externally the garden area would be used for the harvesting and disposal of rainwater using the existing underground cistern and levels, the excavated swimming pool and a planted wet area.

The Application Site and its Surroundings

The existing barn is not listed but is within the Fulbeck Conservation Area. There is a Grade 11 listed house Lambs Cottage to the east and the Grade 11* Ermine house and its grounds to the south. With the exception of the nearby inn and church the area is entirely residential.

Relevant Site History

None.

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment
Regional Planning Policy- East Midlands Regional Plan
Policy 2 Promoting Better Design
Policies 26 and 27 Regional Priorities for the Historic Environment

Core Strategy Policy

SP1: Spatial Strategy
EN1: Protection and Enhancement of the Environment
EN3: Renewable Energy Construction
EN4: Sustainable Construction and Design

Representations Received:

Fulbeck Parish Council:

No objections subject to The old barn door on the north elevation should be filled with stone not covered by new boarding and should ensure there is sufficient turning space within the cartilage.

Archaeology- No intervention required.

English Heritage- No comments, should be determined on the basis of your specialist conservation advice.

Conservation Officer: No objections, does not consider it will compromise the historic milieu of Ermine House, its coach house and gardens or the setting of Lambs Cottage.

Representations as a Result of Publicity

Four letters of objection on the grounds of:-

1. Modern architecture completely out of character with the area
2. Allowing its conversion to a house will increase density in the village
3. Deleterious visual impact upon Ermine House, will blight the milieu
4. Impact on residential amenities, overlooking and overshadowing
4. Impact on landscaping, the green and floral backdrop of the tennis court will be spoilt
5. Impact on natural and historic environment
6. Dominant visual intrusion overlooking and overshadowing Lambs Cottage, loss of privacy

7. Doubling of size of property radically changing its character and appearance
8. Appears a new build not a conversion
9. Inconsistent planning decisions given in the village

Four letters of support on the grounds of:-

1. Will improve quality of this part of the village by introduction of a high quality dwelling
2. Retention of open roof space and rafters and insulation measures to be applauded
3. Design modern and innovative, exactly sort of development to keep the village relevant and vibrant
4. Preserves the roof structure of the barn
5. Virtually every property on the south side of rectory Lane ahs similar extensions
6. Extensions will not be seen from rectory Lane

Officer Evaluation

The main issues with regard to the proposal are firstly the design and appearance and its impact on the setting of the Conservation Area and secondly its impact upon adjoining residential amenities.

First Issue

The design of the extension retains the appearance of a traditional farm building and when viewed from the road will not impact upon streetscene. English Heritage guidance on the conversion of traditional buildings acknowledges that contemporary designs can be appropriate and it is considered that this proposal succeeds in providing such a design solution in a traditional setting as well as embracing a more efficient and sustainable dwelling.

Second Issue

The two Listed Buildings lie to the east and south of the application site. Lambs Cottage to the east of the site is some 16 metres at its nearest point and the only windows in the east elevation are two small rooflights to a bathroom and dressing room and which have sills approximately 2 metres above floor level. In addition there is a larger rooflight at the top of the staircase approx 2.5 metres high. The agent has also produced a sunlight/daylight diagram illustrating that there will be no significant loss from the west. Therefore it is considered that there is no loss of privacy or significant loss of light or overshadowing.

Ermine House lies to the south of the site some 30 metres away with a tennis court immediately adjacent to the southern boundary wall. The gable looking south has been amended to remove all first floor windows so that there will be no loss of privacy to Ermine House.

Section 106 Heads of Terms

Not applicable.

Crime and Disorder

No 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

It is considered that the proposal will not compromise the historic milieu of Ermine House, its Coach House or gardens and similarly will not affect Lambs Cottage or their residential amenities therefore the proposal is considered to comply with core strategy policies SP1, EN1, EN3, EN4, and E2; East Midlands Regional Plan Policies 1,2,26 and 27 and national policies PPS1 and PPS5; with no other material considerations to indicate that the application should be determined otherwise.

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

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

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

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

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

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

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. The timber boarding to the external elevations of the extension shall remain unstained and be allowed to weather naturally.

Reason: Stained timber would not be in keeping with local tradition and it is important that it remains unstained in order to preserve the character and appearance of the Conservation Area in accordance with PPS5 and Policy EN1 of the South Kesteven Core Strategy.

5. Prior to the commencement of any works to the existing barn details of any insulation to be installed in the building shall be submitted to the local planning authority and only such materials as may be agreed in writing shall be used to insulate the building.

Reason: In the interests of ensuring that the building is not compromised by the installation of insulation to the building in accordance with PPS5 and Policy EN1 of the South Kesteven Core Strategy.

6. Prior to the commencement of the works of the extension hereby permitted , large scale details of the intersection of the extension and the existing barn shall be submitted to the local planning authority and agreed in writing.

Reason: To ensure that the manner in which the proposed extension intersects with the existing barn does not unduly compromise the historic fabric of the existing barn in accordance with PPS5 and Policy EN1 of the South Kesteven Core Strategy.

7. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: 222.1001, 222.1002A, 222.1003, 222.1004A, 222.1005, 222.1008.

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	Mrs D Dodd C/o Agent
Agent	David Wells, Building Design Services 15, West Road, Pointon, Sleaford, NG34 0NA
Proposal	Replacement dwelling and detached garage
Location	1, Main Road, Uffington, Stamford, Lincolnshire, PE9 4SN
App Type	Full Planning Permission
Parish(es)	Uffington

REPORT

Application Category

This application is categorised as an other application.

Reason for Referral to Committee

Councillor Rosemary Woolley has referred the application to Committee on the grounds that the dwelling is out of proportion with its neighbours, the swimming pool will encroach onto open countryside, the render should be similar to adjoin properties and a planting scheme should be implemented along the eastern boundary.

The Proposal

This is a full planning application for the demolition of an existing two storey detached dwelling with an indoor swimming pool and its replacement with a two storey dwelling with a single storey indoor swimming pool and a free standing double garage on the frontage. The new dwelling will be on a similar footprint to the existing dwelling, although it is larger, and will not be conform to the existing building line of the adjacent residential properties.

The Application Site and its Surroundings

The application site is located on the western edge of Uffington village which is situated approximately 3km east of Stamford. The site forms part of a ribbon of development comprising of two detached dwellings, a pair of semi – detached dwellings and a bungalow. These dwellings are separated from the village by a 100 metre paddock to the east. The property sits within a plot of 0.15h and to the west is a large enclosed paddock area used in connection with the dwelling.

Relevant Site History

S03/0763 Swimming pool and enclosure approved 23rd July 2003.

Policy Considerations

National Policy Guidance

PPS1: Delivering Sustainable Development.

Core Strategy

EN1: Protection and Enhancement of the District.

SP1 : Spatial Strategy

Representations Received

Uffington Parish Council: Following comments made:-

- The proposed dwelling is a 35% increase on the existing house and is therefore out of proportion to surrounding houses and bungalow.
- Proposed swimming pool is over extensification and an encroachment into open countryside. Should be on the lower side in order to lessen impact upon the view coming up the hill into the village.
- Colour of render should match adjoining dwelling.
- A condition be imposed to ensure a two metre high boundary hedge on the east side to shield impact of development on the neighbours.
- Should be visited by Planning Committee to see impact on approach to the village.

Lincolnshire County Council Highways: No objections subject to conditions.

Representations as a Result of Publicity

One letter of objection on the grounds of :-

1. Consider use of render would stand out, and that boarding, render and large amounts of glass are not in keeping with the location, impacting upon countryside.
2. Question size of the swimming pool which will impact upon the visual outlook of the adjoining three properties, will not allow sufficient space for planting.
3. Design is modern and does not include any features to blend in with the village and is inappropriate in this location.
4. First floor verandah will stand out significantly when approaching this conservation village.

Officer Evaluation

The key issues with regard to this proposal are the principle of development, the design of the dwelling and its impact upon residential amenity.

The first issue

The new dwelling has an overall footprint of 369.19 sq metres which represents a net increase of approximately of 35% over the existing dwelling.

Replacement buildings are generally approved on a like for like basis with no specific guidance on percentage increases. In this case the new building is based on the existing footprint and sits comfortably within its own large plot and it is considered in policy terms to be acceptable. The planning agent for the proposal has cited six examples of replacement dwellings approved in the District which illustrate increases of at least 30%.

The second issue

The existing building is a pleasant 1930's brick detached dwelling with a wing to the rear of the building along the boundary with No. 3 Main Road housing a swimming pool. The new dwelling will be of a basic rectangular form with a two storey secondary wing on the western side enclosing a west facing boundary. The building is to be finished in a smooth white render with a local stone plinth. To the rear of the building will there will be a new enlarged swimming pool building with a hipped roof. The single storey building to the rear is to be finished in a stained horizontal timber cladding with a silver grey finish. The new proposal will adopt a simple contemporary style and is considered acceptable. With regard to the Parish Council concerns about the visibility of the site when approaching from Stamford there is a paddock owned by the applicant adjoining the plot

which is both well hedged and has several mature trees which will conceal the new dwelling from public views. Additionally the applicant has indicated that four trees will be replaced within the curtilage and the hawthorn boundary from the field gate on the western boundary northwards will be planted.

The Third Issue

The new dwelling is to be sited centrally on the site and this will mean that the existing extensions along the boundary with No.3 will be removed allowing access to the side. There will be a new 1.8 metre timber fence constructed along the boundary. The new swimming pool will be longer than the previous one (by10 metres approx) but will be set off the boundary by 1.2 metres and will be lower (4 metres as opposed to the existing pool at 5 metres ridge height) than the existing swimming pool. So in terms of impact on the adjoining property it is considered that it may in fact be an improvement to light and outlook to the rear of that dwelling.

Section 106 Heads of Terms

Not applicable

Crime and Disorder

No 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

It is considered that the proposed replacement dwelling in terms of both design and impact upon the adjoining residential properties is acceptable and will have no adverse impact upon the character and appearance of the locality. The proposal is therefore considered to comply with national planning guidance PPS1 and the Core Strategy Policies SP1 and EN1.

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.

* * * * *

Applicant	Paul Toseland 99, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8HH
Agent	
Proposal	Change of use from residential (Class 3) to office use (Class B1)
Location	69, Abbey Road, Bourne, Lincolnshire, PE10 9EN
App Type	Full Planning Permission
Parish(es)	Deeping St James

REPORT**Application Category**

This application is categorised as an other application.

Reason for Referral to Committee

Councillor Judy Smith has referred the application to Committee as she is concerned at the loss of residential accommodation and the impact of the use upon the adjoining properties.

The Proposal

The site comprises of a semi-detached three bedroomed dwelling which it is proposed to use as offices. Two full time employees and one part time would use the premises. The applicant states that they have very few visitors (accountant and bank manager once a year) and no deliveries except the usual post. It would be an office administration type business with two cars within the company. There is a garage to the rear and parking available opposite the site on Abbey Road.

The Application Site and its Surroundings

As described this a semi detached property with residential properties on either side and to the rear. The property is located just outside the town centre boundary and is within walking distance of the town centre. Although it is a residential property the area is characterised by a mix of uses.

Relevant Site History

None.

Policy Considerations

National Policy Guidance

PPS4: Planning for Sustainable Economic Growth

PPS1: Delivering Sustainable Development

Core Strategy Policies

EN1: Protection and Enhancement of the Character of the District

E1: Employment Development

Representations Received

Bourne Town Council: No objections..

Archaeology: No intervention required.

Representations as a Result of Publicity

Two letters of objection on the grounds of added additional traffic, potential use of rear garden area for car parking , maintenance of the garden, noise from office and meeting room to adjoining bedrooms, thought Abbey Road was a residential area and concerned at future changes to the premise once it is commercial.

Officer Evaluation

The two main issues are the principle of development and secondly its impact upon the adjoining residential properties.

First Issue

The proposed use is one which is suited to the Town Centre or edge of centre location. National planning guidance (PPS4) suggests that edge of centre for uses other than retail is likely to be within 300 metres of the town centre boundary. The site is well within that limit and there are no policy objections to the proposal. The applicant points out that of all the properties along Abbey Road, from numbers 1 to 69, there are only 10 residential properties and 25 commercial.

The second issue

It is considered that the impact upon the adjoining dwellings including the adjoining semi would be minimal. The proposed office hours are 8.00- 6.00 pm Mondays to Fridays and very occasionally part of the day on a Saturday.

Only two full time and one part time staff would be resident with few visitors and no heavy machinery used other than normal office printers etc.

Section 106 Heads of Terms

Not applicable.

Crime and Disorder

No 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

It is considered that the proposal, in this edge of town centre location, complies with national planning policy guidance PPS4 and core strategy policy E1 and will not impact upon residential amenity therefore complies with PPS1.

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 premises shall be used for office purposes only and for no other purpose (including any other purpose in Class B1 .of the Schedule to the Town and Country Planning (Use Classes) Order 1987,as amended, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The use of the premises for any other purpose would be unacceptable because of its impact upon adjoining residential premises

* * * * *

Applicant	George Bowman & Son Ltd Salem Bridge Brewery, Wainfleet, Skegness, Lincs, PE24 4JE
Agent	Mr T Harwood 1, Irnham Road, Corby Glen, GRANTHAM, NG33 4NB
Proposal	Provision of hard standing for outside seating area
Location	The Fighting Cocks, 13, Market Place, Corby Glen, Grantham, Lincolnshire, NG33 4NH
App Type	Full Planning Permission
Parish(es)	Corby Glen

REPORT

Application Category

This application is categorised as an 'other' application.

Reason for Referral to Committee

This application has been referred to the committee at the request of the Acting Lead Professional as it is considered to be locally controversial.

The Proposal

This application was deferred at the meeting of the 31st May to allow the applicant to reconsider siting the paved area to the southern boundary of the site. The proposal currently is for a paved seating area to the rear of the Nos 1 and 3 Barleycroft Road.

The proposal will provide an attractive area closer to the pub for use throughout the year but mainly during the summer period. The car parking area would be moved to the bottom of the garden making it a safer and more usable area. The area has been designed to be able to incorporate a free standing proposed marquee which would be used on a temporary basis. The proposed marquee is self supporting and will be attached by means of bolting the feet to the new paving and would be removed after use.

The scale of the proposed development will be 8.6m by 13.5m within the curtilage of the car park and the marquee would be 3.6m x12.m.

The proposed development will be constructed from natural sandstone paving with red brick (paviors) banding. All step risers would be artificial stone and treads will be sandstone slabs. The fence and gated areas to the bin storage area and the oil tank to be tanalized posts, rails and feather edge boards. At the rear existing stone boundary wall, posts and trellis would be inserted with the trellis above the wall level to give privacy to the dwellings behind.

The access to the proposed development will be via Market Place which is the Main Street of Corby Glen.

The application site and its surrounding

The host building is (No.13 Market Place) which is also known as “The Fighting Cocks” Public House. It is classified as A4 use building. It is a two storey listed detached building within the residential conservation area of Corby Glen in Grantham. The existing dwelling has a white rendered facing finish with a pitched roof. There is a gravelled driveway to the side of the existing building which leads to a rear car park.

Corby Glen has been designated a conservation area. There are a number of buildings in the vicinity which are single and two storey dwellings and which share similar characteristics in design, scale and materials. Also there are (A1) and (B2) buildings. The host building is visible from the street scene (highways) however, the proposed development will be situated within the car park and this is not visible from the public highway. It is felt that it is important to note the surrounding area.

Relevant Planning History

S10/ 1852: Provision of handrails to patio area to listed building- Incomplete submission - 09/03/2011.

S10/0985: Patio area- Preliminary Enquiry- 14/05/2010.

Representations Received

Parish Council: No objections.

English Heritage: No comments received.

South Kesteven District Council Environmental Protection: Objection on grounds of the proximity of this area to the neighbouring residents and the effect of the noise that would arise from its use would have on them. The applicant does not mention hours of use or the proposed use of the marquee. There is currently a restriction on the premises licence to the effect that external drinking areas are vacated by 23:00. Suggests conditions in the event of an approval.

Representation as a result of publicity

Two letters, while having no objections to the proposal were concerned at the number of times the marquee would be erected and maintained in position, and concerned it would be a smoking area. Four letters stating no objections but one concerned that marquee will not remain in situ and that activities should not proceed beyond 11.00pm.

Additional information:

The agent for “The Fighting Cocks” submitted the following correspondence on the 28.03.2011. The email reads as follows:

‘From my assessment of the application particulars it seems very clear that the red-lined site comprises a single planning unit and that that entire planning unit comprises what is now an A4 Public House. That being the case, I can see no planning issues in terms of the use of any part of the site as a beer garden or sitting out area. Whilst there is a car parking area forming part of the area to the rear of the public house, there would be no material change of use arising were the entire rear garden area to be utilised as a beer garden / sitting out area. The A4 use clearly permits

such usage. At the present time approximately half the area is in use for car parking and half for sitting out / beer garden areas. Under the proposed application the balance of uses remains largely unchanged.

The proposed development in this case simply proposes the re-paving of part of this rear area, with a modest leveling. This involves no material change of use. Even if the leveling and re-paving did not arise the intended use as a sitting out area could take place without any requirement for planning permission. The only planning issue therefore is whether the re-profiling arising from the works gives rise to any adverse visual impacts. Given the screened nature of the rear area, no adverse impacts can reasonably be seen to arise in this case.

We note that Environmental Protection have commented about the proximity of the area to neighbouring residents and the potential noise impacts. However, as we have discussed above, there is no material change of use arising, and no conflict with any conditions on any planning permission. Environmental Protection themselves point out that the Premises Licence places a time restriction on the use of outside areas (until 11.00pm). It thus seems clear that through licensing controls, the use of the premises can be controlled to protect residential amenity. Clearly premises licensing can be seen as imposing proper controls over the usage of the land. We would ask Environmental Protection to consider the position in the light of the above.

Whilst the application plans identify an indicative marquee / gazebo over the paved area, this simply reflects how the rear area of the public house is used. The gazebo is a temporary structure and is governed by the 28-day GPDO right. The provision of embedded slots for such a gazebo cannot be seen as changing the temporary nature of the structure. If this was seen as determinative, this element could be readily omitted (in practice however, removal of the slots would not preclude the erection of the gazebo under the 28-day PD rule).

As my client has rightly pointed out, were the paved area to follow the existing ground profile, it is likely that the works in this case could be deemed de minimis. Please could you confirm this. The modest levelling that is proposed in this case gives rise to no issues of visual impact. The railings around the paved area would be deemed to comprise a means of enclosure and thus permitted development.

As I understand it, your concerns in this case are based solely upon the comments of Environmental Protection. In my view, their comments need to be assessed against a proper understanding of the planning unit and the permitted usage of the land. Regardless of the application, the land in question could be utilised as a sitting out area. Indeed, the whole of the rear garden area could be so used.

As part of the application, the applicants have proposed additional screening to the boundary with the adjacent dwellings. This is not dissimilar to the screening adjacent the existing beer garden area at the western end of the plot.

In practice, I would suggest that given that by a positive determination of this application, the Council is actually able to exercise a greater measure of planning control over the use of the site that it would have if it were to refuse the application. Refusal of the application, would leave the Council with no planning controls over the use of the land at the rear of the property. This would leave the applicants in a position of being able to use the entire rear area without any restrictions other than the 11.00 licensing restriction. Reasonable controls in this case seems preferable to all concerned rather than no controls at all.'

We shall also be obtaining and forwarding letters from the two immediately adjoining residents, both of whom have confirmed to us that they have no objections. '

Crime and Disorder Implications

The application will not give rise to any significant issues.

Policy Considerations

National Policy

Planning Policy Guidance 24 (PPG24): Planning and Noise
Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.
Planning Policy Statement 5 (PPS5): Historic Environment.

Local Policy

South Kesteven District Council Core Strategy (EN1)

Crime and Disorder Implications

The application will not give rise to any significant issues

Officer Evaluation

Key Issue

The key issue is that of the impact of the proposal upon the residential amenities of the adjoining residents.

The application as submitted is to the rear of bungalows in Barleycroft Road which have very short gardens of 5 metres depth. Even if the hard standing area were to be resited to the southern boundary the problems of noise and disturbance are still pertinent and in addition there would be additional noise from cars passing the rear of those gardens to parking at the end of the site.

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

1. It is considered that the proposed development by reason of its close proximity to adjoining residential properties would have a significant impact upon the residential amenity of those occupiers by reason of noise and disturbance particularly at unsocial hours. The proposal is therefore considered to be contrary to national policy guidance PPS1 Delivering Sustainable Development and PPG24 Planning and Noise and EN1 of the South Kesteven Core Strategy.

* * * * *

Applicant	Mr J Baggaley Echo Heights, Church Street, Foston, Grantham, Lincolnshire, NG32 2LG
Agent	Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	Residential development for 4 no. 2 storey dwellings and creation of new access
Location	51, Barrowby Road, Grantham, Lincolnshire, NG31 8AA
App Type	Outline Planning Consent
Parish(es)	Grantham

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 Chairman.

The Proposal

This is an outline application, seeking consent for the access, layout and scale for the construction of four 2 storey dwellings.

The application site and its surroundings

The site currently forms part of the rear garden to an end terraced Grade II Listed Georgian dwelling that fronts Barrowby Road. The application site area is 0.10 hectares, is mainly laid to grass and has mature trees within the site and on the boundaries with mature hedging to the boundary facing Campbell Close. The site and surroundings slope down gradually from west to east with, to the eastern side of the site, a level area where a tennis court used to be.

Access to the site is proposed through the southern boundary with an access road off Campbell Close. Along the western site boundary there are four storey terraced houses, on Tyndall Road, that have their rear gardens abutting the common boundary. To the north boundary is the remaining rear garden to 51 Barrowby Road with to the east the garden to a detached bungalow also on Barrowby road.

Relevant Planning History

In December 2010 outline planning permission was refused for the construction of 8 dwellings on a larger site for reasons of the impact on the adjacent Listed buildings, the character of the locality and highway grounds.

Representations Received

Conservation Officer – This outline application relates to the construction of two pairs of semi-detached dwellings on the southern portion of the extensive rear garden to 51 Barrowby Road. Nos. 51-55 form a terrace of three Grade II listed Georgian townhouses which were constructed circa 1820 with 20th century alterations.

The large rear gardens are a key feature of the terrace which forms an important part of their setting and distinguishes them from the high density of the late 19th century and post war developments. The position of the proposed dwellings on the southern portion of the site preserves the existing gardens to Nos. 53 and 54. Although the curtilage of No.51 will be reduced by the proposed development, it will be left with a generous garden which is commensurate with the status of the building.

The modest scale of the development will not dominate the adjacent listed buildings or intrude upon any key views of the buildings which are relatively screened from view by the dense vegetation and surrounding development.

The proposed design and use of red brick is broadly reflective of the character of the immediate locality, although slate or pantile would be preferable to the proposed concrete interlocking tiles for the roof and timber is preferred for the windows and doors.

Lincolnshire County Council Highways – requests that any permission given shall include conditions relating to provision of private drives, disposal of surface water and turning facilities.

Representations as a result of publicity

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

1. Consider that the nearest property is too close.
2. Trees close to our boundary should be retained.
3. Object due to highway safety or traffic impact, excessive noise, damage to mature trees and area, out of character to the area.
4. Loss of privacy and light to no. 45 Barrowby Road.
5. Loss of wildlife.
6. Affect on Grade II house garden.
7. Loss of privacy.
8. Security aspect to 51/53/55 Barrowby Road with the exposure of the gardens.
9. Increase in traffic is unacceptable.
10. Loss of trees would spoil the character of the area.
11. Increase in noise levels due to loss of trees.

Policy Considerations

National Policy

Planning Policy Statement 1 (PPS1) – Sustainable Development
Planning Policy Statement 3 (PPS3) – Housing

East Midlands Regional plan (RSS8)

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 3: Distribution of New Development

South Kesteven Core Strategy

Policy SP1: Spatial Strategy
Policy EN1: Protection and Enhancement of the Character of the District
Policy H1: Residential Development

Officer Evaluation

Key Issues

The principle of development
The impact on the character and appearance of the area
Neighbours' amenities
Highway safety

Principle of development

The application site is within the existing built up area of Grantham and therefore in principle a sustainable location. The thrust of national and regional policy as well as the Core Strategy is that preference should be given to development on brownfield land wherever possible. However, given the shortage of available brownfield and allocated land remaining, it is considered that notwithstanding the recent reclassification of garden land as greenfield land, development of this greenfield site is acceptable as it is a suitable site in a sustainable location within an existing urban area. Furthermore, the proposal would be an efficient use of the land. Taking the above into account it is considered that the proposal in principle, complies with national, regional and local policy on the location of sustainable development.

Impact on Form and Character of the Area

The proposed scheme has been designed reflect the existing layout of properties on Greenhill and Tyndal Roads, having regard to their height and size. Due to their location and relationship with the surrounding development the proposed dwellings would have no significant impact on the street scene or the character and appearance of the wider area.

Neighbours' Amenities

It is considered that the position of the buildings in relation to its neighbours, modest scale and good separation distances from adjacent dwellings are sufficient to maintain current levels of privacy and ensure that the development would not be overbearing or detrimental to the residential amenities of the occupiers of adjacent properties.

The trees within the site are not considered worthy of a tree preservation order and any loss of trees can be mitigated with new planting. Concerns have been raised with regard to the impact of the development on local wildlife. It is considered that the proposed development is unlikely to result in any significant adverse impacts on local wildlife. It is however recommended that a note be attached to any consent advising the applicant that it is an offence under the Wildlife & Countryside Act 1981 to disturb protected species and to stop work and contact Natural England immediately if any protected species are found during construction.

Highways/Traffic

Concerns have been raised with regard to the proposed access arrangements to the site and the potential increase in vehicular movements in the area especially along Tyndal Road and Greenhill Road and at the junction of Greenhill Road and Barrowby Road. The Local Highway Authority has been consulted and raised no objections to the proposed development subject to the inclusion of a number of conditions. It is therefore considered that the proposed access arrangements will not have an adverse impact on highway safety in the surrounding area.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposal for 4 new dwellings within an existing urban area, would be an efficient use of the land which would be in keeping with the built form and character of the surrounding area. It is therefore considered to comply with the sustainability aims of national, regional and local policy.

It is considered that by virtue of the modest scale and good separation distance from adjacent dwellings, subject to detailed design, the proposal will not have a detrimental impact on the residential amenities of the occupiers of neighbouring properties and that the proposal would not be detrimental to highway safety.

Taking the above into account, It is considered that the proposal is in accordance with national planning policy given in PPS1 (Sustainable Development), PPS3 (Housing), policies 1, 2 & 3 of the East Midlands Regional Plan and policies SP1, H1 and EN1 of the South Kesteven Core Strategy. There are no material considerations that indicate otherwise, although conditions have been attached.

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

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

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

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) appearance and
 - (b) landscaping.

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

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

3. When application is made for approval of the 'reserved matters', that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in forward gear.

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

4. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number MSP.553/001 Rev B dated 30 March 2011. (Please note that this road is a private road and will not be adopted as a highway maintainable at the public expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.)

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

5. 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.

6. 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).

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

Note(s) to Applicant

1. The applicant is reminded that it is an offence under the Wildlife & Countryside Act 1981 to disturb protected species and advised that if any protected species are found on site during construction work should stop and Natural England notified immediately.
2. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.

* * * * *

Applicant	Mr David Defusto, Hungerton Developments Ltd 203, Melton Road, Edwalton, Nottingham, NG12 4BU
Agent	Mr Chris Marriott, Julian Owen Associates 276, Queens Road, Beeston, Nottingham, NG9 2BD
Proposal	Erection of 22 apartments
Location	85, Manthorpe Road, Grantham, NG31 8DE
App Type	Major Full (Residential)
Parish(es)	Grantham

REPORT

Application Category

The application is categorised as a small scale residential scheme.

Reasons for Referral to Committee

The application is to be determined by committee due to the site history and the fact that the previous planning application was determined by committee.

The Proposal

The scheme is to construct 22 apartments on the site within two blocks. One block would front Manthorpe Road, one block would front Lodge Way. The scheme proposes two stand alone blocks which are predominantly orientated front to back thereby resulting in views over the adjacent roads and car parking proposed to the rear.

Each block has a single access point and associated staircase which facilitates vertical movement within the units.

Parking spaces are to be provided in accordance with the requirements of the local highway authority.

The application site and surroundings

The application site is located at the junction of Manthorpe Road and Lodge Way overlooking the nearby public open space. The site is approximately 0.26 hectares with significant trees located around the periphery of the site which form a natural screen boundary to the site.

The surrounding area is predominantly residential with a varying mix of house styles and types.

Relevant Site History

S04/164 – Change of use from dwelling to bed and breakfast. Application withdrawn 12 February 2006.

S05/1313 – Planning permission for the conversion of the existing building and the erection of two buildings to provide 12 flats was granted planning permission on 2 November 2005.

S07/0721 – Planning permission for demolition of dwelling and erection of building containing 24 flats was refused planning permission on 25 October 2007.

This refusal of planning permission was the subject of a planning appeal which was dismissed on 16th October 2010. A summary of the Inspectors reasoning is listed below:

“I appreciate that new development need not replicate existing development and that areas evolve over time having regard to factors such as the present requirement for increased densities, and the more efficient use of previously developed land. However, these considerations do not justify the scale of the development proposed.

When viewed from the park opposite the appeal site, or when approaching along Belton Lane, the scale of the development would take the eye away from the terrace on the southern side of Manthorpe Road within the conservation area. As such it would diminish the role played by the terrace in providing an attractive entrance into the centre of Grantham. During winter months more of the development would be visible than at present. This is because the screening effect of the trees and shrubs along the edge of the site would be reduced due to leaf fall. In relation to the Lodge Way elevation its set back sections relate well in terms of scale and mass to the street scene. The corner, emphasised by a turret would also make a successful and coherent transition between the two facades of the building.

Planning Policy Statement 3: Housing (PPS3) has been cited in support of the appeal. Whilst it supports the full and effective use of land for housing it does not do so at the expense of good design. For the reasons I have given, I conclude that the proposal is not well designed and would be materially harmful to the character and appearance of the area. It would also fail to preserve or enhance the character or appearance of the adjoining conservation area. As such it would be contrary to policies of the local plan that seek to prevent such harm and conflict with the statutory duty on the effect of new development on conservation areas”.

(APP/E2530/A/08/2072599).

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS5: Planning and the Historic Environment

Regional Planning Policy – East Midlands Regional

Policy 1: Regional Core Objectives
Policy 2 Promoting Better Design
Policy 27: Regional Priorities for the Historic Environment

On 27 May 2010 the Secretary of State for Communities and Local Government wrote to Council leaders, highlighting the Coalition Government’s commitment to rapidly abolish Regional Strategies and return decision making powers on housing and planning to local councils.

On 6 July 2010 the revocation of regional strategies was announced with immediate effect in November 2010. This decision was successfully challenged in the High Court by Cala Homes

which resulted in the revocation of the 6 July being quashed. As such, Regional Strategies still form part of the development plan.

Nevertheless, the intention to abolish Regional Strategies announced on 27 May 2010 still remains and is further demonstrated in the Localism Bill promoted by the Government. The Secretary of State has stated that he considers that the intention to abolish Regional Strategies should continue to be a material consideration to which decision makers must have regard when making planning decisions. However, the Secretary of State's statements on this have been legally challenged on the basis that the intention to abolish cannot and should not be a material planning consideration. This challenge was dismissed by the High Court.

On appeal, the Court confirmed that there may be circumstances in which the intention to abolish the RSS could be material to a development control decision.

South Kesteven Core Strategy

SP1 – Spatial Strategy

The majority of all new development should be focused on Grantham to support and strengthen its role as a Sub-Regional Centre.

SP4 – Developer Contributions

The Council will enter into planning obligations with developers to secure the provision of (or financial contributions towards) infrastructure and community benefits which the council considers are necessary in conjunction with the development.

EN1 – Protection and Enhancement of the Character of the District

Development must be appropriate to the character and significant natural, historic and cultural attributes and features of the landscape within which it is situated, and contribute to its conservation, enhancement and restoration.

EN2 – Reducing the Risk of Flooding

EN4 – Sustainable Construction and Design

Proposals for new development should consider and demonstrate how the design of buildings and site layouts use energy, water and minerals, materials and other natural resources appropriately and efficiently.

H1 – Residential Development

This policy is designed to deliver the minimum level of housing required during the plan period 2006 – 2026 required by the Regional Plan.

H3 – Affordable Housing

A target of up to 35% of the total capacity of a scheme should be affordable.

Representations Received

Open Space Officer

Based on the floor area to be provided a developer contribution of £15,000 is sought. The equivalent of a LAP provision to be paid towards the new provision or improvement of the existing equipment in Wyndham Park.

Crime Prevention Design Advisor

With reference to this application I have no further comments other than those submitted previously under planning reference S05/1313 and S07/0721. A summary of the content of this response is listed below:

Lighting – Before the development is brought into use, the parking areas shall be provided with lighting in accordance with details to be submitted to and approved in writing by the local planning authority.

Landscaping – any landscaping should be kept to a maximum growth height of 1 metre. Whilst any tree should be pruned to a minimum height of 2 metres thereby maintaining a clear field of vision around the development.

Environmental Protection

I have no comments to make in relation to this development.

Environment Agency

The Environment Agency has inspected the application and has no comments to make in respect of the proposed development as submitted.

Lincolnshire Wildlife Trust

We have read the protected species and tree survey reports and consider that provided the recommendations regarding nesting birds and bats are followed, there should not be any significant negative impacts on protected species as a result of this development. We would strongly recommend that native species, preferably of local provenance, are used in the proposed landscaping scheme. Native species support and attract many more organisms than non-native species. Native species are therefore better for biodiversity and since they have adapted to our climate they often have lower maintenance requirements. Consideration should also be given to incorporating biodiversity enhancements within the site, for instance these could include bat roosting features built into the proposed buildings, or bat and bird boxes fitted externally to buildings or mature trees around the site. In particular, boxes or features could be included to support declining urban birds such as swift, house sparrow and swallow.

Natural England

Based on the information provided Natural England has no objection to the proposal as it would seem unlikely to effect species or sites especially protected by law subject to the following condition:

Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the Local Planning Authority to ensure that breeding birds are not adversely affected.

Natural England suggest that the provision of bat boxes within the development would be advantageous given that the previous building on the site may have been ideally suited to bat roosting. Such boxes would enhance wildlife resource in the location.

Conservation Officer

Initial Comments

The application relates to the construction of two three storey apartment blocks on a corner site adjacent to Manthorpe Road and Lodge Way. The site lies adjacent to but outside of the northern boundary of the Grantham Conservation Area and nos. 75 and 79 Manthorpe Road which are two Grade II listed buildings.

The contemporary design incorporates some of the vernacular characteristics of the conservation area in the form of pitched roofs, dormer windows and small paned fenestration whilst the proposed materials of orange/red facing brickwork and a grey roof tile are generally reflective of the material palette of the conservation area.

The apartment blocks are aligned at right angles to each other with one fronting Lodge Way and the other Manthorpe Road. They are set back from the highway and the mature trees which form the perimeter of the site are largely to be retained and enhanced with new planting schemes. It is considered that these factors will partially mitigate and soften the visual impact of the scheme upon the setting of the conservation area and the adjacent listed buildings.

It is not specified what type of roof tile is proposed and further clarification is requested as the pitched roofs will be a key feature of the design. It would be preferable if the windows and doors were to be constructed of timber rather than the stark appearance of white upvc as this would contribute to the visual amenity of views outside the boundary of the conservation area.

Additional Comments Received 31st March 2011

The site sits at a pivotal point on the north-west corner of the Manthorpe Road/Belton Lane/Lodge Way junction that marks the point of transition from the historic part of the town and the twentieth century suburbs the north and north-east.

It lies just outside the Conservation Area and there are Listed Buildings on the south side of the junction, fronting the western side of Manthorpe Road. St. Wulfram's Church also sits prominently in the views along Manthorpe Road when approaching the town from the north.

The setting of these heritage assets will be affected by development of the application site. St. Wulfram's is a Grade I listed building and therefore a heritage asset of high significance. The Grantham Area Action Plan, currently out to consultation, contains policies that require the setting of Heritage Assets to be preserved and, where possible, enhanced. Policy HE3 requires specific views of St. Wulfram's, as identified by the Grantham Townscape Assessment, to be safeguarded from development within and without the town that would have a detrimental impact on these views.

The Assessment identifies the view along Manthorpe Road as a strategic view of St Wulfram's that should be safeguarded.

The current proposals involve two three-storey blocks of flats at right-angles to one another. One block would have its principal elevation fronting Manthorpe Road the other would face onto Lodge Way.

Whilst efforts appear to have been made to address the criticisms of the previous submission in terms of scale and mass, the buildings as now proposed would still have relatively shallow roof pitches (35°) with fascias to the gables and eaves. The shallow roof pitch also results in the proposed dormers appearing cumbersome and too heavy, particularly when viewed from the side. The gables and dormers would feature prominently in views from Belton Lane and when approaching the town along Manthorpe Road. It is also unfortunate that windows are specified to be upvc when timber would be more appropriate and sustainable.

I note that there is a question of whether the ridge and eaves height of the of the building that formerly occupied the site have been accurately represented and those shown on the drawings for this scheme are at variance with those specified on drawings for the previous, refused, submission. Confirmation of which dimensions are correct is required for the full impact of the scheme to be assessed.

In my opinion the scheme now under consideration does not satisfactorily address concerns expressed by the Inspector when dismissing the appeal against the previous submission and represents a missed opportunity to produce a design that would enhance the setting of the Conservation Area.

Unfortunately, the current scheme omits the one element the Inspector made positive comments about, the hexagonal corner turret that would have allowed the building to make "...a successful and coherent transition between the two facades of the building."

Whilst the current scheme proposes two separate blocks of flats, a turret of some kind could be still be incorporated into the design to emphasise the corner. I can't help feeling that an opportunity is being missed with this site to create a development that would enhance this approach to the Conservation Area.

Materials for any development on this site should conform to the palette recommended in the Grantham Townscape Assessment which is currently in its Final Draft form.

I would advise that the current scheme be resisted as it does not address satisfactorily the concerns raised by the Inspector when determining the appeal and because it would have an adverse impact on the setting of designated heritage assets.

Final Comments

I refer to you memorandum dated 1st June 2011 inviting comment on the amended plans for the above.

The amended drawings satisfactorily address the points of concern raised at the site meeting with the applicant in April, namely, the majority of dormers set back in the roof and removal of fascias. This has resulted in an improvement of the scheme.

The choice of appropriate materials for the development and the retention of the majority of the mature trees on the site frontages will be critical to its successful assimilation into the scene.

Landscape Consultant/Tree Officer

I generally concur with the retention ratings in the accompanying tree survey & would not object to the tree removal or pruning works proposed therein. The trees intended for removal are generally poor with limited life expectancies and merit in terms of public amenity. The potential for conflict between the existing trees and proposed apartment blocks is minimal and manageable.

Thus, I have no objections in arboricultural terms to the proposed development going ahead subject to a condition requiring the on site protection of all the retained trees with fencing in line with the guidelines in BS5837 (2005) Trees in Relation to Construction. I note that the trees are subject to a TPO.

A large & very prominent weeping beech tree is growing in the verge just outside the site. This tree is not mentioned in the survey, but should also be protected during construction with fencing to avoid parking of vehicles storage of materials etc during construction in the same way that the trees in side the site are preserved. The weeping beech tree in question is of considerable merit as a public amenity.

A condition requiring a no dig solution to new hard surfaces intended inside the root protection areas of the retained trees. This information may be required by a condition. A further condition should also be required in terms of landscaping e.g. new tree and shrub planting.

The information supplied in fulfillment of the conditions should be appraised and approved in writing by the LPA.

Lincolnshire County Council (Education)

This development would result in a direct impact on the local schools. In these cases the local secondary schools are expected to be full to permanent capacity and projected, notwithstanding the proposed development, to remain full in the future.

A level of contribution sought in this case equates to £33,983.

Senior Historic Environment Officer (Archaeology)

The planning application does not affect any known archaeological sites and therefore no archaeological intervention is required.

Upper Witham Internal Drainage Board

The site lies in an area of Grantham that in itself is not at risk of flooding but the Applicant suggests that surface water is to be discharged to soakaways and main sewer.

The proposal appears to suggest that there is an increase in roof/hardstanding area yet no comment exists as to the capability of the surface water systems into which they intend to discharge to accept the increase in flow.

Therefore the Board recommends that the Applicant confirms the method of surface water disposal and meets the relevant criteria below because all watercourses that surround the site could be considered as being 'at capacity'.

The Applicant states surface water is to be discharged to soakaway. The suitability of new 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 requested to re-submit amended proposals showing how the Site is to be drained.

Reason: To provide an adequate method of surface water disposal.

The Applicant states that the surface water run-off from this proposal is to discharge to a surface water sewer. If the relevant Water Company or its Agents cannot confirm that there is adequate spare capacity in the existing system, the Applicant should be requested to re-submit amended proposals showing how it is proposed to drain the Site.

The Board also requests that the applicant identify the receiving watercourse that the sewer discharges into and provide details on the potential effect that the proposed discharge may have on the receiving watercourse

Reason: To prevent the proposed development increasing flood risk in places outside the immediate vicinity of the development site.

All drainage routes through the Site should be maintained both during the works on Site and after completion of the works. Provisions should be made to ensure that upstream and downstream riparian owners and those areas that are presently served by any drainage routes passing through or adjacent to the Site are not adversely affected by the development.

Drainage routes shall include all methods by which water may be transferred through the Site and shall include such systems as "ridge and furrow" and "overland flows". The affect of raising Site levels on adjacent property must be carefully considered and measures taken to negate influences must be approved by the Local Planning Authority.

Reason: To prevent an increase in the risk of flooding and/or water logging on adjacent property.

Partnership Projects Officer (Affordable Housing)

With reference to the above planning application I would respond as follows with regards to the affordable housing requirements.

AFFORDABLE HOUSING REQUIRMENTS ON PLANNING GAIN SITES

- All developments comprising 5 or more dwellings should make appropriate provision for affordable housing within the development. On small sites of between 5-14 housing units provision may be made on site; off site or as a commuted sum in lieu of provision, depending on the viability of the individual site.
- Where affordable housing is to be provided on site, a target of up to 35% of the total capacity of a scheme should be affordable. The affordable element will be expected to include a mix of socially rented and intermediate housing appropriate to the current evidence of local need.
- All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need

With regards to this application the requirement is as follows:-

- Preference for the Council is that 35% affordable housing to be provided on site, the developer will need to provide evidence on the viability of the site if the target is less than 35% and agree with the Council the percentage, the location, size and type of unit to be provided.
- A minimum of 60% of the affordable housing to be affordable rent

- A maximum of 40% of the affordable housing to be shared ownership
- The proposed tenure of the affordable housing to be agreed in writing with the council
- The affordable housing to be made available to one of the Council's preferred registered housing provider (RHP) partners and choice of partner to be agreed in writing with the council. The RHP will be required to enter into nomination agreements with the council for both the affordable rented and shared ownership accommodation.
- The design requirements should ensure the creation of mixed, integrated communities and particularly that the affordable housing should not be distinguishable from the market housing on the site in terms of build quality, materials, details, level of amenity space and privacy
- All affordable rented and shared ownership housing must be built to meet relevant Home and Communities Agency (HCA) standards and to meet the appropriate level of Code for Sustainable Homes pertaining at the commencement of the development.
- The consideration of the affordable housing units to be offered for sale to a RHP shall be market value of the affordable housing units to be transferred but making due allowance for its restricted use for the provision of affordable housing units. (Please note as this is a planning gain site there will be no HCA grant funding for the affordable housing units).

Consideration may be given to off site provision or as a commuted sum in lieu of provision of the affordable homes on site if it is not viable to provide the affordable units on site. Evidence will be required that on site provision is not viable.

However, I noticed from the planning application that the applicant is proposing a commuted sum for the affordable housing requirement. It was agreed on the previous application for 24 flats (S07/0721/35) that a commuted sum would be acceptable. I have no objections to a commuted sum for the provision of affordable housing from this site. The main reason being that where an apartment complex is concerned, there can be issues with regards to the transfer of the affordable housing units, repairing responsibilities and the high costs of service charges which are not covered by benefits and therefore the responsibility of the occupants to pay and in many cases are not affordable. This proposal relates to two blocks of apartments (11 units in each), the affordable requirement would be 7.7 units, therefore this would mean a mixed block (private and affordable).

Local Highway Authority

The local highway authority has requested the same conditions as the previous application are attached to any grant of planning permission.

Within 7 days of the new access being brought into use, the existing access onto Lodge Way/Manthorpe Road shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority

Reason: In the interests of highway safety.

The arrangements shown on the approved plan drawing no 1561(08) 03 received 21/10/2010 for the parking/turning manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before building(s) is occupied and shall be kept permanently free for such use all times thereafter.

Reason: In the interests of highway safety.

Note to applicant: The development hereby permitted shall be undertaken in accordance with the submitted transport statement from BSP Consulting dated September 2010.

Note to Applicant: Prior to the commencement of any access works within the public highway you should contact the Highways Manager on 01522 782070 for the application specification and construction information.

Grantham Civic Society

The area involved is a highly important historically and visually. The Manthorpe Road is one of the main entrances to Grantham and at this point on the road has one of the most attractive views in the town. St Wulfram's Church lies due south, Wyndham Park and the river, to the east a fine Victorian brick terrace and 17th/18th century buildings and mature trees to the west. A development would have to be sympathetic and in proportion to this environment. The design as submitted clearly fails to achieve this. It is ugly and unsympathetic to its context. The density of the buildings is far too high and they are too tall. There seems to be little to distinguish this effort from a previous one which was rejected on appeal by the inspector. While having due respect for the opinion of Lincolnshire Highways Department the subcommittee has serious doubts about the effects an increase in local traffic would have on the turgid flow along Manthorpe Road.

Representations as a result of Publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement. 35 letters of objection have been received. A summary of the main concerns are listed below:

1. Increased traffic generation
2. Capacity of surrounding highway network
3. Credibility of the submitted reports is questionable
4. Design is not harmonious with the surrounding area
5. Reducing flats by 2 will not address highway concerns
6. Grantham has a surplus of flat development
7. Ridgeline aligned with chimneys of the old demolished house in an attempt to disguise the bulk/volume of the development
8. Dominant and oppressive
9. Overlooking and loss of privacy
10. Design out of character
11. Overbearing
12. Visually intrusive
13. Noise and smells from the communal living
14. Pollution from car exhausts
15. Refuse collection point insufficient on site
16. Problems with refuse lorry accessing the site close to the junction
17. Proposal the same as the previous scheme which was refused and dismissed at appeal
18. Buildings too tall
19. Unimaginatively designed
20. Should be modest buildings of attractive design
21. Care should be taken to avoid damage to trees, including the weeping beech on Lodge Way
22. Too many low quality flats proposed in a prominent part of the town
23. Out of character with the high quality houses in the area
24. Over development
25. Will cause traffic congestion
26. Overloading local services and infrastructure
27. Lower density family dwellings on the site would be preferable
28. Trees on the site must be protected
29. Should be a maximum of 12 two storey flats with 24 parking spaces
30. Refuse collection point would attract vermin, cats, dogs and present a health hazard

31. Gross and unsympathetic development
32. Roof is higher than the original dwelling
33. Disagree with the highway report
34. Traffic lights would need re-phasing to avoid conflict
35. Proposal is contrary to the Core Strategy and national planning policy guidance/statements
36. Results in a solid mass of mediocre design out of proportion and keeping
37. Does not recognise the opportunity to enhance the built environment, but detracts from it
38. Not participated in any consultations nor been notified of any meetings
39. Application is totally inappropriate for the location
40. The tree on Lodge Way should be removed to improve visibility
41. Traffic noise and fumes would be excessive
42. Noise and disturbance and lack of privacy from the balconies especially in the summer months
43. Two properties over 3 floors face and overlook no.1 and no.2 Lodge Way.
44. Traffic census statistics give a false impression
45. Existing junction is already dangerous
46. Will add to existing on street parking
47. Mar the approach to the town
48. Rehash of previous planning application
49. Neighbouring properties are single and two storey
50. Houses in the conservation area will be dwarfed by the proposal
51. Already congestion along Manthorpe Road in the mornings
52. Block A is close to the footpath between the hospital and Manthorpe Road
53. Too dense for such a sensitive site
54. Upper windows of block A would overlook the gardens on the north side of Lodge Way
55. Trees protected particularly during the construction phase
56. Alterations to the design do not make it fit in the area
57. Out of scale with the surroundings and have a footprint on too much of the site
58. Plans are misleading as they do not show the correct height of the previous Lodge height as per planning permission S07/0721.
59. Proposed building is much closer to the road side than the previous application. Block B is less than 4 metres from the public footpath at the south eastern corner of the site
60. Contrary to design guidance contained in PPS3
61. Full traffic impacts and considerations of Lodge Way have not been fully considered
62. No provision for visitor parking
63. Noise and disturbance contrary to PPS3
64. Problems during the construction phase with vehicles accessing the site. This has not been considered.
65. Noise and disturbance during the construction phase
66. Incongruous and detrimental to the character and appearance of the area
67. Detrimental to residential and visual amenity
68. Area is predominantly two storey not three storey
69. It is proposed to remove a number of trees in and about the Lodge Way frontage making the development more prominent and obtrusive. Any new planting would take years to become established to offer any significant screening
70. Bin store would be out of place
71. Impact on quality of life from overlooking loss of privacy
72. Would create a precedent for such developments
73. Conflict between the proposed access and existing access points on Lodge Way
74. Fails to address the previous appeal decision (APP: E2530/A/08 2072599).
75. Existing traffic lighted junction is problematic. Traffic fails to give way to Lodge Way traffic. This will only become worse with the proposal and needs to be investigated before any grant of planning permission.
76. No material change in planning policy since the previous appeal decision

77. Contrary to policy EN1 of the Core Strategy
78. Too large, too high, too many, and out of character with the surrounding area and the adjacent conservation area
79. Traffic flow data is not up to date and does not take on board the peak time at school pick ups
80. There is a surplus of flats in Grantham
81. Loss of natural wild life habitat

Comments in relation to the amended plans received on 28th May 2011.

1. Latest information only relates to minor changes
2. Perspective drawings are misleading as they are taken from a height comparable to the ridge height of the proposal. A different perspective would be shown if taken from road level
3. The new amendments pay slight attention to the criticisms of the original scheme in varying the roof line but fail to address the inspectors criticisms of far too much mass resulting in an over dominant building which is visually intrusive and out of keeping for the location immediately adjacent to a conservation area
4. Alterations are cosmetic surgery to the previous plans and do not address any of the concerns raised previously
5. Dominant and oppressive
6. Inappropriate, over large development
7. Out of keeping with Lodge Way and Manthorpe Road
8. Overlooking
9. Noise and smell due to the proximity of the entrance and car park
10. Bin store is only 10 metres from existing properties
11. No consultation has been undertaken by the developers with the residents
12. Scheme has no sympathy for the area in order to achieve maximum profits
13. Objections have not been addressed
14. Rehash of the old application
15. Pretty drawings and tinkering should not sway the fact that this development would be totally out of character with the area
16. Side elevation of block B appears plain and will do nothing to enhance this lovely road and pleasant junction
17. Bin store close to the footpath is a poor arrangement

A letter of objection has been received from the District and County Councillor for the ward of St Wulframs which covers this location. A summary of the main concerns are listed below:

- a) The proposal is out of keeping with the scale and prominence of houses in the vicinity.
- b) That it would be detrimental to the character and appearance of the surrounding area
- c) The scale and mass of the elevation
- d) Not well designed
- e) That the junction at Lodge Road/ Manthorpe Road is not designed to cope with the entry and exit from the doubling of vehicles to the site.
- f) The loss of privacy to number 6, Lodge Way & 93 Manthorpe Road
- g) The proposal only slightly differs from a previous application which was refused by the Development Control Committee and again refused by the Planning Inspector on appeal.
- h) Residents are not against development of this land but its scale and design.

Seven letters in support of the application have been received. A summary of the main issues raised are listed below:

1. The site should be developed into flats as at the moment it is a complete eyesore
2. Development of flats would be a much needed improvement

3. I am looking for a contemporary place to live that is easily accessible from Grantham town centre
4. Modern block of apartments is a brilliant idea and a good use of the land available
5. In these difficult times of high unemployment and shortage of quality affordable local housing it is nothing short of hypocrisy and nimbysm to do anything but support this development
6. It is stated that the proposals are totally out of character with other homes in the area, however, when looking at the area the local character is a highly diverse and varied one with no single particular theme
7. This development would provide essential local housing for our hospital. I wonder how much traffic would be reduced if hospital staff could walk to work rather than drive?
8. As the development stands now it is attracting youths who are messing about, being a nuisance and putting themselves in danger on an undeveloped site
9. Area is overgrown
10. Grantham is expanding and trying to move with the times. The occupiers may bring trade and skills to the area.

Officer Evaluation

Key Issues

There is significant discussion regarding the height of the proposal compared to the height of the demolished house that previously occupied the site and the approved extensions. However, as the building has been demolished there is no extant permission on the site. The site was also the subject of planning appeal reference (APP/E2530/A/08/2072599). It is considered that the main issues discussed in the inspectors report are the most pertinent to the determination of this planning application.

Impact on character and appearance of the area, including the setting of the Grantham Conservation Area (and other heritage assets).

This planning application is submitted to address the main issue of the appeal decision, namely that of the effect of the proposal on the “character and appearance of the area, including the setting of the Grantham Conservation Area”.

It is accepted that this proposal has resulted in a minor reduction in the overall number of units proposed on the site, from 24 to 22. However, the proposal has been amended to break up the mass and bulk of the proposal on the site. This would be principally be achieved by two blocks with varying ridge heights. It is considered that this amendment gives relief to the Manthorpe Road elevation. As such it is considered that it is sufficiently broken up and is of a scale that would not be out of keeping with the character and appearance of the surrounding area including the adjacent conservation area.

It is considered that further interest could be added to this elevation by the introduction of differing materials such as vertical boarding/render/brickwork. This could be achieved through an appropriately worded condition.

The Lodge Way elevation is considered to relate well with the established building line and whilst there is no corner feature as the scheme proposes two detached blocks it is considered that the loss of this can be justified as it reduces the overall mass and bulk of the proposal along the Manthorpe Road frontage.

Whilst the proposal would result in the removal of more trees than the previous planning application that was the subject of the appeal, the comments of our landscape consultant indicate that the trees

to be removed are “generally poor with limited life expectancies and merit in terms of public amenity”.

There is scope within the site for additional planting which should be considered on a one to one basis for the trees to be removed. This will help to assimilate the development into its surroundings and supplement the existing tree cover provided by the protected trees in this area.

To protect the retained trees on the site, a no dig construction method should be employed for any works within the crowns of the existing trees.

On balance based on the above matters and in light of the comments from the conservation team it is considered that the scheme has successfully addressed the main issues raised by the inspector and the scheme would not have any significant adverse on the character and appearance of the area that could justify refusal of planning permission on these grounds.

Visual Impact and Residential Amenity

The application site is a prominent, elevated location on one of the main routes into Grantham town centre. The proposal is in the form of two detached blocks, one fronting Manthorpe Road and one fronting Lodge Way. It is accepted that Block B, fronting Lodge Way would be closer to the southern boundary of the site than either of the previous schemes. This would ensure that the scheme aligns with the building line of no.6 Lodge Way. It is considered that there is sufficient separation distances between block B and the existing properties on Lodge Way to ensure that there would be no significant detriment to the outlook of the occupiers of these properties.

Block A would abut the northern boundary of the site but would be more aligned with the adjacent property 93, Manthorpe Road than the previous planning application that was the subject of the appeal (S07/0721). This would ensure that there would not be any significant impact on the outlook of the occupiers of the neighbouring property.

Aligning the blocks with the existing neighbouring properties would ensure that there would not be any significant overshadowing of the adjacent properties or their associated rear garden areas.

There are a number of balconies proposed to both the front and rear elevations of both blocks. It is not disputed that that this would result in a degree of overlooking of the neighbouring properties and their associated garden areas. However, notwithstanding the elevated position of the site in relation to neighbouring properties it is considered that there is sufficient separation distances to ensure that any overlooking would not be sufficient to justify a refusal of planning permission on these grounds.

It is acknowledged that the outlook from the neighbouring dwellings would change as a result of the development. Views into and over the site may be removed. I accept that these changes may not be welcomed. But to ensure that the existing occupiers would experience no adverse impact from a new development would be an unreasonable level of test for any proposed development.

The site would be accessed off Lodge Way, with 29 car parking spaces along the western boundary of the site. This is a comparable arrangement to that as approved under planning permission S05/1313 and proposed by the appeal application (S07/0721). It is considered that the location of the parking and access is acceptable to ensure that comings and goings to the site would not result in any significant impact on the residential amenity of neighbouring occupiers.

It is noted that the proposed bin store is located adjacent to the southern boundary of the site. This is considered to be an appropriate location, being accessible for collection and a sufficient distance away from existing residential properties to ensure that there would be no significant issues in

relation to noise, harm and odours to the detriment of existing living conditions. No specific details have been provided of the bin store. This matter could be adequately addressed by an appropriately worded condition.

Highway Safety and Capacity

Concerns are expressed regarding highway safety, and the ability of the highway network to accommodate the proposed development. The local highway authority has considered the scheme and has not raised an objection. The matter of highway safety was assessed as part of the recent appeal decision. The Inspector concluded that highway safety was not a justification to refuse the application. It is considered that this scheme does not raise any new highway safety matters, or capacity issues than those previously discussed at appeal, particularly as the scheme has been reduced by two units. As such the scheme is considered acceptable in relation to highway safety and capacity.

Section 106 Heads of Terms

Affordable Housing - up to 35% affordable units should be provided.

Open Space - £15,000 towards improvements to existing off site provision.

Education - £33,983 contribution towards school provision.

The planning application is accompanied by a development appraisal which contains commercially sensitive information not open to public inspection. However, based on the submitted appraisal the scheme would not be commercially viable if developer contributions are sought.

Crime and Disorder Implications

The application will not give rise to any significant issues.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development is considered to accord with the objectives of PPS1, PPS3 PPS5 and the relevant parts of policies SP1, SP4, EN1, EN2, EN4, H1 and H3 of the adopted South Kesteven Core Strategy. The issues of visual amenity, residential amenity, highway safety and capacity and impact on the conservation area/heritage assets are considered to be material considerations, but subject to the conditions attached to this permission, are not sufficient to outweigh the policies referred to above.

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

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

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

2. No development shall 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).

3. 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 (eg furniture and play equipment, refuse and other storage units, signs, lighting, etc); proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines, etc, indicating lines, manholes, supports, etc); retained historic landscape features and proposals for restoration where relevant.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) are occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with approved details.

5. Within seven days of the new access being brought into use, the existing access onto Manthorpe Road shall be permanently closed in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: in the interests of highway safety.

6. The arrangements shown on the approved plan Drawing No. 1561(08) 03 received 21st October 2010 for parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: In the interests of highway safety.

7. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modifications), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.
8. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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

9. Before development is commence on site all existing trees shown on the approved plan shall be fenced off to the limit of their branch spread. No works (including removal of earth), storage of materials, 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).

10. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Site Plan 1561 (08) 03
Elevations 1561 (08) 06D
Floor Plan A 1561 (08) 04A
Floor Plan B 1561 (08) 05A

Large scale details of all external joinery, to a scale of not less than 1:20, to include cross sections to show cills, lintols, etc., shall be submitted to and approved in writing by the District Planning Authority prior to the commencement of the development.

11. Notwithstanding the submitted details, before the development hereby permitted is occupied precise details of the refuse and recycling storage facilities indicated on the approved plans shall be submitted to and approved in writing by the local planning authority. Such approved details shall be fully implemented and made available for use. Those facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling.

12. The development hereby permitted shall be undertaken in accordance with the Highway Statement dated September 2010 from BSP Consulting unless otherwise agreed in writing by the local plannin authority.

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

13. Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the Local Planning Authority to ensure that breeding birds are not adversely affected.

Reason: To ensure no protected species are harmed by the proposed development

14. Prior to the commencement of construction work on site a method statement regarding the proposed construction works shall be submitted to and approved in writing by the local planning authority. The statement shall cover the following points:

- a) Hours of operation;
- b) Types of machinery and equipment to be used on site; and
- c) Details of how noise, vibration and dust are to be controlled, using best practicable means.

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

Reason: To ensure that the construction of the development is carried out according to best practice to minimize disruption to adjoining occupiers.

15. Building operations shall not be commenced on site until details of the existing and proposed ground levels within the site, and finished floor levels of the proposed building, together with existing floor and ground levels of adjoining properties have been submitted to and approved in writing by the local planning authority.

16. Reason – To ensure a satisfactory form of development and to protect the amenity of adjacent occupiers (EN1).

17. Building operations shall not be commenced on site until details of the existing and proposed ground levels within the site, and finished floor levels of the proposed building, together with existing floor and ground levels of adjoining properties have been submitted to and approved in writing by the local planning authority.

Reason – To ensure a satisfactory form of development and to protect the amenity of adjacent occupiers.

Note(s) to Applicant

- 1. Natural England suggest that the provision of bat boxes within the development would be advantageous given that the previous building on the site may have been ideally suited to bat roosting. Such boxes would enhance wildlife resource in the location.
- 2. The comments of the Police Architectural Liaison Officer are enclosed.
- 3. Prior to the submission of details for any access works within the public highway, please contact the Divisional Highways Manager (Lincolnshire County Council) on 01522 782070 for application, specification and construction information.

* * * * *

Applicant	S Padley, G W Padley Poultry Ltd Stone Cottage, 58, Main Street, Anwick, Sleaford, NG34 9SJ
Agent	Mr J Grundy, JHG Planning Consultancy Ltd Orchard House, Main Road, Welbourn, Lincoln, LN5 0PA
Proposal	Erection of 3 poultry units, 3 feed bins and a general purpose building
Location	Land Off, Gonerby Lane, Allington
App Type	Major Full (Non-residential)
Parish(es)	Allington

REPORT

Application Category

This is a Major application.

Reason for Referral to Committee

This application has been referred to the Development Control Committee at the request of the Acting Lead Professional as it is a major application of local importance.

The Proposal

The application is for the erection of 3 no. Poultry units, 3 no. Feed silos and a general purpose building.

The farm will produce fertile eggs to be sent to hatcheries for incubation. The proposed poultry units will accommodate 20,700 point of lay hens plus 10.5% cockerels giving a total of 22,800 birds.

The birds are brought to the farm as 19 week old pullets and will remain in their respective units until they are 60 weeks old, therefore they will be on the farm for 41 weeks. Each unit is empty for 5 weeks between cycles, for disposal of poultry litter, cleaning and maintenance before restocking takes place.

The fertilised eggs are collected on trays and then loaded onto trolleys. Each trolley will contain 4,752 eggs. The trolleys are stored and then collected once per week for delivery into hatcheries.

Each poultry unit measures 79.32m x 18.28m and 4.96m to ridge. The general purpose building measures 24.46m x 7.92m and 3.69m in height, constructed from the same materials as the poultry units. Each of the feed silos will reach a height of 6.0m.

The units will be clad in tongue and groove weatherboarding coloured brown with roofs of polyester coated steel sheeting coloured slate blue.

The proposed units, accessed off Gonerby Lane, will be sited off an internal roadway which leads to on-site parking. The units will have a concrete strip around the outside with 6.5m gravel strip in between.

The existing planting on the site will be retained with additional planting proposed close to the boundary along three sides of the site.

Applicants submission of Operational Details

Water Disposal:

Clean water from the units' roofs will discharge into the existing drainage of the site as shown on the layout drawing. All water used for cleaning out the units will be collected and stored on site in sealed underground tanks, the locations of which are shown upon the layout drawing. It is then collected by an approved contractor, currently Whites Environmental Services, who dispose of the dirty water at their authorised sites.

Disposal of Poultry Litter:

The proposed poultry units will produce approximately 115 tonnes per annum. The poultry litter will be removed from the units at the end of each 41 week cycle and be transported in covered lorries to the power station at Thetford where it is used as fuel.

Odours:

The floor of the proposed units will be constructed of concrete. Wood shavings will be distributed throughout which is used as bedding for the birds. Each unit will be temperature controlled with inlet ventilation drawn through the roof vents and extracted through low level fans to both sides of the building. Each unit will be climatically regulated by an automatic temperature system that reduces the levels of odour emissions by ensuring that the litter has low moisture content and therefore low ammonia levels. Each unit will have a dry environment and to ensure that litter remains dry and friable, nipple drinkers will be installed and water usage will be monitored daily allowing any system leaks to be detected and immediately dealt with. Any odours will not be apparent beyond the farm's immediate surroundings. There are no dwellings or protected buildings within 400 metres of the site. The proposed units will conform to 'The Code of Good Practice for the Protection of Air 1998'

Noise:

The proposed poultry units will have electrical fan housings in the sides of the building which will generate very low levels of noise. The fans are on an automatic climate control system that controls temperature in the building. The fan manufacturers specify that the sound level of 63dBA will be emitted at a distance of 3m from each fan.

Fly Control

The birds will be in the units for 41 weeks. The poultry units are regularly cleaned at the end of each cycle and fly infestation is not considered to be an issue in modern breeder farms. The litter will have a low moisture content which will reduce the ability of flies to breed. Flies require a source of food, water and an organic substrate to lay their eggs. This organic matter needs to have moisture content of between 40% and 70% in order for their eggs to be viable and allow for metamorphosis from egg to larva, pupa and adult fly to progress normally. The temperature controlled units will not be conducive to conditions suitable for flies to breed.

Traffic Generation:

Vehicle movements for the proposed poultry units are as follows:

PURPOSE VEHICLE TYPE NUMBER

Delivery of birds	38 tonne HGV 3 vehicles every 41 weeks
Collection of eggs	16 tonne HGV 39 vehicles every 39 weeks (Birds commence laying at 24 weeks old)
Removal of birds	38 tonne HGV 3 vehicles every 41 weeks
Delivery of feed	38 tonne HGV 1 vehicles per week
Gas delivery	38 tonne HGV 2 deliveries every 41 weeks
Delivery of wood shavings	38 tonne HGV 4 deliveries every 41 weeks
Removal of poultry litter	38 tonne HGV 4 vehicles every 41 weeks

The application site is served by Gonerby Lane which is conveniently located close to the new junction of the A1 road. Farm traffic will enter and exit Gonerby Lane from this direction negating the need to travel through Allington.

The Site and its Surroundings

This 2.6 hec site is located to the east side of Allington and is an agricultural field, rectangular in shape with established hedgerows to all boundaries.

The site is mostly surrounded by land associated with agriculture although there is an equestrian centre and business uses accessed off Gonerby Lane.

Site History

There have been no previous planning applications on the site.

Policy Considerations

National Policies

PPS1- Delivering Sustainable Development
PPS 4 - Planning for Sustainable Economic Growth
PPS7 – Sustainable Development in Rural Areas
PPG13 - Transport
PPS23 – Planning and Pollution Control
PPS24 – Planning and Noise
PPS25 – Development and Flood Risk

Regional Planning Policy

Policy 1 – Regional Core Objectives
Policy 2 – Locational Priorities for Development
Policy 6 – Regional Priorities for Development in Rural Areas

South Kesteven Core Strategy

E1 – Employment Development
EN1- Protection and Enhancement of the Environment
SP1 – Spatial Strategy

Representations Received

Planning Policy:

The proposed development is one which is best located in a rural environment. This operation could be considered to be agricultural for the purposes of Core Strategy policy SP1.

Parish Council:

The Parish Council is very concerned about that amount of HGVs that could legitimately have access to the village. The Environment report shows that there will be at least 96 HGVs in a 41 week period needing access to and from the proposed units. Although the Environmental report (para 2.6) states that farm traffic will enter and exit Gonerby Lane from the A1 there is a very real concern that those lorry could equally chose to travel through the village.

The Parish Council ask that the weight restriction boundary in Gonerby Lane be moved from its present position, at the junction with the A1, to a point nearer the village beyond these proposed units. This is the only way that the Parish Council can see that the village roads can be protected from this heavy traffic.

The Parish Council notes that the table of vehicle movements at para 2.6 of the Environmental report does not include the vehicles used to remove the sealed tanks of waste water by environment contractors to be disposed of at licensed outlets.

Even if all traffic does access the units from the A1 via Gonerby Lane, the Parish Council has safety concerns with the extent of HGVs travelling over the bridge at the Foston Beck. The bridge is narrow and on a bend and it is difficult for two cars to pass. The Parish Council questions whether the bridge is suitable or safe for large HGVs to cross it especially if there is other traffic around.

Gonerby Lane is already in a very poor state of repair and in areas it is collapsing.

The entrance to the proposed site appears to be too narrow and if two or more of the HGVs were to need access / egress at the same time there would be difficulties.

The plans show an incinerator behind one of the proposed units. The scale indicates that it will be approximately 3x3m. There is no information regarding the use of the incinerator and the frequency of its use.

Natural England: No objections

Lincolnshire Wildlife Trust:

Provided the consultants recommendations are followed there should not be any significant negative impacts on protected species as a result of this development.

Upper Witham Drainage Board:

No objection subject to rates of surface water discharge not exceeding that of a greenfield site.

Highways Agency: No objections.

Lincolnshire Highway Authority:

No objections subject to conditions and the applicants entering into a legal agreement to pay the authority a sum of £10,000 for road improvements.

Environmental Health:

Noise

It appears that there are going to be a total of 72 fans on the 3 sheds and whilst it is unlikely that all will be operating simultaneously, I have calculated the noise levels at the worst case scenario. This would lead to a total calculated noise level of 85 dBA at 3m from the sheds. Extrapolating this noise level to the nearest properties 400m away would reduce the level at neighbouring houses to 33 dBA, which would be acceptable.

Odour

The emission of odour from poultry houses is very dependent of the level of good husbandry. The major factors determining odour emission while the birds are in situ are the humidity of the air and the moisture content of the bedding. If the units are run according to the Environmental Report, there should not be an ongoing problem.

There will almost certainly be the potential for odour during the cleaning out phase. If cleaning is carried out when the wind direction is from the prevailing direction of the south west, odour should not affect the village or neighbouring properties.

Environment Agency (Flood Risk): No objections

Environment Agency (Noise and Odour):

The site will be under threshold in terms of bird numbers so will not require an environmental permit.

Lincolnshire County Fire and Rescue:

No objection subject to the inclusion of a condition ensuring adequate water supply for fire fighting purposes.

Representations as a result of publicity

The application has been advertised in accordance with established procedures and a summary of the main concerns are listed below:

1. Concerned about extra traffic coming through the village
2. Verges and road surface on Gonerby Lane are ripped up by large vehicles
3. Gonerby Lane access is inadequate
4. Vehicles will cut through the village from the A52.
5. Unacceptable levels of odour emissions from ammonia.
6. Will cause dust in the air
7. Concerned about the scale of the units
8. Site has previously flooded

9. Visually intrusive
10. Industrial development so close to Allington is inappropriate
11. Could lead to further similar development
12. Would impact on agricultural heritage
13. Would lead to light pollution
14. Unacceptable levels of noise emissions from 24 hour site

Officer Evaluation

This application site lies within the Trent and Belvoir Vale Character Area as detailed within the South Kesteven Landscape Character Assessment. This area has been identified as having few landscape features of intrinsic sensitivity with the landscape sensitivity to new employment proposals likely to be medium.

The proposed units will be constructed from materials sympathetic to the location, have a relatively low ridge height and any visual impacts from the development are further reduced by the retention of the existing hedge and additional tree planting. As a result it is not considered that the proposed development would result in any serious visual intrusion.

It is further considered that operations and developments of this nature are better suited to a more rural location such as this.

A Protected Species Survey was submitted with the application. Both Natural England and Lincolnshire Wildlife Trust offered no objection to the proposal subject to the recommendations within the report being implemented.

One of the issues raised by objectors is in relation to odour and noise emissions from the site.

An Ammonia Concentration and Deposition Study was submitted in relation to these concerns and comments were sought from Environmental Health, Natural England and the Environment Agency.

Natural England has no objection to the proposed development and is satisfied that the Council may grant permission.

Natural England stated the requirement for an air pollution impact assessment to be undertaken in support of the application to assess the potential impacts from ammonia concentrations and nitrogen deposition, as a result of the development, on all the SSSI sites within 5km.

The application site is within 5km of Allington Meadows, Debdale Meadow Muston and Muston Meadows Sites of Special Scientific Interest (SSSI).

After being in receipt of the air pollution impact assessment, An Ammonia Concentration and Deposition Study for the Proposed Poultry Units at Allington, near Grantham, in Lincolnshire (March 2011), Natural England are satisfied from the results of the assessment that there would be no adverse effects on features of interest for which the SSSIs are notified.

Environment Agency commented that the site will be under threshold in terms of bird numbers so will not require an environmental permit.

Environmental Health commented that if the units are run according to the Environmental Report, there should not be an ongoing problem with regards to odour emission.

Environmental Health did comment that there will almost certainly be the potential for odour during the cleaning out phase. It is the opinion of the officer that if cleaning is carried out when the wind direction is from the prevailing direction of the south west, odour should not affect the village or neighbouring properties.

Additional comments were submitted by the applicant in relation to the cleaning process as follows:

‘Litter is carefully elevated into trailers positioned at the entrance to each house. When full, the trailer is covered. There is no storage of used litter outside the houses at any time. Litter is transported in covered trailers. Under normal conditions, we will not empty sheds at weekends or bank holidays to minimise the impact of odour annoyance. The litter loading may be suspended if the prevailing wind conditions determine so. Litter removal will last 3 days subject to the haulier delivery to the power station, it is intended that all of the litter is used for power generation.’

It is considered that due to the infrequency of the cleaning process and the measures taken by the applicants during the process that local residents will not experience an unacceptable level of odour nuisance from the proposed development. Should odour be experienced from outside the site it is considered that it will not be at a level sufficient to warrant the refusal of the application. A condition has been attached ensuring the cleaning process is carried out in accordance with the applicants comments detailed above and a further one preventing the cleaning of the sheds during weekends and bank holidays.

In relation to light pollution, a condition has been attached requiring the submission of details of any floodlighting that should be erected on the site be submitted to the local authority for consideration and final approval.

Regarding flood risk, a Flood Risk Assessment was submitted as a result of an initial objection being received from the Environment Agency. This objection was withdrawn following further consultation. The Upper Witham Drainage Board also removed an objection after the applicants satisfied the board that the site would have Greenfield rates of surface water run-off.

Concern has been raised about the capability of Gonerby Lane to sustain additional heavy goods vehicles due to the current poor state of the road. In addition concerns have been expressed regarding the increased number of vehicular movements along this road and potentially through the village of Allington.

The C418 from the A52 up to Sedgebrook and Allington has a weight limit of 7.5 tonnes. As a result of this HGVS will have to use the A1 in order to comply. It is considered that there are suitable measures in place to deter HGV's taking a route through the village of Allington to reach the application site and further conditions in relation to this are not required.

No objection has been raised by the Highway Authority regarding the proposed development subject to a number of conditions being attached to the grant of any planning permission and the payment of a £10,000 sum for highway improvements to Gonerby Lane.

It is considered that the proposal would not generate unacceptable traffic, excessive noise or other disturbance to nearby properties subject to these conditions being applied to any grant of planning permission and subject to the signing of the legal agreement.

Section 106 Heads of Terms

A financial contribution has been requested by the Highway Authority to 'undertake measures it deems necessary for reason of safety and convenience/or prevention of damage to the highway infrastructure'. A section 106 is, in this instance, not necessary with a contribution of £10,000 payable to the Highway Authority through a legal agreement.

Crime and Disorder

It is not considered that the proposal would raise any significant issues with regard to crime and disorder.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that with appropriate conditions the development would not cause significant harm to the character of this rural location having regard for the design and mitigation measures that are proposed. Nor would the development be detrimental to residential amenity through noise, waste or smell that may be generated. It is also considered that the proposal would not be detrimental to highway safety. In addition, the use of the site is appropriate given the rural location where developments of this nature are best sited. The proposal is therefore deemed to comply with core strategy policies SP1, EN1 and E1; East Midlands Regional Plan policies 1, 2, 6 and 24 and national policy guidance PPS1, PPS4, PPS7, PPG13, PPS23, PPS24 and PPS25; with no other material planning considerations to indicate that the application should be determined otherwise.

Recommendation(s)

Recommendation 1

That the Committee resolve to approve the application and delegate authority to the Acting Lead Professional of Development Control in consultation with to the Chairman and Vice Chairman to issue a planning permission subject to the signing of a legal agreement for the contribution of monies to the Local Highway Authority and subject to the conditions set out below;

Recommendation 2

Where the agreement 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. In the event that the agreement has not been concluded within the six week period and where in the opinion of the Lead Professional acting in consultation with the Chairman of the Development Control Committee, 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 development acceptable have not been forthcoming.

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

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

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

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

3. The landscaping of the development shall be carried out in accordance with the approved plan drawing number 1OR154 REV E dated 8th February 2011. The works shall be carried out during the first planting season after the date of this approval on site and any plants or shrubs that die within the first five years shall be replaced, unless otherwise agreed in writing with the Local Planning Authority.

Reason: Hard and soft landscaping and tree planting make an important contribution to the development and its assimilation with its surroundings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. No development shall commence until final details of the water supply to the site for firefighting purposes shall be submitted to and approved in writing by the local authority.

Reason: In the interests of fire safety and the users of the site.

5. The development hereby approved shall be carried out in accordance with the recommendations contained within Chapter 6 of the submitted Ecological and Protected Species Survey by Scarborough Nixon Associates dated 8th February 2011.

Reason. In the interests of protected species and their habitat.

6. The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment by R.M Associates dated 8th February 2011.

Reason: To avoid the potential of flooding to the site and its surroundings.

7. The development hereby approved shall be carried out and maintained in accordance with the submitted Ammonia Concentration and Deposition Study by ADAS dated 24th March 2011.

Reason: To reduce unacceptable levels of odour from the site and to protect the surrounding ecology.

8. The vehicular access shall incorporate 10 metres radii tangential to the nearside edge of the carriageway of Gonerby Lane and the minimum width of the access shall be 6 metres.

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

9. The arrangements shown on the approved plan 10R154 REV E/01 dated December 2010 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Gonerby Lane and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

10. The use of the site and the running of the operation from the site shall be in accordance with the submitted Environmental Report by JHG Planning Consultancy Limited dated 8th February 2011.

Reason: For the avoidance of doubt.

11. The disposal of litter and cleaning of the poultry units shall be carried out in accordance with the e-mail from JHG Planning Consultancy dated 9th June 2011.

Reason: To prevent odour nuisance in the interests of the amenities of local residents.

12. Details of any floodlighting shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences. The development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to retain control over this important detail in the interests of the amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

13. The cleaning of the poultry sheds hereby approved shall not be carried out during weekends and Bank holidays.

Reason: To protect the amenities of local residents.

Note(s) to Applicant

1. Prior to the commencement of any access works within the public highway, you should contact the Divisional Highways Manager on 01522 782070 for application specification and construction information.
2. The applicants attention should be drawn to the letter from the Environment Agency to the local authority dated 17th May 2011.

* * * * *

Applicant	Mr S Fox, Alston Homes 26, Church Street, Deeping St James, Peterborough, Lincolnshire, PE6 8HD
Agent	Mr M Vanner, TMV Architectural Design 1A, Douglas Road, Market Deeping, Peterborough, Lincolnshire, PE6 8PA
Proposal	Conversion, alteration and extension of barns to create 5 dwellings; erection of 2 dwellings and car port and shed, erection of 3m earth bund
Location	Towngate House Farm, Towngate West, Market Deeping
App Type	Full Planning Permission
Parish(es)	Market Deeping

REPORT**Application Category**

This application is categorised as a minor application.

Reason for Referral to Committee

The application has been referred to the development control committee as it is considered to be locally significant and the application requires a Section 106 Agreement.

The Proposal

This is a full application for the conversion, alteration and extension of barns to create five dwellings and the erection of two new dwellings and carport and shed. The development also includes the creation of a 3m high acoustic earth bund to protect the development from noise from the adjacent highway.

Amended plans have been submitted in order to address some concerns raised by the Council's Conservation Officer and English Heritage. This report relates to the application as amended. The amendments propose alterations to the proposed barn conversions, revised design of the dwelling proposed on plot 7 and additional conservation information relating to the proposed works.

The Application Site and its Surroundings

The application site is a group of former agricultural buildings on the northern side of Towngate West and on the extreme north-western edge of Market Deeping.

To the north and west are open fields between the site and the bypass. To the east is Towngate House, that was once associated with the application buildings but is now in separate ownership and does not form part of this application.

The site comprises a group of former agricultural buildings dating from the C18 but altered in the C19 and C20. Three of the buildings, a malting, a barn and stables are grade II listed. The buildings are predominantly constructed of coursed natural limestone with, mainly, Collyweston stone slates.

Relevant Site History

S05/1201	Conversion of 5 barns to dwellings and construction of 2 dwellings. Application withdrawn in December 2006.
S05/LB/6461	Listed Building Consent for conversion of 5 barns to dwellings. Application withdrawn December 2006.
S07/1499	Conversion of 5 barns and construction of 2 dwellings. Application withdrawn March 2008.
S07/LB/6887	Listed Building Consent for Conversion of 5 barns to dwellings. Application withdrawn March 2008.
S10/2015	This is an application for Listed Building Consent and is associated with this current application. The proposals are considered as a separate agenda item.

Policy Considerations

National Planning Policy:

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS5: Planning for the Historic Environment
PPS7: Sustainable Development in Rural Areas
PPS9: Biodiversity and geological conservation
PPG13: Transport
PPS25: Development and Flood Risk

East Midlands Regional Plan 2009:

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 13a: Regional Housing provision (excluding Northamptonshire)
Policy 26: Protecting and Enhancing the Region's Natural and Cultural Heritage
Policy 27: Regional Priorities for the Historic Environment
Policy 29: Priorities for Enhancing the Region's Biodiversity
Policy 35: A Regional Approach to Managing Flood Risk

South Kesteven District Council Core Strategy 2010:

Policy SP1: Spatial Strategy
Policy SP2: Sustainable Communities
Policy SP3: Sustainable integrated transport
Policy H1: Residential Development
Policy H3: Affordable Housing
Policy EN1: Protection and Enhancement of the Character of the District
Policy EN2: Reducing the Risk of Flooding
Policy EN4: Sustainable construction and design

Representations Received

Local Highway Authority: No objections subject to conditions requiring access improvements to be undertaken and on-site turning and parking facilities being provided in accordance with the submitted plans.

English Heritage:

Summary

English Heritage responded to a very similar scheme for this site, your ref: S07/1499/56 in January 2008 which was a re-iteration of a previous scheme, your ref: S05/LB/6461/56 which we responded to in October 2005 and which was refused by your authority in December 2006. The present scheme does not address the objections we raised in our correspondence relating to the original scheme, a copy of which is enclosed. English Heritage therefore continues to recommend that the application is refused.

English Heritage Advice

The advice provided in our letter dated 3 October 2005 should be reconsidered in the light of the publication of Planning Policy Statement (PPS) 5, against which the current proposals should be assessed. We also provide additional comments in response to the further information / justification provided.

Planning Policy Statement 5

We draw your attention to PPS 5 policies HE6, 7, 8 and 10 and the English Heritage Practice Guide, sections 88, 89 and 96 which consider the impact of alterations to realise the optimum viable use of an asset when change is proposed. We are reminded that the optimum viable use is the use that causes least harm to the significance of the asset and that this may not necessarily be the most profitable one. We remain concerned that the viability of those uses which would require less intensive alteration or fragmentation of the site has not been tested on the open market, as raised in our letter dated 3 October 2005.

Additional information submitted with the application

The Building Survey Report submitted with the application concluded that the 'Maltings at Towngate House Farm', a Grade II listed building, is of regional significance and that the 'Barn and stables at Towngate House Farm', also Grade II listed, is of local significance (sections 64 and 6.6). We dispute the Report's conclusion that these buildings are of local or regional significance only. Accordingly to the Principles of Selection for Listing Buildings (DCMS), all listed buildings are heritage assets of national significance (para. 15). They should therefore be treated in line with policies in PPS5 relating to designated assets.

The Building Report also refers to the recent sale of the Towngate House Farm as a private dwelling which suggests that this represents subdivision of the site and therefore erosion of the significance of the heritage entity. However, the form and layout of the agricultural buildings remains as in 2005 and therefore our view remains that the significance of the listed buildings, their features and setting would not be preserved by the proposals.

The updated Visual Structural Survey states that in general there has been little or no significant change in the structural condition of the buildings, and the Design and Access Statement refers to the general condition of the buildings as being reasonable. We therefore continue to be unable to support the proposed substantial alterations to facilitate residential use, due to their detrimental impact on the historic character of the complex and the special interest of the listed building.

Recommendation

In the light of the issues detailed above and the guidance contained within PPS5, our recommendation remains that the application is refused.

If, notwithstanding our advice, your Authority is minded to grant consent, in light of our objection you should treat this letter as a request to notify the Secretary of State of this application, in accordance with Circular 08/2009.

English Heritage's comments on the amended scheme will be reported in the late background papers document.

Planning Policy:

This proposal is for the conversion of derelict farm buildings to residential properties and the erection of two additional properties.

Policy SP1 of the Core Strategy allows for new development to occur in the Deepings, giving priority to brownfield sites within the built up part of the town. Policy SP1 also allows for development on "appropriate sites on the edges of the towns".

The Core Strategy sets out the targets for residential development for the period to 2026 in Policy H1. This allows for modest levels of development to be maintained in the Deepings.

This Council is in the process of preparing a Site Allocations and Policies DPD. This site was not included in the consultation document issued in October 2009, although the land to the north has been suggested as a possible housing allocation. However, no decisions have yet been made as to which sites should be allocated.

The farm is on the edge of Market Deeping, between the settlement and the bypass, and is adjacent to a residential area and within walking distance of the town centre and shops. There are, therefore, no policy objections to this proposal.

Welland & Deepings Internal Drainage Board

The Boards Baston and Langtoft No 25 surface water pipeline runs adjacent to the existing out house and modern barn as shown on drawing reference 01-001.

The Board have a 9 metre byelaw adjacent to their assets which prohibit permanent structures within this distance without the prior consent of the Board. Any new or replacement dwellings shall be no closer than the existing buildings to the Boards pipeline. Confirmation of the exact position of the Boards pipeline will be carried out in the New Year in conjunction with the applicant clearing the site.

Future occupiers of the properties will also need to allow access through their land to enable the Board to carry out periodic inspections of the pipeline. This will be discussed further with the applicant.

Market Deeping Town Council

Good to see that the proposals incorporate a sympathetic approach to the proposed development and that these will be in keeping with the area. Disappointed to read in the application that references to the oast house and barns relate to other such examples being found elsewhere in

Lincolnshire. Concerns relate to vehicle access as this appears to be on a sharp bend and therefore concerns over visibility. The plans also show car parking allocation is also in this area, causing a restricted view. A further concern is also raised over the public footpath (located at Pit field) as this is adjacent to the proposed development, the plans do not make clear how (or if) the public footpath is affected.

Natural England: No objections subject to mitigation measures been conditioned in order to protect wildlife including barn owls which may use the site.

The Society For The Protection of Ancient Buildings (SPAB):

The SPAB would always prefer to see agricultural buildings maintained in non-domestic usage, however it is evident from the application that this has been tried for a number of years on this site with little success. We are not therefore wholly opposed to the application, however we do have some comments as noted below.

The use of a chemical injected DPC (Sovereign Remtox) is suggested as being 'required to preserve the masonry at ground level.' The SPAB would raise a strong objection to this proposal, as it will have a physical impact on the stonework and may do little to solve any long term issues of damp within the walls. It is not felt from the information available to us that the situation warrants such a measure, and that instead careful attention should be paid to the surrounding ground levels and drainage. A full levels survey to show the relationship between the internal floor levels and the external ground should be undertaken. Installing a French drain around the perimeter of the building would not only be a more cost effective solution, but also give the walls greater opportunity to breathe (and therefore dry out) in the long term. We request that the chemical DPC is removed from all proposals.

The SPAB are long term advocates of the use of traditional materials when working with historic buildings, and we are pleased to note that the use of lime mortar is mentioned within the application. It is loosely referred to as 'English Heritage lime mortar', however a more detailed specification will be required, including strength and aggregate proportions. We would like to see this made a condition of consent.

Similarly, we do not favour the proposed 'Sto Render' system, as these are either cement or synthetic resin based, acting as a rainscreen. A three coat lime render would be far more sympathetic for this building and is a material which will allow the limestone walls to 'breathe' and loose moisture naturally, thus preventing stone failures and cracking render in the future. Some areas are shown with exposed stonework next to render as a design feature; we do not think that this is appropriate in this situation as it is an entirely alien composition in traditional building.

The use of cement based products on farm buildings such as these can be extremely detrimental, causing early stone decay, problems with damp and exacerbating structural issues. The applicant can find more information about building with lime based products on our website www.spab.org.uk or by calling the free technical advice line, open weekday mornings 9.30am-12.30pm (0207 456 0916). SPAB experts will be more than happy to advise as required.

Regarding the roof coverings, we are well aware that the supply of Collyweston slates is limited, however all efforts should be made to use these on the appropriate roofs. If a real demand for these unique slates can be established, then perhaps it will be possible to rejuvenate the production of new Collyweston slates. The more people who actively demand them, the more likely this is to happen.

Finally, we have no objections to the new build proposed to the north west of the site, Plot 2, however we do not feel that the style or positioning of the house nearest the road, Plot 7, is

suitable. The design is not at all well matched to the surrounding buildings, and does not appear to utilise any of their design language. It is oversized and too complex in form, clearly attempting to be the 'farmhouse' of the site, however this is an entirely inappropriate approach. We would strongly ask you to consider refusing Plot 7 consent in its present form.

The Ramblers Association: No public rights of way are affected by this development.

Heritage Lincolnshire: No objections to the proposed development but has recommended that a condition be attached to any consent requiring an archaeological watching brief to be undertaken.

Environmental Protection Officer: Considers that the noise levels in the development will be satisfactory if the recommendations in the Acoustic Report prepared by Acute Acoustics are undertaken.

Conservation Officer: The Conservation Officers comments in relation to the amended plans will be reported in the late background papers document.

Representations as a Result of Publicity

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

Officer Evaluation

The applicants have amended the submitted scheme in order to mitigate against some of the concerns raised by SPAB and English Heritage. English Heritage have raised concerns about the proposed residential use of the buildings and have suggested that alternative uses should be considered before residential development is considered. The applicants have submitted a supporting statement prepared by Bidwells. The financial appraisal indicates that any form of commercial scheme for these buildings will not be economically viable. Based on the location of the buildings and the financial appraisal it is considered that residential use is appropriate, this view is supported in this particular case by the consultation reply from SPAB.

The applicants have amended the scheme to address some of the concerns raised by the Council's Conservation Officer, SPAB and English Heritage in relation to preserving the historic character and appearance of the buildings. Subject to no adverse comments from the Council's Conservation Officer which will be reported in the late background papers document, it is considered that the proposed alterations will preserve and enhance the special character and appearance of these historic buildings.

Concerns were raised about the appearance of the proposed dwelling on plot 7 and that it appeared out of character and would have a detrimental impact on the setting of the adjacent listed buildings. In order to address these concerns the dwelling on plot 7 has been redesigned to have a more traditional and simple form. It is now considered that the dwelling would not appear out of character or have an adverse impact on the setting of the adjacent listed buildings.

Given the proposed site layout and separation distances it is considered that the proposed development would not be detrimental to residential amenity by way of loss of privacy or loss of light.

A 3m high acoustic bund is proposed along the sites north western boundary adjacent to the adjacent bypass in order to screen the proposed dwellings from noise from the road. It is considered that this will provide a suitable level of screening and will not be detrimental to the visual

amenity of the area. It is however recommended that a condition requiring precise details of the bund be attached to any permission.

Concern has been raised about highway safety it is however considered that the proposed access arrangements and parking and turning facilities are acceptable. The Local Highway Authority has raised no objections to the proposals subject to the conditions outlined at the end of this report been imposed as part of any permission.

Section 106 Heads of Terms

In accordance with policy H3 of the adopted Core Strategy the applicants will need to enter into a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the required contribution of 35% affordable housing. Given the location and nature of the proposed units it is considered appropriate to consider an off-site contribution.

Crime and Disorder

The proposal raises no 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.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development is in accordance with national and local policies as set out in Planning Policy Statements 1, 3, 5, 7, 9 and 25 and Planning Policy Guidance Note 13, policies 1, 2, 13a, 26, 27, 29, and 35 of the East Midlands Regional Plan, Policies SP1, SP2, SP3, H1, H3, EN1, EN2, and EN4 of the adopted South Kesteven Core Strategy. It is considered that the proposed development is an appropriate form of development for this area and that it would preserve and enhance the special character and appearance of the Grade II listed buildings. The proposals would not result in any significant adverse impacts on residential amenity and the proposed access arrangements are considered to be acceptable.

Recommendation 1:

That the application be deferred to the Acting Lead Professional in consultation with the Chairman / Vice Chairman of the Development Control Committee for approval subject to the signing of a legal agreement securing developer contributions and subject to the application not being called in by the Secretary of State.

Recommendation 2:

Where the legal agreement has not been concluded prior to the Committee meeting a period not exceeding six weeks post the date of the Committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Lead Professional acting in consultation with the Chairman of the Development Control Committee, 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 development acceptable have not been forthcoming.

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 take place until samples of the materials (including colour of render, paintwork or colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. No works shall take place until a method statement for the works of repair to the (buildings) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

7. No development shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved in writing by the Local Planning Authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the applicant has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

8. The access points to serve the developments shall be suitably hardened for the first 10.0 metres.

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

9. Before development commences on site, further details relating to the vehicular access and ancillary works, including drainage works to the public highway, including materials, specification of works and construction method shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

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

10. Before the dwelling(s) is/are occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number 201 Rev E received 20 April 2011, and retained for that use thereafter.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

11. 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.

12. No development shall take place before a scheme has been agreed in writing by the local planning authority for the upgrade and reconstruction of the existing footway (along the site frontage), together with arrangements for the disposal of surface water run-off from the highway at the frontage of the site. The agreed works shall be fully implemented before any of the dwellings are occupied.

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

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garages/outbuildings/greenhouses or sheds shall be erected on the land without the express permission of the District Planning Authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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

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

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

16. No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason: To enable the Local Planning authority to retain control of these important details in the interests of the visual amenities of the area and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

17. 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).

18. The development shall be undertaken in accordance with the recommendations and conclusions on page 20-21 of the Acoustic Report prepared by Acute Acoustics, dated 2 August 2010.

Reason: To ensure that the development is protected from any potential noise from the adjacent bypass.

19. Any re-pointing of the stonework of the existing buildings shall be undertaken using only hand tools and lime mortar.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

20. The rooflights shall be of a 'conservation' type, fitted flush with the roof and with a central glazing bar and only such type shall be installed in the buildings.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

21. Before any works hereby permitted are commenced a sample panel of materials for the external walls, including coursing of stone and the mortar mix, shall be erected on site. The sample panel shall be made available for inspection by a representative of the local planning authority and retained until construction is complete. The works shall only be carried out in accordance with the details as may be agreed in writing.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

22. No new plumbing, pipes soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the buildings other than those shown on the approved drawings or otherwise first agreed in writing by the local planning authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

23. Prior to the commencement of the works hereby approved, a method statement shall be submitted to and approved in writing by the local planning authority. The statement shall demonstrate the means of ensuring the safety and structural stability of the building(s) throughout the period of the approved works of alteration and extension being undertaken. The relevant works shall be carried out strictly in accordance with such statement as may be approved, unless the local planning authority gives its written agreement to any variation.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

24. Before development commences a working design, methods statement and timetable of works to mitigate any undue adverse effects to barn owls shall be submitted to and agreed

in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed scheme.

Reason: To ensure that the development does not have an adverse impact on the local wildlife.

25. Operations that involve the destruction and removal of buildings (or part of a building) shall not be undertaken during the months of March to August inclusive, except when approved in writing by the local planning authority, once they are satisfied that breeding birds will not be adversely affected.

Reason: To ensure that breeding birds are not affected by the development.

26. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing Number 201 Rev E received 20 April 2011
Drawing Number 260 received 20 April 2011
Drawing Number 204 Rev D received 20 April 2011
Drawing Number 205 Rev E received 20 April 2011
Drawing Number 213 Rev B received 20 April 2011
Drawing Number 209 Rev K received 20 April 2011
Drawing Number 226 Rev A received 20 April 2011
Drawing Number 207 Rev C received 20 April 2011
Drawing Number 251 received 20 April 2011
Drawing Number 250 received 20 April 2011
Drawing Number 252 received 20 April 2011

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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. This road is a private road and will not be adopted as Highway Maintainable at the Public Expense (under the Highways Act 1980) and as such the liability for maintenance rests with the frontagers.
3. The applicants attention is drawn to the attached letters from Natural England and the Internal Drainage Board
4. This consent should be read in conjunction with the Legal Agreement (S106) dated

* * * * *

Applicant	Mr S Fox, Alston Homes 26, Church Street, Deeping St James, Peterborough, Lincolnshire, PE6 8HD
Agent	Mr M Vanner, TMV Architectural Design 1A, Douglas Road, Market Deeping, Peterborough, Lincolnshire, PE6 8PA
Proposal	Conversion, alteration and extension of listed building
Location	Towngate House Farm, Towngate West, Market Deeping
App Type	Listed Building Consent
Parish(es)	Market Deeping

REPORT

Application Category

This application is categorised as a other application.

Reason for Referral to Committee

The application has been referred to the development control committee as it is considered to be locally significant.

The Proposal

This is an application for listed building consent for the conversion, alteration and extension of barns to create five dwellings.

Amended plans have been submitted in order to address some concerns raised by the Council's Conservation Officer and English Heritage. This report relates to the application as amended. The amendments propose alterations to the proposed barn conversions and provides additional conservation information relating to the proposed works.

The Application Site and its Surroundings

The application site is a group of former agricultural buildings on the northern side of Towngate West and on the extreme north-western edge of Market Deeping.

To the north and west are open fields between the site and the bypass. To the east is Towngate House, that was once associated with the application buildings but is now in separate ownership and does not form part of this application.

The site comprises a group of former agricultural buildings dating from the C18 but altered in the C19 and C20. Three of the buildings, a malting, a barn and stables are grade II listed. The buildings are predominantly constructed of coursed natural limestone with, mainly, Collyweston stone slates.

Relevant Site History

S05/1201 - Conversion of 5 barns to dwellings and construction of 2 dwellings. Application withdrawn in December 2006.

S05/LB/6461 - Listed Building Consent for conversion of 5 barns to dwellings. Application withdrawn December 2006.

- S07/1499 - Conversion of 5 barns and construction of 2 dwellings. Application withdrawn March 2008.
- S07/LB/6887 - Listed Building Consent for Conversion of 5 barns to dwellings. Application withdrawn March 2008.
- S10/1978 - This is an application for planning permission and is associated with this current application. The proposals are considered as a separate agenda item.

Policy Considerations

National Planning Policy:

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

East Midlands Regional Plan 2009:

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 26: Protecting and Enhancing the Region's Natural and Cultural Heritage
Policy 27: Regional Priorities for the Historic Environment

South Kesteven District Council Core Strategy 2010:

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

Representations Received

English Heritage:

Summary

English Heritage responded to a very similar scheme for this site, your ref: S07/1499/56 in January 2008 which was a re-iteration of a previous scheme, your ref: S05/LB/6461/56 which we responded to in October 2005 and which was refused by your authority in December 2006. The present scheme does not address the objections we raised in our correspondence relating to the original scheme, a copy of which is enclosed. English Heritage therefore continues to recommend that the application is refused.

English Heritage Advice

The advice provided in our letter dated 3 October 2005 should be reconsidered in the light of the publication of Planning Policy Statement (PPS) 5, against which the current proposals should be assessed. We also provide additional comments in response to the further information / justification provided.

Planning Policy Statement 5

We draw your attention to PPS 5 policies HE6, 7, 8 and 10 and the English Heritage Practice Guide, sections 88, 89 and 96 which consider the impact of alterations to realise the optimum viable use of an asset when change is proposed. We are reminded that the optimum viable use is the use that causes least harm to the significance of the asset and that this may not necessarily be the most profitable one. We remain concerned that the viability of those uses which would require

less intensive alteration or fragmentation of the site has not been tested on the open market, as raised in our letter dated 3 October 2005.

Additional information submitted with the application

The Building Survey Report submitted with the application concluded that the 'Maltings at Towngate House Farm', a Grade II listed building, is of regional significance and that the 'Barn and stables at Towngate House Farm', also Grade II listed, is of local significance (sections 64 and 6.6). We dispute the Report's conclusion that these buildings are of local or regional significance only. Accordingly to the Principles of Selection for Listing Buildings (DCMS), all listed buildings are heritage assets of national significance (para. 15). They should therefore be treated in line with policies in PPS5 relating to designated assets.

The Building Report also refers to the recent sale of the Towngate House Farm as a private dwelling which suggests that this represents subdivision of the site and therefore erosion of the significance of the heritage entity. However, the form and layout of the agricultural buildings remains as in 2005 and therefore our view remains that the significance of the listed buildings, their features and setting would not be preserved by the proposals.

The updated Visual Structural Survey states that in general there has been little or no significant change in the structural condition of the buildings, and the Design and Access Statement refers to the general condition of the buildings as being reasonable. We therefore continue to be unable to support the proposed substantial alterations to facilitate residential use, due to their detrimental impact on the historic character of the complex and the special interest of the listed building.

Recommendation

In the light of the issues detailed above and the guidance contained within PPS5, our recommendation remains that the application is refused.

If, notwithstanding our advice, your Authority is minded to grant consent, in light of our objection you should treat this letter as a request to notify the Secretary of State of this application, in accordance with Circular 08/2009.

English Heritage's comments on the amended scheme will be reported in the late background papers document.

Market Deeping Town Council

Good to see that the proposals incorporate a sympathetic approach to the proposed development and that these will be in keeping with the area. Disappointed to read in the application that references to the oast house and barns relate to other such examples being found elsewhere in Lincolnshire. Concerns relate to vehicle access as this appears to be on a sharp bend and therefore concerns over visibility. The plans also show car parking allocation is also in this area, causing a restricted view. A further concern is also raised over the public footpath (located at Pit field) as this is adjacent to the proposed development, the plans do not make clear how (or if) the public footpath is affected.

The Society For The Protection of Ancient Buildings (SPAB):

The SPAB would always prefer to see agricultural buildings maintained in non-domestic usage, however it is evident from the application that this has been tried for a number of years on this site with little success. We are not therefore wholly opposed to the application, however we do have some comments as noted below.

The use of a chemical injected DPC (Sovereign Remtox) is suggested as being 'required to preserve the masonry at ground level.' The SPAB would raise a strong objection to this proposal, as it will have a physical impact on the stonework and may do little to solve any long term issues of damp within the walls. It is not felt from the information available to us that the situation warrants such a measure, and that instead careful attention should be paid to the surrounding ground levels and drainage. A full levels survey to show the relationship between the internal floor levels and the external ground should be undertaken. Installing a French drain around the perimeter of the building would not only be a more cost effective solution, but also give the walls greater opportunity to breathe (and therefore dry out) in the long term. We request that the chemical DPC is removed from all proposals.

The SPAB are long term advocates of the use of traditional materials when working with historic buildings, and we are pleased to note that the use of lime mortar is mentioned within the application. It is loosely referred to as 'English Heritage lime mortar', however a more detailed specification will be required, including strength and aggregate proportions. We would like to see this made a condition of consent.

Similarly, we do not favour the proposed 'Sto Render' system, as these are either cement or synthetic resin based, acting as a rainscreen. A three coat lime render would be far more sympathetic for this building and is a material which will allow the limestone walls to 'breathe' and loose moisture naturally, thus preventing stone failures and cracking render in the future. Some areas are shown with exposed stonework next to render as a design feature; we do not think that this is appropriate in this situation as it is an entirely alien composition in traditional building.

The use of cement based products on farm buildings such as these can be extremely detrimental, causing early stone decay, problems with damp and exacerbating structural issues. The applicant can find more information about building with lime based products on our website www.spab.org.uk or by calling the free technical advice line, open weekday mornings 9.30am-12.30pm (0207 456 0916). SPAB experts will be more than happy to advise as required.

Regarding the roof coverings, we are well aware that the supply of Collyweston slates is limited, however all efforts should be made to use these on the appropriate roofs. If a real demand for these unique slates can be established, then perhaps it will be possible to rejuvenate the production of new Collyweston slates. The more people who actively demand them, the more likely this is to happen.

Finally, we have no objections to the new build proposed to the north west of the site, Plot 2, however we do not feel that the style or positioning of the house nearest the road, Plot 7, is suitable. The design is not at all well matched to the surrounding buildings, and does not appear to utilise any of their design language. It is oversized and too complex in form, clearly attempting to be the 'farmhouse' of the site, however this is an entirely inappropriate approach. We would strongly ask you to consider refusing Plot 7 consent in its present form.

Conservation Officer: The Conservation Officers comments in relation to the amended plans will be reported in the late background papers document.

Representations as a Result of Publicity

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

Officer Evaluation

The applicants have amended the submitted scheme in order to mitigate against some of the concerns raised by SPAB and English Heritage. English Heritage have raised concerns about the proposed residential use of the buildings and have suggested that alternative uses should be considered before residential development is considered. The applicants have submitted a supporting statement prepared by Biddwells. The financial appraisal indicates that any form of commercial scheme for these buildings will not be economically viable. Based on the location of the buildings and the financial appraisal it is considered that residential use is appropriate, this view is supported in this particular case by the consultation reply from SPAB.

The applicants have amended the scheme to address some of the concerns raised by the Council's Conservation Officer, SPAB and English Heritage in relation to preserving the historic character and appearance of the buildings. Subject to no adverse comments from the Council's Conservation Officer which will be reported in the late background papers document, it is considered that the proposed alterations will preserve and enhance the special character and appearance of these historic buildings.

Crime and Disorder

The proposal raises no 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.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed works to the listed buildings are considered to be in accordance with national and local policies as set out in Planning Policy Statements 1 and 5, Policies 1, 2, 26 and 27 of the East Midlands Regional Plan and policy EN1 of the adopted South Kesteven Core Strategy. The proposed works respect the special character and appearance of the Grade II listed buildings and would not be detrimental to these historic assets.

Recommendation 1:

That the application be deferred to the Acting Lead Professional in consultation with the Chairman / Vice Chairman of the Development Control Committee for approval subject to the application not being called in by the Secretary of State.

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. No works shall take place until a method statement for the works of repair to the (buildings) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

5. Any re-pointing of the stonework of the existing buildings shall be undertaken using only hand tools and lime mortar.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. The rooflights shall be of a 'conservation' type, fitted flush with the roof and with a central glazing bar and only such type shall be installed in the buildings.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

7. Before any works hereby permitted are commenced a sample panel of materials for the external walls, including coursing of stone and the mortar mix, shall be erected on site. The sample panel shall be made available for inspection by a representative of the local planning authority and retained until construction is complete. The works shall only be carried out in accordance with the details as may be agreed in writing.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

8. No new plumbing, pipes soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the buildings other than those shown on the approved drawings or otherwise first agreed in writing by the local planning authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. Prior to the commencement of the works hereby approved, a method statement shall be submitted to and approved in writing by the local planning authority. The statement shall demonstrate the means of ensuring the safety and structural stability of the building(s) throughout the period of the approved works of alteration and extension being undertaken. The relevant works shall be carried out strictly in accordance with such statement as may be approved, unless the local planning authority gives its written agreement to any variation.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

10. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing Number 201 Rev E received 20 April 2011
Drawing Number 260 received 20 April 2011
Drawing Number 204 Rev D received 20 April 2011
Drawing Number 205 Rev E received 20 April 2011
Drawing Number 213 Rev B received 20 April 2011
Drawing Number 209 Rev K received 20 April 2011
Drawing Number 226 Rev A received 20 April 2011
Drawing Number 207 Rev C received 20 April 2011
Drawing Number 251 received 20 April 2011
Drawing Number 250 received 20 April 2011
Drawing Number 252 received 20 April 2011

* * * * *

Applicant	Mr C Riddle 47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
Agent	M Sibthorp, Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	Extension to existing dwelling, change of use and extension to existing barns to form dwelling and erection of 3 dwellings
Location	47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
App Type	Full Planning Permission
Parish(es)	Langtoft

REPORT

Application Category

This application is categorised as a minor application which does not accord with the provisions of the development plan.

Reason for Referral to Committee

The application has been referred to the Development Control Committee as it relates to Enabling Development which does not accord with the provisions of the development plan and is considered to be locally significant.

The Proposal

This is a full application and comprises three elements:

1. The refurbishment of the existing dwelling, together with the provision of a two storey rear extension. The general refurbishment of the dwelling also includes the removal of a modern porch to the front elevation, and re-roofing the building, including re-claimed Collyweston slates to the street elevation, and Welsh slates to the rear roof slopes. A free standing detached double garage is also proposed to the rear of the existing dwelling.
2. Conversion and extension of the existing barn to form a single dwelling and annexe. The proposed scheme of conversion proposes to refurbish and re-instate the missing elements of the barn complex, which include the restoration of the existing intact elements such as the dovecote. The northern wing will be used to form an annexe to the converted barn, and the applicant has indicated that it is intended that this element would be occupied by a dependant relative, and this could be secured by way of condition. The barn conversion scheme retains all of the existing openings. New openings are restricted to the north elevation of the building, and are limited in number, with the exception of one additional window at ground floor level on the southern elevation. Access is proposed via the existing access to the west of the barn.
3. The third element comprises the erection of three linked dwellings on land to the north of the main dwelling and barn. The three buildings have been designed to take the appearance of traditional agricultural barns with single and two storey elements. The buildings would be accessed via an existing central access point located between the existing farm house and barn.

The Application Site and its Surroundings

Langtoft is a small ribbon development running east to west with local services straddling the A15 Peterborough Road approximately 2 miles north of Market Deeping. 47 East End is situated on the eastern fringe of the village adjacent to a public playing field. A public footpath runs alongside the eastern boundary of the site.

The site is overgrown and neglected, the main farmhouse and barn are in an advance state of neglect and are in need of repair. 47 East End is constructed of limestone with Ashlar detailing under a Collyweston roof.

The barn is of coursed local limestone with a brick gable under a replacement interlocking concrete tiled roof. The store and dovecote to the rear of the barn is in a very poor condition necessitating a major overhaul and rebuild.

The farmhouse and barn are described in the Listing Description as follows:

“Farmhouse. Mid C18, with minor late C19 alteration. Coursed local limestone rubble with raised coped gables and 3 brick gable stacks. Flush ashlar quoins. T-plan. Street facade has mid C20 glazed porch over central doorway with part-glazed panel door. Either side single plate glass sashes in original frames with flush ashlar surrounds. Above 3 similar windows. Rear wing raised late C19. Ground floor has 4-panel door in flush ashlar surround with to right a large 3-light cross casement window with glazing bars in similar surround. Above two later 2-light casements. Single storey outbuildings beyond with pantile roof.”

“Barn to North East of No.47 II Threshing barn Mid C18, with minor C20 alteration. Coursed local limestone rubble with ashlar dressings. C20 concrete tile roof and coped ashlar gables. Flush ashlar quoins. Street frontage has large central cart entrance with double plank doors in segmental arched flush ashlar surround. Two triangular breathers to either side, loft doorway to right with plank door under segmental head. Rear front has similar central cart entrance and to right a further loft doorway.”

Relevant Site History

S09/2827 – This is a full application for an extension to the existing dwelling, change of use and extension to existing barns to form dwelling and erection of dwelling to the rear of the site. The application is still under consideration.

S09/2829 – This is an application for listed building consent for extension and alterations of the farmhouse, conversion and extension and re-build of the barn and dovecote. The application is still under consideration.

S10/2021 – This is an application for listed building consent for alterations of the farmhouse, conversion and extension and re-build of the barn and dovecote. The application forms the listed building consent works for this current planning application and is considered as a separate committee agenda item.

Policy Considerations

National Planning Policy:

PPS1: Delivering Sustainable Development
PPS3: Housing

PPS5: Planning for the Historic Environment
PPS7: Sustainable Development in Rural Areas
PPS9: Biodiversity and geological conservation
PPG13: Transport
PPS25: Development and Flood Risk

East Midlands Regional Plan 2009:

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 13a: Regional Housing provision (excluding Northamptonshire)
Policy 26: Protecting and Enhancing the Region's Natural and Cultural Heritage
Policy 27: Regional Priorities for the Historic Environment
Policy 29: Priorities for Enhancing the Region's Biodiversity
Policy 35: A Regional Approach to Managing Flood Risk

South Kesteven District Council Core Strategy 2010:

Policy SP1: Spatial Strategy
Policy SP2: Sustainable Communities
Policy SP3: Sustainable integrated transport
Policy EN1: Protection and Enhancement of the Character of the District
Policy EN2: Reducing the Risk of Flooding
Policy EN4: Sustainable construction and design
Policy EN1: Residential Development

Other Supplementary Guidance:

PPS5 Planning for the Historic Environment – Historic Environment Planning Practice Guide
Enabling Development and the Conservation of Significant Places – English Heritage

Representations Received

Langtoft Parish Council:

“The Parish Council has no objections to the approval of this application. Restoration and development of this site in the Conservation Area is long overdue but the Parish Council would expect conditions to be applied to any permission to maximise the restoration of the listed buildings on the site and the proper restoration of the stone wall flanking the footpath alongside the site.”

Natural England:

Based on the information provided Natural England has no objection to the proposed development as it would seem unlikely to significantly affect species or sites especially protected by Law, subject to the following conditions:

“Site clearance operations that involve the destruction and removal of vegetation on site shall not be undertaken during the months of March to August inclusive, except when approved by the local planning authority, to ensure that breeding birds are not adversely affected.

Before development commences a working design, methods statement and timetable of works to mitigate adverse effects to great crested newts or their habitats shall be submitted

to and agree with your Authority and shall be carried out as part of the development. The relevant licence issued under the Conservation (Natural Habitats &c.) Regulations 1994 shall be acquired before development proceeds and no development shall take place except in accordance with the agreed details therein.

A mitigation plan as detailed in the protected species report should also be agreed in writing between the applicant and your authority before building works commence in order to provide replacement roosting facilities for barn owls and bats.”

Ramblers Association: No objections – the site does not affect a Public Right of Way.

Conservation Officer:

The Council’s Conservation Officer has made the following comments:

“The development on the rear of the site has been revised and instead of one large dwelling, about which there were serious concerns relating to the impact on setting.

There remain essentially three elements to the application:

- The extension and alteration of a grade II listed farmhouse to restore it to a habitable condition;
- The conversion and extension of a grade II listed barn and outbuildings to create a single dwelling and self-contained annexe; and
- The erection of three houses on the land at the rear of the farmhouse.

The listed farmhouse and barn are included on the Authority’s Building at Risk (BAR) Register. My response to the accompanying application for Listed Building Consent confirms that I can see no objections to the proposals for the existing farmhouse, barn and dovecote.

The development of the land at the rear is being promoted on the bases that it constitutes ‘Enabling Development’, that is development that would secure the future of a significant place, but contravene other planning policy objectives. So long as we are satisfied that the proposed development meets the Enabling Development Criteria, I can see no objections to the proposed development.

The three new dwellings are of an appropriately barn-like design arranged around a central courtyard, as though it were a former farmyard. The buildings comprise two and three-storey elements. As now proposed the development would not have an adverse impact on the setting of the listed buildings and will in my opinion, have a neutral impact on the character and appearance of the Langtoft Conservation Area.”

The Conservation Officer has suggested a number of conditions which he recommends should be attached if the application is approved.

English Heritage:

The case for development on this site is being made in part on grounds of economic viability, and it is therefore necessary for your authority to determine whether the proposed development is in-line with established planning policy as proposals for enabling development can only be considered as such in situations where the proposed development is contrary to this.

If you deem that it is, we draw your attention to the document ‘Enabling Development and the conservation of significant places’ Policy and Guidance (English Heritage, 2008), particularly

underlining principles detailed on page 5. In our view, the current proposals are contrary to these policy criteria on a number of fundamental points which renders the case for enabling development unacceptable. The financial information that has been submitted should be assessed in-line with the Enabling Development policy document, and it is our view that the calculations put forward are undermined by the use of the site acquisition cost in calculating the conservation deficit, rather than the market value of the property in existing condition, as described in section 5.6-7 in the policy document and set out in Appendix 2.

Furthermore, the calculations state that the conservation deficit after the development as proposed would be -£304,818 as opposed to -£351,351 for the total cost of repair / refurbish and conversion of the existing buildings. If the site acquisition cost of £310,176 is taken away from this and the percentages offered for the associated costs such as fees, contingency and developer profits are considered in-line with the policy guidance, it becomes clear that the case for enabling development has not been made.

Notwithstanding the absence of a financial case for enabling development, we reiterate our objection to the proposals in principle due to our view that the development would have a harmful impact on the character and appearance of the conservation area and the setting of the Grade II listed house and Grade II listed barn. The proposals do not address the issues of impact upon as detailed in our letter dated 26 March 2010, and would as proposed result in increased harm to the heritage values of the place and its setting, beyond that which would have been caused by the previous proposal. The fragmentation of the place through the creation of separate dwellings with their own curtilages and an access road would divorce the Grade II listed house and the Grade II listed barn from their context and relationship, and result in the loss of the long garden area which is characteristic of the conservation area.

We understand from the information provided that both Listed Buildings are in need of substantial repairs. Beyond our view that the proposed development is unacceptable, we remain concerned about the condition of the buildings and the potential for their state of repair to deteriorate significantly in the near future unless action is taken. We therefore urge your authority to consider undertaking statutory interventions in order to stabilise the buildings and arrest any further deterioration.

We recommend that the application is refused due to the harmful impact the proposed development have upon the significance of the place. On the basis of the information provided, we do not believe the development is necessary to secure the future of the heritage assets.

Local Highway Authority: No objections subject to conditions relating to onsite parking and turning space.

Consultant Arboriculturalist:

The Council's consultant arboriculturalist has indicated that there is only one tree of any significance growing inside the boundaries of the site, a lime tree. It is considered to be particularly prominent in terms of public amenity and is worthy of a Tree Preservation Order.

Planning Policy Team:

The application site is located within the defined Local Service Centre (LSC) of Langtoft which is designated under Core Strategy Policy SP2. This policy encourages development to be in accordance with Policy SP1: Spatial Strategy.

Under Policy SP1, the conservation of buildings is acceptable provided that they contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form: and/or are suitable for conversion without substantial alteration, extension or rebuilding works do not detract from the character of the building(s) or their setting.

It should be noted though that SP1 states that preference should be given to brownfield sites within LSC's, yet this application features back land development in the form of new build dwellings on Greenfield land within the rear garden of the existing property. However it is acknowledged that this proposed new build is enabling development for the Grade II Listed Buildings which are in a state of disrepair to the front of the development site.

The English Heritage guide, *Enabling Development and the Conservation of Significant Places* (2008), suggests that enabling development that would secure the future of a significant place, but contravene other planning policies should be unacceptable unless:

- A. It will not materially harm the heritage values of a place or its setting
- B. It avoids detrimental fragmentation of management of the place
- C. It will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose
- D. It is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid
- E. Sufficient subsidy is not available from any other source
- F. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests
- G. The public benefit of securing the future of the significant place through such enabling development decisively outweighs the dis-benefits of breaching other public bodies

The point of most significance is that which states that the amount of enabling development should be the minimum necessary to secure the listed buildings future and that it should minimise harm. Whilst the site does not accord with some of the principles of Policy SP1, it is also in conflict with other principles of this policy, therefore you will need to be assured that the public benefit of securing the future of the Listed Building through enabling development outweighs the disbenefits of conflicting with other policies.

Policy EN1 should also be taken into consideration, and in particular the ability of the scheme to contribute to the conservation, enhancement and restoration of the historic character of the area. In addition, the significance of the Grade II listed buildings on the site (and the need to secure their future) should be assessed against the size of the scheme put forward for development.

Whilst the preference should be for brownfield and allocated sites before Greenfield, the need to secure the future of heritage assets is acknowledged. With this in mind, you should be satisfied that the enabling development does not materially harm the heritage values of the place and that the level of enabling development proposed for this scheme is the appropriate level to secure the future of the Grade II Listed Buildings.

Environment Agency: No objections

Representations as a Result of Publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement and one letter of objection has been received from a local resident. The comments made are summarised below:

Concerns about overlooking / loss of privacy,
Visually intrusive,
Disturbance to wildlife,
Concerns about the accuracy of the plans in relation to the site and the boundary with no 41 East End Langtoft,

Officer Evaluation

This is a full application comprises of three main elements the conversion and extension of the Grade II listed farmhouse 47 East End Langtoft, the conversion and extension of the adjacent Grade II listed barn and dovecote and the erection of three new dwellings to the rear of the site to help fund the improvements to the listed building (enabling development).

The existing listed buildings are currently in a significantly poor state of repair and are on the Council's Buildings at Risk Register. The applicant has indicated that the cost of bringing the buildings into a satisfactory state of repair is substantial and unlikely to be realised based upon the existing uses of the buildings.

The applicants agent has indicated in the supporting Design and Access Statement that he considers that the proposed development including the new dwellings should be regarded as acceptable on their own merits, he does however indicated that the development could reasonably be supported on the basis of it comprising an enabling development.

The agent has stated that taking into account the market value of the dwelling and barn, the costs of refurbishment and repair of the buildings would far exceed any resale value of the property once refurbished. The agent has also stated that conversion and extension of the barn to form a single dwelling unit, would still result in negative values arising. The agent therefore advises that without some additional development there is no realistic prospect of securing a lasting refurbishment of the listed buildings.

Two previous applications on the site sought permission to erect a single large detached dwelling on land to the rear of the main farmhouse (S09/2827 & S09/2829). Following concerns raised by Officers the applicant has now submitted this current proposal in order to address some of the concerns raised.

Policy SP1 of the adopted Core Strategy states that in the settlements identified as Local Service Centres, preference will be given to brownfield sites within the built-up part of settlements [which do not compromise the nature and character of the village] and sites allocated in the Site Specific Allocations and Policies DPD.

Policy SP1 also indicates that proposals for conversions of buildings will only be considered acceptable if 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.

The settlement of Langtoft is defined as a Local Service Centre under Policy SP2 of the adopted Core Strategy.

Policy HE11 of PPS5 advises that local planning authorities should assess whether the benefits of an application for enabling development to secure the future conservation of a heritage asset outweigh the disbenefits of departing from the development plan or from national policies taking into account whether:

1. it will materially harm the significance of the heritage asset or its setting
2. it will avoid detrimental fragmentation of management of the heritage asset
3. it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation
4. it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid
5. there is a source of funding that might support the heritage asset without the need for enabling development
6. the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

English Heritage has produced a guidance document titled 'Enabling Development and the Conservation of Significant Places' which sets out their policy and guidance in assessing proposals for enabling development. The proposal therefore falls to be considered against the guidance in this document.

By definition 'Enabling Development' is development that would be unacceptable in planning terms but for the fact that it would bring public benefits to justify it being carried out, and which could not otherwise be achieved. Whilst the applicant has put an argument forward that the application should be considered acceptable in its own right Officers disagree with this conclusion.

Whilst it is accepted that the site is located within a local service centre where some forms of residential development can be considered acceptable, the site is a 'greenfield' site where residential development is not considered preferable or necessarily acceptable. Policy SP1 indicates that preference will be given to previously developed 'brownfield' sites. The site is in a prominent location adjacent to a public footpath and it is considered that the Council would generally resist development of the land to the rear of the listed buildings as this would compromise the character of this part of the village and also have an adverse impact on the setting of the listed buildings contrary to policy EN1 of the Core Strategy. It is therefore considered that the case for enabling development must be made before any development to the rear of the site can be considered favourably.

The District Valuation Office has been consulted in order for an independent current use value for the property to be provided. The Valuation Office has indicated that it is very difficult to state with any accuracy the value of the house, barn and remaining site. However, they have indicated that the current market value of the freehold interest in the property assuming renovation of the house and conversion of the barn, with the benefit of vacant possession is in the region of £250,000. This figure is not considered to be too dissimilar to the figure of £300,000 which the agent has used in making a case for enabling development.

Having considered the financial justification for the proposed enabling development it is considered that the case for enabling development has not been made. The assessment put forward by the applicant's agent only considered the development proposed and does not set out what the conservation deficit would be if the farm house and barn were renovated to the minimum standard required to ensure its long term protection. The proposal only looks at renovating the house and converting the barn / dovecote to a dwelling with additional ancillary accommodation.

It is considered that even if the farm house and the existing barn were both brought into residential use the quantum of development proposed to the rear of the site would still not be justified in terms of it being the minimum level of development necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to the listed buildings.

It is therefore considered that the amount of development proposed has not been justified and that this level of development would have an adverse impact on the setting of these Grade II listed buildings contrary to the advice contained in PPS5 and English Heritage's guidance and advice.

Concerns have been raised in relation to overlooking and loss of privacy it is however considered that the proposed layout of the development and the separation distances between properties ensures that there will be no significant adverse impact on the amenities of the occupiers of either the proposed or existing dwellings.

Concern has also been raised in relation to disturbance to wildlife. A protected species report has been submitted with the application and it is considered that the development would not have an adverse impact subject to suitable conditions ensuring mitigation measures are put in place. Natural England has been consulted and raised no objections to the proposals subject to the conditions.

Concerns have also been raised in relation to the accuracy of the submitted plans and the boundary with number 41 East End Langtoft. Issues relating to boundary disputes are civil matters which are ultimately for the courts to decide. The objection does not provide any details as to where the inaccuracy lies. It is considered that this in itself should not be considered as a reason for refusing the application.

Section 106 Heads of Terms

The application does not require a Section 106 agreement.

Crime and Disorder

The application raises no 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.

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

1. Based on the information provided it is considered that the case for enabling development has not been made and that the development would be contrary to the guidance contained in PPS5: Planning for the Historic Environment and the guidance contained in English Heritages guidance document 'Enabling Development and the conservation of significant places', in particular the amount of development proposed is not considered the minimum necessary to secure the long-term future of the place (heritage assets). It is also considered that the proposed development would have a harmful impact on the character and appearance of the conservation area and the setting of the Grade II listed farm house and barn.

Applicant	Mr C Riddle 47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
Agent	M Sibthorp, Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	Extension and alterations of farmhouse, conversion and extension and rebuild of barn and dovecote
Location	47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
App Type	Listed Building Consent
Parish(es)	Langtoft

REPORT

Application Category

This application is categorised as an other application.

Reason for Referral to Committee

The application has been referred to the Development Control Committee as it is associated with an application for Enabling Development which does not accord with the provisions of the development plan and is considered to be locally significant (application S10/2020).

The Proposal

This is a listed building application for:

1. The refurbishment of the existing dwelling, together with the provision of a two storey rear extension. The general refurbishment of the dwelling also includes the removal of a modern porch to the front elevation, and re-roofing the building, including re-claimed Collyweston slates to the street elevation, and Welsh slates to the rear roof slopes.
2. Conversion and extension of the existing barn to form a single dwelling and annexe. The proposed scheme of conversion proposes to refurbish and re-instate the missing elements of the barn complex, which include the restoration of the existing intact elements such as the dovecote. The northern wing will be used to form an annexe to the converted barn, and the applicant has indicated that it is intended that this element would be occupied by a dependant relative, and this could be secured by way of condition. The barn conversion scheme retains all of the existing openings. New openings are restricted to the north elevation of the building, and are limited in number, with the exception of one additional window at ground floor level on the southern elevation.

The Application Site and its Surroundings

Langtoft is a small ribbon development running east to west with local services straddling the A15 Peterborough Road approximately 2 miles north of Market Deeping. 47 East End is situated on the eastern fringe of the village adjacent to a public playing field. A public footpath runs alongside the eastern boundary of the site.

The site is overgrown and neglected, the main farmhouse and barn are in an advance state of neglect and are in need of repair. 47 East End is constructed of limestone with Ashlar detailing under a Collyweston roof.

The barn is of coursed local limestone with a brick gable under a replacement interlocking concrete tiled roof. The store and dovecote to the rear of the barn is in a very poor condition necessitating a major overhaul and rebuild.

The farmhouse and barn are described in the Listing Description as follows:

“Farmhouse. Mid C18, with minor late C19 alteration. Coursed local limestone rubble with raised coped gables and 3 brick gable stacks. Flush ashlar quoins. T-plan. Street facade has mid C20 glazed porch over central doorway with part-glazed panel door. Either side single plate glass sashes in original frames with flush ashlar surrounds. Above 3 similar windows. Rear wing raised late C19. Ground floor has 4-panel door in flush ashlar surround with to right a large 3-light cross casement window with glazing bars in similar surround. Above two later 2-light casements. Single storey outbuildings beyond with pantile roof.”

“Barn to North East of No.47 II Threshing barn Mid C18, with minor C20 alteration. Coursed local limestone rubble with ashlar dressings. C20 concrete tile roof and coped ashlar gables. Flush ashlar quoins. Street frontage has large central cart entrance with double plank doors in segmental arched flush ashlar surround. Two triangular breathers to either side, loft doorway to right with plank door under segmental head. Rear front has similar central cart entrance and to right a further loft doorway.”

Relevant Site History

S09/2827 – This is a full application for an extension to the existing dwelling, change of use and extension to existing barns to form dwelling and erection of dwelling to the rear of the site. The application is still under consideration.

S09/2829 – This is an application for listed building consent for extension and alterations of the farmhouse, conversion and extension and re-build of the barn and dovecote. The application is still under consideration.

S10/2020 – This is an application for planning permission for alterations of the farmhouse, conversion and extension and re-build of the barn and dovecote. The development also proposes the erection of three dwellings to the rear of the site to help finance repairs to the listed building (enabling development).

Policy Considerations

National Planning Policy:

PPS1: Delivering Sustainable Development
PPS5: Planning for the Historic Environment

East Midlands Regional Plan 2009:

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design
Policy 26: Protecting and Enhancing the Region’s Natural and Cultural Heritage
Policy 27: Regional Priorities for the Historic Environment

South Kesteven District Council Core Strategy 2010:

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

Other Supplementary Guidance:

PPS5 Planning for the Historic Environment – Historic Environment Planning Practice Guide

Representations Received

Langtoft Parish Council:

“The Parish Council has no objections to the approval of this application. Restoration and development of this site in the Conservation Area is long overdue but the Parish Council would expect conditions to be applied to any permission to maximise the restoration of the listed buildings on the site and the proper restoration of the stone wall flanking the footpath alongside the site.”

Conservation Officer:

The Council’s Conservation Officer has made the following comments:

The proposals involve a grade II listed house, a neighbouring barn that is grade II listed in its own right and outbuildings and a dovecote that were once part of a working farm but have not been used as such for many years.

The application buildings are clearly in urgent need of repair and restoration. Elements of the barn are already beginning to collapse, notably the arch to the entrance of the barn in the wall facing away from the street. The farmhouse and barn are included on the Authority’s Building At Risk (BAR) Register.

I can see no objections to the proposals for the farmhouse and barn and, subject to appropriate large scale details, they will not only preserve the character and appearance of the buildings themselves but also result in an enhancement of this part of the Langtoft Conservation Area.

The Conservation Officer has suggested a number of conditions which he recommends should be attached if the application is approved.

English Heritage:

English Heritage has raised no objections to the listed building consent application. They have however raised concerns with the associated planning application which is considered as a separate item in this agenda (application S10/2020).

Representations as a Result of Publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement and one letter of objection has been received from a local resident. The comments made are summarised below:

Concerns about overlooking / loss of privacy,
Visually intrusive,
Disturbance to wildlife,

Concerns about the accuracy of the plans in relation to the site and the boundary with no 41 East End Langtoft,

Officer Evaluation

This is an application for listed building consent comprising the conversion and extension of the Grade II listed farmhouse 47 East End Langtoft and the conversion and extension of the adjacent Grade II listed barn and dovecote.

Two previous applications on the site sought permission to erect a single large detached dwelling on land to the rear of the main farmhouse (S09/2827 & S09/2829). Following concerns raised by Officers the applicant has now submitted this current proposal in order to address some of the concerns raised.

Although the associated planning application for enabling development has been recommended for refusal (S10/2020) this application must be assessed in relation to the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest.

Whilst the associated enabling development to the rear of the site is unacceptable the proposed works to the listed buildings are appropriate and will preserve the special character and appearance of the listed buildings. It is therefore recommended that this application be approved subject to conditions requiring additional details in relation to materials and specifications. It is also recommended that a condition be attached confirming that this consent does not confer approval for the associated enabling development.

Concerns have been raised in relation to overlooking and loss of privacy and disturbance to wildlife it is however considered that these issues are not material to the listed building consent application. The issues have however been considered as part of the associated planning application (S10/2020).

Concerns have also been raised in relation to the accuracy of the submitted plans and the boundary with number 41 East End Langtoft. Issues relating to boundary disputes are civil matters which are ultimately for the courts to decide. The objection does not provide any details as to where the inaccuracy lies. It is considered that this in itself should not be considered as a reason for refusing the application.

Crime and Disorder

The application raises no 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.

SUMMARY OF REASON(S) FOR APPROVAL

The proposed works to the listed buildings are considered to be in accordance with national and local policies as set out in Planning Policy Statements 1 and 5, Policies 1, 2, 26 and 27 of the East Midlands Regional Plan and policy EN1 of the adopted South Kesteven Core Strategy. The proposed works respect the special character and appearance of the Grade II listed buildings and would not be detrimental to these historic assets.

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

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

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

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

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

Reason: As insufficient information has been submitted the condition is imposed to ensure the satisfactory preservation of the building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

4. No works shall take place until a method statement for the works of repair to the (buildings) has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved method statement.

Reason: As insufficient information has been submitted, to ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

5. Any re-pointing of the stonework of the existing buildings shall be undertaken using only hand tools and lime mortar.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. The rooflights shall be of a 'conservation' type, fitted flush with the roof and with a central glazing bar and only such type shall be installed in the buildings.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

7. This consent relates to the works to the listed buildings and does not confer approval for the development of the proposed dwellings to the rear of the site.

Reason: These elements do not fall to be considered under the Planning (Listed Building and Conservation Areas) Act 1990 and for the avoidance of doubt.

8. Before any works hereby permitted are commenced a sample panel of materials for the external walls, including coursing of stone and the mortar mix, shall be erected on site. The sample panel shall be made available for inspection by a representative of the local planning authority and retained until construction is complete. The works shall only be carried out in accordance with the details as may be agreed in writing.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. No new plumbing, pipes soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the buildings other than those shown on the approved drawings or otherwise first agreed in writing by the local planning authority.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

10. Prior to the commencement of the works hereby approved, a method statement shall be submitted to and approved in writing by the local planning authority. The statement shall demonstrate the means of ensuring the safety and structural stability of the building(s) throughout the period of the approved works of alteration and extension being undertaken. The relevant works shall be carried out strictly in accordance with such statement as may be approved, unless the local planning authority gives its written agreement to any variation.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

11. Prior to the commencement of any works of damp-proofing to the existing buildings details of the method to be used shall be submitted to the Local Planning Authority. Only such method as may be agreed in writing shall be used to damp proof the buildings.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

12. Prior to the commencement of the works of conversion of the existing buildings details of the means of insulating the existing buildings shall be submitted to the local planning authority and only such details as may be agreed in writing shall be used in the scheme of conversion.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

13. Before any work is commenced, precise details of all internal treatment/surface finishes for floors, walls and ceilings for the barn and outbuildings shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented as approved.
14. Prior to the installation of any new or replacement rainwater goods details or representative samples shall be submitted to and approved by the Local Planning Authority before their installation and only such rainwater goods as may be approved shall be installed on the buildings.
15. Prior to the commencement of works hereby granted consent, a method statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall demonstrate the means of ensuring the safety and structural stability of the existing building throughout the period of the approved works of alteration and extension being undertaken. The relevant work shall be carried out strictly in accordance with such statement as may be approved, unless the local planning authority gives its written agreement to any variation.

Reason: To ensure the satisfactory preservation of this listed building and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

* * * * *

Applicant	Ms G Gaynor 28, Main Street, Baston, Peterborough, Lincolnshire, PE6 9PB
Agent	Mr D Shaw 29, Maffit Road, Ailsworth, Peterborough, Cambs, PE5 7AG
Proposal	Erection of 5 dwellings
Location	28, Main Street, Baston, Peterborough, Lincolnshire, PE6 9PB
App Type	Outline Planning Consent
Parish(es)	Baston

REPORT**Application Proposal**

This application is categorised as a minor application

Reason for Referral to Committee

The application is being referred to committee as it involves the signing of a Section 106 Legal Agreement for a financial contribution (in lieu) towards affordable housing.

The Proposal

The proposal relates to the erection of 5 detached dwellings (outline application with all matters reserved) with associated garaging and access.

The Application Site and its Surroundings

The site is located towards the south-eastern edge of the settlement of Baston. Residential development is located to the north, west and south with open fields to the east.

The application site accommodates a single detached single storey dwelling on a large plot measuring just under 0.8 hectares. The footprint of the property is set back 105m from its access point off Main Street with the rear garden extending a further 140m from the rear elevation.

The existing property, which is constructed out of buff brick with a slate roof, is situated relatively central within the plot with the drive and turning area to the property's frontage. The rear garden area is predominantly lawn. An ornamental pond also provides an attractive feature in the rear garden area.

There are a number of trees within the site the majority of which are positioned along the boundaries with others surrounding the pond area.

The existing boundary treatment is a mix of walls, fencing and trees/hedging.

Relevant Site History

There is no relevant site history

Policy Considerations

National

Planning Policy Statement 1 (PPS1)
Planning Policy Statement 3 (PPS3)
Planning Policy Statement 25 (PPS25)

Regional - East Midlands Regional Plan (2009)

Policy 15

Local Policy – South Kesteven Core Strategy (2010)

Policies SP1, SP2, SP4, EN1, EN2 and H3

Representations Received

Local Highways Authority – No objections subject to conditions being attached.

Environment Agency – No objections subject to conditions being attached.

Community Archaeologist – No objections subject to attaching a condition for trial trenching to be carried out on the site.

Parish Council – No objection on planning grounds but raise some concern over vehicular access and pedestrian safety. They request a S106 for the benefit of the community.

Policy – The site is identified as a Local Service Centre in Policy SP2 of the Core Strategy. Policy SP1 states that preference will be given to brownfield sites within the built-up area of the settlement where development would not compromise the nature and character of the area. The site, due to its garden status, is regarded as Greenfield.

Property and Facilities – Full applications should include a detailed drainage system with a positive outfall for any overflow.

Housing Solutions – A sum has been agreed with the applicant for the amount of £15,190 towards a financial contribution (in lieu) of on-site affordable housing.

Representations as a Result of Publicity

The application was advertised in accordance of the requirements within the Statement of Community Involvement (SCI) with the closing date for representations to be received being 31 December 2010.

As a result of this publicity 12 objections were received. The material planning considerations raised are summarised as follows;

1. Highway and pedestrian safety
2. The existing access should be used and plot 1 reduced in size or removed
3. Visual harm from the proposed entrance
4. Loss of sunlight arising from plot 4 to nearby dwelling

5. Increased traffic
6. Overlooking/Loss of privacy
7. Increased noise and smell to neighbours
8. Loss of established trees
9. Visual intrusion
10. Impact on local amenities

Officer Evaluation

The proposal is for outline approval for four dwellings to the rear of the existing dwelling and a single storey dwelling to the front garden area.

The key issues associated with the proposal are;

- Principle of development
- Flood risk
- Access/parking including highway and pedestrian safety
- Impact of development on neighbour's private amenity
- Visual impact and impact on the character of the area

Principle of development

The proposal is to be located on garden land associated with 28 Main Street Baston. Notwithstanding that the land is regarded as Greenfield in nature it is considered that the proposal would 'square off' the built form in this area and is clearly situated within the built curtilage of the settlement of Baston; a settlement that is defined a Local Service Centre.

The proposal also includes a financial contribution towards affordable housing by way of a S106.

The indicative drawings show that the five dwellings and their associated garaging could be easily accommodated on the oversized garden area.

Flood Risk

The agent has submitted a Flood Risk Assessment for the proposal as the development falls within zones 2 and 3 of the Environment Agencies indicative flood plain maps. The EA raise no objection to the proposal subject to conditions and the local planning authority being satisfied with the submitted Sequential Test; a compulsory requirement for new housing within flood plains.

The submitted Sequential Test appears to be sound and it is concluded that this site, at this point in time, is an acceptable location to support the necessary growth for the settlement.

Access/parking

The proposed access for the four dwellings to the rear of the existing house is to be of Aveland Way with the bungalow to the front of No.28 having its access of Main Street.

Following further information submitted by the agent it is considered that both access points can safely accommodate the number of dwellings proposed and will not compromise highway or pedestrian safety.

There have been a number of concerns raised by objector regarding the access and perceived dangers to pedestrians including school children; however, the proposed private road and footpath

are not positioned within a known 'danger area' and, on balance, it is considered that the layout for the access and parking on the site is acceptable.

Impact on neighbour's private amenity

The siting of the dwellings within the site appear have a good relationship with each other providing good levels of private garden space. There are a number of dwellings positioned adjacent the site that have their gable end facing the garden. The main outlook for the occupants of these dwellings is across their own rear garden rather than directly looking across the new garden areas of the proposed dwellings.

In terms of dominance and loss of sunlight it is considered that sufficient distance will remain between the proposed dwellings and the existing dwellings to ensure that no undue harm is caused to occupiers of these nearby properties.

The application is in outline form only and therefore it will be conditional that careful attention is given within the Reserved Matters as to the final siting and orientation of the proposed new dwellings; where neighbours will have an opportunity to make their representations.

Impact on the character of the area

The site lies adjacent to a residential estate, to its southern and western boundaries, and has open field to the east.

The proposed dwellings are to be situated on plot sizes that are more generous than those associated with the adjacent residential estate and the location of the site could be described as 'finishing off' the built-up part at the eastern edge of this estate.

Generally, on balance, it is considered that the allowance of this proposal will not have a detrimental impact on the character of the area.

Section 106 Heads of Terms

The application, if a resolution to approve arises from the Committee, should be subject to the signing of a S106 Agreement for a financial contribution of £15,190 as payment in lieu towards affordable housing.

Crime and Disorder

The application does not raise any concerns regarding crime and disorder.

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 five dwellings are situated on garden land within the built curtilage of the sustainable settlement of Baston. Notwithstanding the Greenfield nature of the site it is considered that the allowance of the dwellings will not cause undue harm to the character of the area or adversely impact the private amenity of occupants of nearby dwellings.

Furthermore, it is considered that the proposed access, which is to be off Aveland Way, will not compromise highway or pedestrian safety. Acceptable levels of on-site parking are included within the scheme.

It is further considered that the site, which is within zones 2 and 3 of the indicative Environment Agencies flood plain maps, will not increase the risk of flooding to adjacent occupiers or cause undue risk by way of flooding, to future occupiers of the dwellings, subject to the development being constructed to agreed ground floor levels.

It is therefore considered that the proposal is, on balance, in accordance with Planning Policy Statements 1, 3 and 25, policy 15 of the East Midlands Regional Plan (2009) and policies SP1, SP2, SP4, EN1, EN2 and H3 of the South Kesteven Core Strategy (2010). Material planning considerations have been raised by objectors but are not considered significant enough to outweigh the guidance and policies referred to above.

RECOMMENDATION: That subject to the completion of a Section 106 agreement in respect of the financial contribution of £15,190 (in lieu) towards affordable housing, the application be deferred for determination by the Lead Professional, Development Control in consultation with the Chairman and Vice-Chairman, the development be Approved subject to condition(s)

1. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (a) layout;
 - (b) scale;
 - (c) appearance;
 - (d) access; and
 - (e) landscaping.

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

2. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.
3. 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).

4. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment undertaken by Geoff Beel Consultancy and dated October 2010. In particular, the finished ground floors shall be set a minimum of 300mm

above the existing ground level. The applicant shall confirm in writing to the local planning authority that this has taken place within one month of completion.

REASON: To reduce the impact of flooding on the development and future occupants.

5. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

Reason: In order to provide a reasonable opportunity to record the history of the site and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. Before the access is brought into use, the land between the highway boundary and the vision splays indicated on drawing number 'Visibility' dated 25 November 2010 shall be lowered so that it does not exceed 0.6 metres above the level of the adjacent carriageway, Aveland Way, and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

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

7. When the application is made for approval of the 'reserved matters' that application shall show details of the arrangements for the parking/turning/manoeuvring/loading/unloading of vehicles within the site. These arrangements shall be provided before the building is occupied and shall be kept permanently free for such use at all times thereafter.

Reason: To enable calling vehicles to wait clear of the carriageway of Aveland Way in the interests of safety.

8. 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).

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

9. 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.

10. 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.

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

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

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

12. 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; lighting etc. 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 in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

13. 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).

14. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.

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

* * * * *

Applicant	Hartley and Randall The Old Rectory, 2, Greatford Road, Uffington, Stamford, Lincolnshire, PE9 4SW
Agent	Mr J Harley, Jonathon Hartley Architectural The Old Curiosity Shop, 28, St. Peters Street, Stamford, PE9 2PF
Proposal	Erection of four dwellings on garden land at rear of existing dwelling
Location	Eglesfield, 40A, Stamford Road, Market Deeping, Peterborough, Lincolnshire, PE6 8AB
App Type	Full Planning Permission
Parish(es)	Market Deeping

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

The application has been referred to the level of objections received (six) from third parties and at the request of the Chairman

The Proposal

The proposal is for the erection of four dwellings on garden land associated with the dwelling known as Eglesfield, Market Deeping.

The Application Site and its Surroundings

A single detached dwelling exists on a large plot measuring 0.54 hectares in size. The access drive to the dwelling is served off Stamford Road. A public footpath shares part of the driveway from Stamford Road and then separates to a pedestrian track that borders the site on the south eastern perimeter. The rear gardens of the dwellings along Tattershall Drive, Cedar Close, The Woodlands and Stamford Road back onto the site.

The site is relatively level with mature hedging bordering almost the whole of its perimeter. There is also a number of trees within the site.

Relevant Site History

An application was made for the erection of 2 bungalows on the eastern part of this site in 1988. The application was refused due to noise/disturbance issues arising from a long access drive, highway safety and overlooking.

S08/0404 – Demolition of 8 Tattershall Drive and erection of 3 dwelling with associated access – Approved with conditions.

Policy Considerations

Planning Policy Statement 1 (PPS1)
 Planning Policy Statement 3 (PPS3)

Planning Policy Guidance note 13 (PPG13)

Policies SP1, SP2, SP4, EN1 and EN2 of the South Kesteven Core Strategy (2010)

Representations Received

Community Archaeologist - No known archaeological sites affected

Local Highway Authority - Awaiting final comments

Linc's Wildlife Trust – No objection subject but would recommend features for nesting birds and roosting bats

Natural England – No objection subject to conditions being attached

Property and Facilities – Full details of surface water drainage are required for approval.

Welland and Deeping IDB – No objections subject to percolation tests find ground conditions suitable for soakaways

Town Council: Raised the following objections:

- Potential conflict between pedestrians using footpath and highway traffic
- Access unsuitable for further dwellings
- Junction too close to junction for Tattershall Drive
- Development will be overly dense
- Loss of trees
- No access for emergency vehicles
- Insufficient space for refuse collection
- The site is a backland and Greenfield site

Representations as a Result of Publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 22 April 2011.

As a result of the consultation period 6 objections were received. A summary of the material planning considerations raised were:

1. Loss of privacy
2. Noise
3. Highway safety
4. Poor visibility on exit
5. Driveway not constructed for heavy vehicles or emergency vehicles
6. Conflict of junctions and ghost island
7. Natural hedges must be retained within the scheme
8. Trees within the site should be retained

Officer Evaluation

Key Issues

Highway safety

The existing access of Stamford Road is to be improved to account for the increase in dwellings on the site, totalling five.

The existing access is of single vehicular width that accommodates access for pedestrian to use the footpath that runs along the southern and eastern boundaries of the site.

The report is awaiting final comments from the local highways authority that are to be presented within the supplementary report to members before committee.

Impact to neighbour's private amenity

It is acknowledged that the number of vehicles using the access will give rise to increased levels of vehicular noise and disturbance to adjacent occupiers; however, it is considered that this will not have a significant detrimental impact on nearby occupiers.

The site is a garden site and the activities arising from the development will be of a residential nature. Given the layout of the plots of their respective garden areas, which all have a depth of over 16m, it is unlikely that the proposal will have a detrimental impact on the private amenities of occupiers of adjacent dwellings to the site by way of dominance, visual intrusion, loss of privacy, noise and disturbance.

Impact on the form and character of the surrounding development

The existing dwellings that surround the site are predominantly 2-storey detached houses with bungalows to the east and south east. The pattern of the surrounding development is typically estate housing with some older properties to the south that front onto Stamford Road. It is considered that the proposal does not adversely affect the general form and character of the surrounding built environment or detract from the streetscene or from public vantage points along the footpath.

Landscaping and trees within the site

The trees within the site are not the subject of a Tree Preservation Order (TPO) or within a Conservation Area, and as such have no protection status. It is acknowledged that trees, hedges and landscaping in general can make an important contribution to the built environment. For this reason, the mature hedging that borders the site to the east and south running adjacent to the public footpath and the hedge along the northern perimeter is to be retained by condition. Furthermore, full landscaping details are required to be submitted and approved by the Local Planning Authority prior to the commencement of the development.

Precedent for further development

Concerns have been raised regarding the setting of a precedent for further development on this site. It should be acknowledged that the site is in a highly sustainable location and given its urban location, and the fact that it will not adversely impact on the character of the area, is an acceptable site for residential development.

Section 106 Heads of Terms

A S106 Agreement does not form part of this application

Crime and Disorder

It is considered that the proposal will not give rise to increased crime and disorder in the area

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 four dwellings will be situated in a highly sustainable location and their size and scale are not considered inconsistent with the scale of the surrounding built form. The respective plot sizes will allow for acceptable levels of private amenity space.

Furthermore the siting of the properties will not, on balance, adversely impact on the private amenities of occupants of neighbouring dwellings, by way of dominance, visual intrusion, overlooking, and noise and disturbance.

It is further considered that the access to the site, which is to be improved to allow for increased vehicular movement, will not compromise highway safety.

It is therefore considered that the proposal, on balance, is in accordance with Planning Policy Statements 1 and 3 (PPS1 and PPS3), Planning Policy Guidance Note 13 (PPG13) and policies SP1, SP2, SP4, EN1 and EN2 of the South Kesteven Core Strategy (2010). The material planning considerations that have been raised in objections have been taken into account, however, the points raised do not outweigh the policies referred to above.

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

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

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

2. No development shall 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.
3. Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).
4. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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

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

6. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.

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

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. The existing hedge lines along the southern and eastern boundaries of the site running adjacent to the public footpath and the hedge line along the northern perimeter of the site shall be retained and, where necessary, be strengthened by a scheme of under planting in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

Reason: These features make an important contribution to the area. Their retention will maintain the appearance of the area, assist in maintaining privacy between dwellings and help assimilate the development with the surrounding environment.

Note(s) to Applicant

1. The applicant should be advised that development must be carried out in accordance with the approved plans. Minimum rear garden depths of 18m must be maintained.

* * * * *

Applicant	E F R Construction Ltd UNIT 3, The Arena, Roman Bank, Bourne, Lincolnshire, PE10 9LQ
Agent	Alan Hornsby Architectural Services Ltd Little Acre, Peak Hill, Cowbit, Spalding, PE12 6AW
Proposal	Erection of six dwellings and associated works
Location	Part OS 1037, East Lane, Morton, Bourne, Lincs
App Type	Full Planning Permission
Parish(es)	Morton

REPORT**Application Category**

This application is categorised as a minor application

Reason for Referral to Committee

The application is being referred to committee as it involves the signing of a Section 106 Legal Agreement for a financial contribution (in lieu) towards affordable housing.

The Proposal

The proposal relates to the erection of 6 detached dwellings and associated garages

The Application Site and its Surroundings

The application site, which is located within the Morton Conservation Area, is an area of untidy vacant land towards the northern edge of the settlement of Morton.

The access to the site is located on the corner of East Lane and the entrance lies between two farm tracks to the south and the west; the gable end of an adjacent dwelling also is situated close to the proposed entrance.

The site appears relatively clear apart from some building debris that has been left towards the southern boundary of the site.

Semi-mature boundary trees are situated along the perimeter of the site providing a good level of visual screening.

Open fields are located to the north and west.

Relevant Site History

S05-0665 – Erection of 12 dwellings – Approved in 2005

S06/1584 – Erection of 5 dwellings – Approved in 2006

S06/1593 – Erection of 3 dwellings – Approved in 2006

S08/0404 – Demolition of 8 Tattershall Drive and erection of 3 dwelling with associated access – Approved with conditions.

Policy Considerations

Planning Policy Statement 1 (PPS1)
Planning Policy Statement 3 (PPS3)
Planning Policy Statement 5 (PPS5)
Planning Policy Guidance note 13 (PPG13)

Policy 27 of the Regional Plan (2009)

Policies SP1, SP2, SP4, EN1, EN2 and H3 of the South Kesteven Core Strategy (2010)

Representations Received

Local Highways Authority – No objections subject to conditions being attached.

Community Archaeologist – No intervention required.

Parish Council – No objection but request approval should ensure future maintenance of dykes and boundary hedges is carried out by homeowners

Policy – The application lies within Morton Conservation Area and the design, layout and use of materials fails to reflect the local distinctiveness of the Conservation Area and takes its cue from nearby modern developments rather than the built form of the historic core. It is therefore considered contrary to policy EN1 of the Core Strategy

Property and Facilities – Comments to follow on drainage issues.

Housing Solutions – A sum has been agreed with the applicant for the amount of £10,411 towards a financial contribution (in lieu) of on-site affordable housing.

Footpaths association – No public rights of way are affected.

Waste and Recycling – There appears to be sufficient space for the storage of wheeled bins although concerns are raised about access for refuse lorries. It is advised that residents bring their bins to the point of access or agree to a disclaimer removing liability for damage caused to the private driveway.

Representations as a Result of Publicity

The application was advertised in accordance with the adopted Statement of Community Involvement with the closing date for third party objections being 19 April 2011.

No representations were received as a result of this publicity.

Officer Evaluation

The key issues identified are;

- Affordable housing contributions
- Design, size and scale
- Impact on neighbour's private amenity
- Impact on the Conservation Area and the streetscene

Affordable housing

The site has an extant consent for 5 dwellings. This proposal relates to 6 dwellings and the recent changes introduced in the Core Strategy state that new permissions of 5 or more dwellings should include an element of on-site affordable housing provision or a financial contribution (in lieu) for off-site affordable housing. The net increase in the number of units for the site is 1 dwelling and the level of contribution has been agreed based on the increase for this single dwelling. A contribution has been agreed for £10,411.

Design size and scale

The dwellings are all two-storey and are not-dissimilar to nearby developments in terms of their size and scale.

The proposed development incorporates 4 different designs that are relatively simple in form, with protruding gables, dormer windows and porches. It is considered that the design of the dwellings is acceptable.

Impact to neighbour's private amenity

It is considered that the siting of the dwellings will ensure that no detrimental harm will arise to occupiers of nearby properties or future occupiers of the site by way of dominance, visual intrusion, overlooking and noise and disturbance.

Impact to the Conservation Area and streetscene

The site is currently vacant but has an untidy appearance arising from the deposits of building materials and its overgrown nature. The introduction of new dwellings on the site in the design proposed will generally enhance this part of the Morton Conservation Area and the streetscene.

Concern has been raised from the Conservation officer that the design does not provide local distinctiveness or use traits from the historic core of the village; however, the site is not visually prominent and has a history of consents for similar designed properties, including an extant consent. Taking this into account it is considered that the overall scheme is appropriate for this location.

Section 106 Heads of Terms

The application, if a resolution to approve arises from the Committee, should be subject to the signing of a S106 Agreement for a financial contribution of £10,411 as payment in lieu towards affordable housing.

Crime and Disorder

It is considered that the proposal will not give rise to increased crime and disorder in the area

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 six dwellings are situated within the Morton Conservation Area and on land that has an extant permission for 5 houses. It is considered that the size, scale of the dwellings are generally reflective of the adjacent built form and the design of the dwellings are acceptable.

It is considered that the proposed access, which is to be off the corner of East Lane, will not compromise highway or pedestrian safety. Acceptable levels of on-site parking are included within the scheme.

It is further considered that the siting of the dwellings will ensure that no undue harm is caused to the private amenity of occupiers of adjacent dwellings as a result of the development by way of dominance, overlooking, visual intrusion noise and disturbance.

It is therefore considered that the proposal is, on balance, in accordance with Planning Policy Statements 1, 3, 5 (PPS1, PPS3, and PPS5), policy 27 of the East Midlands Regional Plan (2009) and policies SP1, SP2, SP4, EN1, EN2 and H3 of the South Kesteven Core Strategy (2010). There are no material planning consideration that indicate against the proposal.

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

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

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

2. No development shall 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.
3. Reason: To ensure a satisfactory appearance to the development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).
4. No development approved by this permission shall be commenced until a scheme for the provision of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed to the satisfaction of the Local Planning Authority.

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

5. Before the development is commenced there shall be submitted to and approved by the District Planning Authority details (including cross-sections) of the relative heights of existing and proposed ground levels of the site and existing adjoining development and roads.

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

6. 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; lighting etc. 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 in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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. The arrangements shown on the approved plan 10/21/08 dated 10 March 2011 for the parking/turning/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of East Lane and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

9. Prior to any of the buildings being occupied, the private drive shall be completed in accordance with the details shown on drawing number 10/21/08 dated 10 March 2011.

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

10. 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 surface water run-off from the development will not adversely affect, by reason of flooding, the safety, amenity and commerce of the residents of the site.

* * * * *

Agenda Item 6

AGENDA ITEM

Report No: PLA. 894

DEVELOPMENT CONTROL COMMITTEE

28 JUNE 2011

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) = 54

TABLE 2 **Applications dealt with under delegated powers from 15 May – 10 June 2011**

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: 07/2011
Date Prepared: 13 June 2011
No of applications over 8 weeks: 54

MAJOR APPLICATIONS
(13 weeks)

S06/1151/MJNF/JJ

Date received:
08-Aug-2006
No of days: 1770

Wm Morrison Supermarkets plc

Construction of non food retail & leisure development
Former Mirlees Blackstone Site, Uffington Road, Stamford
Reason for non-determination:
Awaiting additional info from applicant

S07/1267/MJRF/KJC

Date received:
13-Sep-2007
No of days: 1369

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:
Lead Professional to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S08/0780/MJRF/NB

Date received:
17-Sep-2008
No of days: 999

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:
Lead Professional to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S08/1231/EIAOL/PG

Date received:
30-Jun-2009
No of days: 713

A mixed use urban extension comprising up to 1800 dwellings, community facilities, (including a primary school, community centre, retail use classes A1, A2, A3 & A5, doctor's surgery and elderly person's accommodation) and associated open space (including new playing fields, facilities and changing rooms, children's play areas, informal networks of open space and allotments) and a new road and a new road bridge to complete the Pennine Way Link.

Poplar Farm, Barrowby Road, Grantham, NG31 8AF
Reason for non-determination:
Lead Professional to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S10/1283/MJRO/KJC

Date received:
24-Jun-2010
No of days: 354

Mr B Herrod - Planning Manager, Bovis Homes Ltd
Application Under 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:
Lead Professional to approve in consultation with
Chairman/Vice Chairman subject to S106 agreement

S10/2106/MJRF/KJC

Date received:
21-Jan-2011
No of days: 143

Ablehomes Ltd
Demolish existing dwelling and garage and construction of 13
dwellings and associated garages
53, Harrowby Lane, Grantham, NG31 9HZ
Reason for non-determination:
Awaiting amended Flood Risk Assessment

S10/2176/MJRF/KJC

Date received:
19-Oct-2010
No of days: 237

Ablehomes Ltd
Residential Development (21 dwellings)
Elm Farm, Lilley Street, Long Bennington, Newark, NG23 5EJ
Reason for non-determination:
Lead Professional to approve in consultation with
Chairman/Vice Chairman subject to S106 agreement

ALL OTHER APPLICATIONS
(8 weeks)**S07/0818/OUT/IVW**

Date received:
12-Jun-2007
No of days: 1462

Dr D Burston
Erection of Community Health Centre
The Old Quarry, Castle Bytham
Reason for non-determination:
Lead Professional to approve in consultation with
Chairman/Vice Chairman subject to S106 agreement

S09/2409/FULL/NB

Date received:
15-Oct-2009
No of days: 606

Mr T Robinson, G S Robinson (Builders) Ltd
Residential development (7 dwellings)
Land Off Stephens Way, Deeping St. James
Reason for non-determination:
Lead Professional to approve in consultation with
Chairman/Vice Chairman subject to S106 agreement

S09/2827/FULL/JJ

Date received:
27-Nov-2009
No of days: 563

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:
To be withdrawn or delegated following determination of
S10/2020 and S10/2021

S09/2829/LB/JJ

Date received:
27-Nov-2009
No of days: 563

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:
To be withdrawn or delegated following determination of S10/2020 and S10/2021

S10/0256/FULL/IVW

Date received:
09-Feb-2010
No of days: 489

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:
Appealing against non-determination

S10/0857/FULL/NB

Date received:
03-Jun-2010
No of days: 375

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 additional info from agent

S10/0962/FULL/PL

Date received:
13-Apr-2010
No of days: 426

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:
Contamination report received, subject to consultation

S10/1582/FULL/NB

Date received:
15-Jul-2010
No of days: 333

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:
Officer processing application following conservation comments.

S10/1583/LB/NB

Date received:
15-Jul-2010
No of days: 333

David Pennell, Burghley House Preservation Trust

Alteration and extension to listed building
43A, High Street, Stamford, Lincolnshire, PE9 2LP
Reason for non-determination:
Officer processing application following conservation comments.

S10/1668/FULL/NB

Date received:
17-Aug-2010
No of days: 300

Mr G Day

Erection of dwelling and detached garage
Church Farm, 3, Church Street, Corby Glen, Grantham, Lincolnshire, NG33 4NJ
Reason for non-determination:
Amended plans have been requested from applicant and chased up by the officer.

S10/1805/FULL/KJC

Date received:
13-Oct-2010
No of days: 243

Mr S Turner, Grantham Roofing Services Ltd
Residential Development for the creation of nine flats including demolition of the existing building
20b, Swinegate, Grantham, NG316RJ
Reason for non-determination:
Awaiting amended plan to address highway matters

S10/2002/FULL/RV

Date received:
31-Aug-2010
No of days: 286

Mrs N Jacobs *, Bourne Town Council
Change of use from residential land to cemetery and 14 space car parking area
Land Rear Of, 41-45, South Road, Bourne
Reason for non-determination:
Awaiting responses to consultees.

S10/2555/FULL/PJM

Date received:
12-Nov-2010
No of days: 213

Delwood Properties
Change of Use of residential care home and staff accommodation to house of multiple occupation
98, Bridge End Road, Grantham, NG317ES
Reason for non-determination:
Awaiting legal comments

S11/0083/FULL/RV

Date received:
11-Feb-2011
No of days: 122

Ms R Woolley, Witham on the Hill Parish Council
Extension to existing car parking area
Village Green, Main Street, Witham On The Hill, Bourne
Reason for non-determination:
Awaiting additional info

S11/0233/LB/IVW

Date received:
07-Mar-2011
No of days: 98

Mr R deToney
Alteration of listed building
45, King Street, West Deeping, Peterborough, PE6 9HP
Reason for non-determination:
Awaiting additional info

S11/0254/ADV/RV

Date received:
27-Jan-2011
No of days: 137

Alliance/Boots
Display of non-illuminated fascia sign, individual letters and projecting sign to replace existing signage
66, High Street, Stamford, Lincolnshire, PE9 2AW
Reason for non-determination:
Awaiting additional info

S11/0255/FULL/JJ

Date received:
03-Mar-2011
No of days: 102

Mr Stuart Fox
Two storey three bedroom dwelling with dormers in roof
24, Harvey Close, Bourne, Lincolnshire, PE10 9QJ
Reason for non-determination:
Undertaking consultation on amended plans

S11/0266/TPO/LJP

Date received:
24-Mar-2011
No of days: 81

Mr Jason Kerr, J Kerrs Floors Ltd
Prune trees overhanging car park protected by TPO
40, Barrowby Road, Grantham, NG31 6PD
Reason for non-determination:
Awaiting further clarification

S11/0316/HSH/PWM

Date received:
31-Mar-2011
No of days: 74

Mr & Mrs P Sowerby

Reinstatement of landscape parkland including footpaths, ponds and landscaping; extension to Coach House to form stables and storage; single storey leisure building (including gym, swimming pool, etc); retention of two conservatories to the rear of main dwelling; 1.5 storey side extension to dwelling (gatehouse)

Caythorpe Hall, Church Lane, Caythorpe, Grantham, NG32 3EL

Reason for non-determination:
Awaiting amendments

S11/0317/LB/PWM

Date received:
31-Mar-2011
No of days: 74

Mr & Mrs P Sowerby

Extension to Coach House to form stables and storage; single storey leisure building (including gym, swimming pool, etc); retention of two conservatories to the rear of main dwelling; 1.5 storey side extension to dwelling (gatehouse)

Caythorpe Hall, Church Lane, Caythorpe, Grantham, NG32 3EL

Reason for non-determination:
Awaiting amendments

S11/0385/FULL/JST

Date received:
15-Apr-2011
No of days: 59

Mr S Newbegging

Conversion of upper storey of barn to create self contained flat and create link passage way and convert ground floor into ancillary residential accommodation for existing dwelling 43A, King Street, West Deeping, Peterborough, PE6 9HU

Reason for non-determination:
Ongoing discussions

S11/0386/LB/JST

Date received:
15-Apr-2011
No of days: 59

Mr S Newbigging

Erection of link passageway between existing dwelling and barn and alteration to Listed Building 43A, King Street, West Deeping, Peterborough, Lincolnshire, PE6 9HU

Reason for non-determination:
Ongoing discussions

S11/0405/TCA/LJP

Date received:
23-Feb-2011
No of days: 110

Mrs Lucy Archer

Fell flowering cherry (T1), larch (T2) and silver birch (T3) in Conservation Area

2, Church Street, Harlaxton, Grantham, NG321HB

Reason for non-determination:
Awaiting further clarification

S11/0406/FULL/JJ

Date received:
17-Feb-2011
No of days: 116

Miss Shani Lees

Application to extend time limit for the implementation of application of S08/0317 for construction of 9 dwellings 59 & 65, Abbey Road, Bourne, PE10 9EN

Reason for non-determination:
Lead Professional to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S11/0407/FULL/RV

Date received:
07-Mar-2011
No of days: 98

Mr C Richardson

Conversion of existing building and garaging to No7 into separate dwelling
Land Adj, 7, Stamford Road, Market Deeping, Peterborough
Reason for non-determination:
Awaiting amendments

S11/0408/LB/RV

Date received:
07-Mar-2011
No of days: 98

Mr C Richardson

Alterations and extension to former Maltings building within curtilage of listed building to create new dwelling
Land Adj, 7, Stamford Road, Market Deeping, Peterborough
Reason for non-determination:
Awaiting amendments

S11/0409/FULL/RV

Date received:
07-Mar-2011
No of days: 98

Mr C Richardson

Double garage with hobbies room above
Dane House, 7, Stamford Road, Market Deeping,
Peterborough, Lincolnshire, PE6 9JA
Reason for non-determination:
Awaiting amendments

S11/0410/LB/RV

Date received:
07-Mar-2011
No of days: 98

Mr C Richardson

Double garage with hobbies room above to listed building
Dane House, 7, Stamford Road, Market Deeping,
Peterborough, Lincolnshire, PE6 9JA
Reason for non-determination:
Awaiting amendments

S11/0427/HSH/LDPP

Date received:
10-Mar-2011
No of days: 95

Mr & Mrs Pointon

Conservatory to front of dwelling
16, Chapel Street, Billingborough, Sleaford, NG34 0QH
Reason for non-determination:
Awaiting amended plan due to unacceptable proposal

S11/0449/TCA/MJD

Date received:
15-Feb-2011
No of days: 118

Mrs S McArdle

Fell Sycamore tree and reduce 2 Holly trees
The Hollies, Main Street, Woolsthorpe By Belvoir, Grantham,
Lincolnshire, NG32 1LX
Reason for non-determination:
Awaiting further clarification

S11/0507/HSH/NB

Date received:
08-Mar-2011
No of days: 97

Mrs J Hartley

Erection of detached garage
The Old Rectory, 2, Greatford Road, Uffington, Stamford,
Lincolnshire, PE9 4SW
Reason for non-determination:
Awaiting tree survey

S11/0524/HSH/LDPP

Date received:
07-Mar-2011
No of days: 98

Mr & Mrs C Wilding

Demolition of outbuildings and extensions to dwelling
42, High Street, Billingborough, Sleaford, NG34 0QB
Reason for non-determination:
Further consultation on amendments

S11/0572/FULL/NB

Date received:
22-Mar-2011
No of days: 83

Blackstones Sports & Social Club Ltd

Replacement changing room and shelter; erection of two
floodlights
Blackstones Sports & Social Club, Lincoln Road, Stamford,
Lincs, PE9 1SH
Reason for non-determination:
Awaiting info from agent

S11/0594/FULL/KJC

Date received:
14-Mar-2011
No of days: 91

Mr J Spilsbury

Variation of Condition 1 of S00/0471 to permit an increase in
the number of shooting days from 50 to a maximum of 120
days per calender year
Stubton Gorse, Stubton
Reason for non-determination:
Awaiting amended details regarding previous temporary
permission

S11/0612/FULL/PWM

Date received:
23-Mar-2011
No of days: 82

Mr Peter Lord

Demolition of pig unit building and construction of general
purpose agricultural building for livestock and livestock
bedding storage
Cotswold Farm, Crabtree Road, Skillington, Grantham, NG33
5AW
Reason for non-determination:
Awaiting comments re odours/smell

S11/0673/FULL/JJ

Date received:
21-Mar-2011
No of days: 84

Lincolnshire County Council

Application for new planning permission to replace extant
planning permission S08/0277 for conversion of existing barns
to three dwellings and erection of two dwellings
Home Farm, High Street, Morton, Bourne, PE10 0NR
Reason for non-determination:
To future Committee, requires S106 agreement

S11/0712/LB/FF

Date received:
07-Apr-2011
No of days: 67

Mr R Detony

Replacement front door to a grade II listed building
Greystones, 45, King Street, West Deeping, Peterborough,
Lincolnshire, PE6 9HP
Reason for non-determination:
Awaiting highway response

S11/0760/HSH/PL

Date received:
29-Mar-2011
No of days: 76

Mrs Hamilton

Single storey extension to rear of existing dwelling
39, Alma Park Road, Grantham, Lincolnshire, NG31 9SX
Reason for non-determination:
Awaiting revised drawings

S11/0795/OUT/NB

Date received:
11-Apr-2011
No of days: 63

Mr & Mrs P Briggs

Erection of dwelling
Land adjacent Glen Lodge, Greatford
Reason for non-determination:
Awaiting Parish Council comments

S11/0798/LDP/JST

Date received:
05-Apr-2011
No of days: 69

Mr M Thurlby, M Thurlby & S Oliver

Lawful Development Certificate (LDC) for proposed use to holiday let
6, Barn Hill, Stamford, Lincolnshire, PE9 2AE
Reason for non-determination:
Ongoing research

S11/0807/FULL/JST

Date received:
31-Mar-2011
No of days: 74

Managing Trust of Bourne Methodist Church

Two storey part single storey rear link extension to church buildings
Bourne Methodist Church, Abbey Road, Bourne
Reason for non-determination:
Ongoing discussions

S11/0828/HS/FF

Date received:
08-Apr-2011
No of days: 66

Mr & Mrs P Holland

Front extension (garage), side and rear extension to existing dwelling
39, Station Road, Castle Bytham, Grantham, Lincolnshire, NG33 4SJ
Reason for non-determination:
Amended plans received

S11/0879/FULL/PL

Date received:
14-Apr-2011
No of days: 60

Grantham College

Change of Use from industrial to education facility
UNIT 1, Dysart Road Industrial Estate, Dysart Road, Grantham, Lincolnshire, NG31 7EJ
Reason for non-determination:
Awaiting additional info

S11/0880/FULL/PL

Date received:
14-Apr-2011
No of days: 60

Grantham College

Change of use from industrial to education facility
Unit 14, Henry Bell & Co, Dysart Road, Grantham, Lincolnshire, NG31 7DB
Reason for non-determination:
Awaiting additional info

S11/0926/NMAH/RV

Date received:
26-Apr-2011
No of days: 48

Ms C Wilson

Non-material amendment to permission S08/0497 (front door detail, cladding colour and Juliet balcony detail)
23, Tinwell Road, Stamford, Lincolnshire, PE9 2QQ
Reason for non-determination:
Ongoing discussions

S11/1092/TCA/PJM

Date received:
20-Apr-2011
No of days: 54

Mr Richard Miller

Removal of Horsechestnut tree and Flowering Cherry and
evergreens
7, Pond Street, Harlaxton, Grantham, Lincolnshire, NG32
1HW

Reason for non-determination:

Awaiting comments from Arboricultural Officer

S11/1094/TCA/PJM

Date received:
26-Apr-2011
No of days: 48

Mr Armads

Works to reduce height of conifer trees
8, Rectory Lane, Harlaxton, Grantham, Lincolnshire, NG32
1HD

Reason for non-determination:

Awaiting comments from Arboricultural Officer

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 15 MAY – 10 JUNE 2011**

S10/1776/LB

Applicant: Sir S Benton Jones
Proposal: Partial demolition of listed building and erection of two single storey side extensions & front canopy to pool house
Location: Irnham Hall, Corby Road, Irnham, Grantham, Lincolnshire, NG33 4JD
Decision: Approved conditionally - 26 May 2011

S10/1853/FULL

Applicant: Sir Simon Benton Jones
Proposal: Partial demolition of listed building, extensions to pool house and change of use to events use
Location: Irnham Hall, Corby Road, Irnham, Grantham, Lincolnshire, NG33 4JD
Decision: Approved conditionally - 26 May 2011

S10/2635/DC

Applicant: Mr Graham Jones
Proposal: Approval of details reserved by conditions 3 (materials), 5 (drainage) & 6 (landscaping) of S10/1806
Location: The Villa, Main Street, Dry Doddington, Newark, NG235HU
Decision: Approved - 26 May 2011

S10/2774/HSB

Applicant: Mr David Borchard
Proposal: Erection of porch and detached single garage
Location: 43, Arnoldfield Court, Grantham, NG31 8GL
Decision: Approved conditionally - 17 May 2011

S10/2779/DC

Applicant: Ms Karen Brooks, Living Spaces (Lincoln) Ltd
Proposal: Approval of details reserved by condition 13 (details of footway) of S04/0645
Location: Eastfield Farm, Hough-on-the-hill
Decision: Approved - 08 June 2011

S10/2789/HSB

Applicant: Mrs Dawn Walker-Smith
Proposal: Erection of porch
Location: Redwood, Town Street, Westborough, Newark, NG235HJ
Decision: Approved conditionally - 09 June 2011

S10/2889/FULL

Applicant: Mrs L McCummings
Proposal: Change of use and alterations to existing house, erection of new stables, store, carport and covered manege to operate as livery with extension to existing stables to create 3 bed temporary accommodation for horse owners
Location: Hunters Lodge, Gonerby Lane, Allington, Grantham, Lincolnshire, NG32 2EF
Decision: Approved conditionally - 07 June 2011

S10/2908/FULL

Applicant: Mr Warwick Shaw, Premier Engineering Supplies
Proposal: Four terraced dwellings with associated parking
Location: Riverside, Cambridge Street, Grantham, NG31 6EZ
Decision: Approved conditionally - 09 June 2011

S11/0062/FULL

Applicant: Mr D Hoskins, Hanby Grange
Proposal: Proposed menage
Location: Hanby Grange, Hall Field Lane, Hanby, Grantham,
Lincolnshire, NG33 4HJ
Decision: Approved conditionally - 09 June 2011

S11/0188/FULL

Applicant: McCain Foods (GB) Limited
Proposal: Infill of section of disused ironstone mine (Drift 2)
Location: PAS (Grantham) Ltd., Easton, NG33 5AY
Decision: Approved conditionally - 17 May 2011

S11/0268/FULL

Applicant: Mr C Hatcliff, Heydour Parish Hall Management Committee
Proposal: Demolition of existing village hall and construction of new
village hall
Location: Heydour Parish Hall, Green Lane, Aisby, Grantham, NG32
3NE
Decision: Approved conditionally - 02 June 2011

S11/0286/LB

Applicant: Dr Audrey Horning
Proposal: Alterations to listed building
Location: West Lodge, Green Lane, Syston, Grantham, Lincolnshire,
NG32 2BZ
Decision: Approved conditionally - 17 May 2011

S11/0362/MJRF

Applicant: Larkfleet Homes
Proposal: Section 73 application to not comply with Condition 14 of
application S09/1699
Location: The Croft, North Road, Bourne, PE109AS
Decision: Approved conditionally - 24 May 2011

S11/0399/MJNF

Applicant: Peter Harvey, Lindum Group Limited
Proposal: Erection of 4 commercial units (extension of time of
S08/0099)
Location: Whitley Way, Northfields Industrial Estate, Market Deeping
Decision: Approved conditionally - 17 May 2011

S11/0445/OUT

Applicant: Mr & Mrs A Saunders
Proposal: Erection of dwelling
Location: Land Off Casterton Road, R/o, 4-8, Belvoir Close, Stamford
Decision: Refused - 25 May 2011

S11/0455/NMA

Applicant: Mr D Peakell
Proposal: Non-material amendments to Planning Approval S08/0790 including changes to the internal layout, window design on the western elevation, reinstatement of a ground floor door opening and first floor en-suite window opening
Location: Odd House Farm, Holme Lane, Claypole, Newark, NG235AP
Decision: Approved - 27 May 2011

S11/0463/FULL

Applicant: Mr & Mrs J Taylor
Proposal: Demolition of ex dwelling and erection of new dwelling
Location: 43, Church Street, Long Bennington, Newark, NG23 5ES
Decision: Approved conditionally - 17 May 2011

S11/0476/LB

Applicant: Mr Ian Blacklock
Proposal: Retention of gateway and erection of stone wall and timber gateway
Location: The Old Hall, Hall Road, Brandon, Grantham, NG32 2AS
Decision: Approved conditionally - 31 May 2011

S11/0478/LB

Applicant: Mr David Smith
Proposal: Removal and rebuilding of two chimney stacks
Location: 75, Brook Street, Grantham, Lincolnshire, NG31 6RY
Decision: Approved conditionally - 17 May 2011

S11/0479/HSH

Applicant: Mr & Mrs W Tribe
Proposal: Raised platform patio area with glass and stainless steel balustrade and raised platform childs play equipment
Location: Witham Bank, 5, Back Lane, Long Bennington, Newark, NG23 5HF
Decision: Approved conditionally - 08 June 2011

S11/0499/FULL

Applicant: Mr M Olver, Aurora Solar PV Ltd
Proposal: Provision of photovoltaic panels to field
Location: Truesdale Lodge, Deeping Road, Baston, Peterborough, Lincolnshire, PE6 9NW
Decision: Approved conditionally - 01 June 2011

S11/0501/HSH

Applicant: Mr M Oldfield
Proposal: Construction of front extension to dwelling
Location: 9, Ascendale, Deeping St James, Peterborough, Lincolnshire, PE6 8NZ
Decision: Approved conditionally - 16 May 2011

S11/0505/HSH

Applicant: Mrs Lisa Camm
Proposal: Siting of wooden storage shed
Location: The Fens, Main Street, Fenton, Newark, Lincolnshire, NG23 5DE
Decision: Approved - 27 May 2011

S11/0506/RM

Applicant: Mr S Rawden
Proposal: Dwelling to rear garden of No. 27 Masterton Road (reserved matters)
Location: 27, Masterton Road, Stamford, Lincolnshire, PE9 1SJ
Decision: Approved conditionally - 09 June 2011

S11/0520/FULL

Applicant: Mr David Coulam
Proposal: Erection of two dwellings and detached garage to side of dwelling (substitution of housetypes for plots 11 and 12 of SK>94/1227)
Location: Lime Tree House, Uffington Road, Stamford, Lincolnshire, PE9 2EX
Decision: Approved conditionally - 19 May 2011

S11/0532/DC

Applicant: Mr J Willis
Proposal: Approval of details reserved by condition 12 (foul drainage) of S10/2114
Location: Parklands, Vicarage Lane, Long Bennington, Newark, NG23 5DN
Decision: Approved - 18 May 2011

S11/0560/FULL

Applicant: Mrs V Wanstall
Proposal: Drop kerb to form new vehicular access to existing dwelling
Location: The Cottage, Main Road, Toft, Bourne, Lincolnshire, PE10 0JT
Decision: Refused - 26 May 2011

S11/0583/LB

Applicant: Arcadia Group
Proposal: Replacement signage
Location: 23, High Street, Stamford, Lincolnshire, PE9 2AY
Decision: Approved conditionally - 03 June 2011

S11/0596/HSB

Applicant: Mr & Mrs I Stevens
Proposal: Extension to rear of dwelling
Location: 46, Pond Street, Great Gonerby, Grantham, NG318LL
Decision: Approved conditionally - 26 May 2011

S11/0607/LDP

Applicant: Mr & Mrs C Brown
Proposal: Lawful development for single storey rear extension
Location: East Farmhouse, 31, East Lane, Morton, Bourne, Lincolnshire, PE10 0NW
Decision: Lawful Development - 01 June 2011

S11/0611/HSB

Applicant: Mr A Milne
Proposal: Construction of single storey rear extension
Location: 4, Maxey Close, Market Deeping, Peterborough, Lincolnshire, PE6 8BP
Decision: Approved conditionally - 17 May 2011

S11/0614/LDP

Applicant: Mrs Susan Taylor
Proposal: Lawful Development Certificate-Proposed - Extension to create ensuite bathroom, family bathroom & playroom
Location: 5, Bridge End, Colsterworth, Grantham, NG33 5NZ
Decision: Lawful Development - 16 May 2011

S11/0647/FULL

Applicant: Mrs I Moore
Proposal: Change of Use from restaurant to residential dwelling
Location: 16, All Saints Place, Stamford, Lincolnshire, PE9 2AD
Decision: Approved conditionally - 26 May 2011

S11/0648/LB

Applicant: Mrs I Moore
Proposal: Change of Use from restaurant to residential dwelling
Location: 16, All Saints Place, Stamford, Lincolnshire, PE9 2AD
Decision: Approved conditionally - 26 May 2011

S11/0658/OUT

Applicant: Mrs P Statham
Proposal: Detached dwelling (outline)
Location: 137, Barrowby Road, Grantham, Lincolnshire, NG31 8AE
Decision: Approved conditionally - 19 May 2011

S11/0665/HSB

Applicant: Miss J Lycett
Proposal: Construction of a single storey rear extension and two storey rear extension
Location: 4, Exeter Gardens, Stamford, Lincolnshire, PE9 2RN
Decision: Approved conditionally - 16 May 2011

S11/0668/HSB

Applicant: Mr B Gill
Proposal: Single storey rear extension
Location: Manor House, 34, West End, Langtoft, Peterborough, Lincolnshire, PE6 9LS
Decision: Approved conditionally - 16 May 2011

S11/0674/HSB

Applicant: Mr R Strotz
Proposal: Alterations to form lounge, kitchen, garage and two storey extension
Location: 18, The Rides, Langtoft, Peterborough, PE6 9RR
Decision: Approved conditionally - 01 June 2011

S11/0675/HSB

Applicant: Mrs J Wadsworth
Proposal: Single storey side extension to form garden room
Location: 68, Tattershall Drive, Market Deeping, Peterborough, PE68BS
Decision: Approved conditionally - 16 May 2011

S11/0678/FULL

Applicant: Ann-Marie McClintock, Oldrids & Co Ltd
Proposal: External alterations to allow sub-division into two units
Location: Downtown Garden Centre, Old Great North Road, Great Gonerby, Grantham, Lincolnshire, NG32 2AB
Decision: Approved conditionally - 02 June 2011

S11/0679/DC

Applicant: Mr Anthony Murphy
Proposal: Approval of details reserved by conditons 3 (drainage) & 5 (scheme of drainage) of S10/2793
Location: Land Adjacent To The Hawthorns, Rectory Lane, Barrowby, Grantham, NG32 1BT
Decision: Approved - 18 May 2011

S11/0684/HS

Applicant: Building Design Services
Proposal: Single storey extension to rear
Location: 5, Long Meadow, Sudbrook, Grantham, NG32 3SR
Decision: Approved conditionally - 16 May 2011

S11/0685/LB

Applicant: Mr Roger Coates
Proposal: Alteration of listed building
Location: White Steps, 34, Low Road, Manthorpe, Grantham, Lincolnshire, NG31 8NQ
Decision: Approved conditionally - 23 May 2011

S11/0688/HS

Applicant: Mrs Joy Jordan
Proposal: Replacement single storey rear extension
Location: 76, Main Road, Long Bennington, Newark, NG23 5DJ
Decision: Approved conditionally - 06 June 2011

S11/0690/HS

Applicant: Mr S Willows & Ms N Williamson
Proposal: Single storey rear and side extensions to dwelling
Location: The Old Stables, 14 Ermine Street, Ancaster, Grantham, NG32 3PP
Decision: Approved conditionally - 07 June 2011

S11/0695/OVH

Applicant: Central Networks
Proposal: Rebuild 11kv overhead line (Your ref EMP/915)
Location: South and west of Stonepit Lane, Marston
Decision: No objections made - 18 May 2011

S11/0699/ADV

Applicant: Mr F R Scotney, Oddfellows-Nene and Welland District
Proposal: Erection of sign
Location: 57, Church Street, Market Deeping, Peterborough, Lincolnshire, PE6 8AN
Decision: Approved conditionally - 07 June 2011

S11/0702/HS

Applicant: Mr & Mrs S Weatherstone
Proposal: Front and rear, single storey extension to dwelling
Location: 14, Chatsworth Avenue, Grantham, Lincolnshire, NG31 9UG
Decision: Approved conditionally - 26 May 2011

S11/0715/ADV

Applicant: Mr B Sangha, Marshalls of Grantham (Volvo)
Proposal: Erection of 2 freestanding signs
Location: Marshalls Of Grantham, Spittlegate Level, Grantham,
Lincolnshire, NG31 7UH
Decision: Approved - 17 May 2011

S11/0720/HSH

Applicant: Mrs K Starbuck
Proposal: Two storey extension to side and rear and erection of a
detached double garage
Location: 17, Harrowby Lane, Grantham, Lincolnshire, NG31 9HY
Decision: Approved conditionally - 07 June 2011

S11/0726/HSH

Applicant: Mrs T Keenlyside
Proposal: Replacement porch
Location: Byways, 5, Back Lane, Colsterworth, Grantham, NG33 5NJ
Decision: Approved conditionally - 18 May 2011

S11/0730/HSH

Applicant: Mr M Addlesee
Proposal: Extension to bungalow to form a double garage and porch
Location: Bankside, Water Lane, North Witham, Grantham, NG33 5LJ
Decision: Approved conditionally - 23 May 2011

S11/0732/HSH

Applicant: Mr Craig Groves
Proposal: Two storey side and single storey front extensions
Location: 26, Meadow Close, Colsterworth, Grantham, NG33 5HS
Decision: Approved conditionally - 19 May 2011

S11/0739/HSH

Applicant: Mr Richard Booth
Proposal: Single storey side/rear extension & detached garden room
Location: 9-11 West Street, Folkingham, Sleaford, NG34 0SN
Decision: Approved conditionally - 18 May 2011

S11/0741/FULL

Applicant: Mr K Ford
Proposal: Two 2 bedroomed semi-detached properties within existing
garden
Location: 27, Easthorpe Road, Great Gonerby, NG31 8LZ
Decision: Approved conditionally - 23 May 2011

S11/0743/HSH

Applicant: Miss Debbie Newman
Proposal: Single storey extension to front and rear of dwelling
Location: 346, Harlaxton Road, Grantham, Lincolnshire, NG31 7JY
Decision: Approved conditionally - 24 May 2011

S11/0744/FULL

Applicant: Mr & Mrs P Bradford
Proposal: Demolition of single storey area to the side of host dwelling
to be replaced by two storey extension and single storey
front extension
Location: Fenwood House, Hanthorpe Road, Stainfield, Bourne,
Lincolnshire, PE10 0RR
Decision: Approved conditionally - 24 May 2011

S11/0746/HSH

Applicant: Mrs John McAllister
Proposal: Two storey side extension, erection of porch and single storey extensions to rear
Location: 67, New Beacon Road, Grantham, Lincolnshire, NG31 9JS
Decision: Approved conditionally - 01 June 2011

S11/0750/OUT

Applicant: Mr D Wilson & Mrs J Wilson
Proposal: Extension of time limit on S08/0283 - Industrial unit, turning areas, HGV Parking & car parking (outline)
Location: Jubilee Business Park, Honey Pot Lane, Colsterworth, Grantham
Decision: Approved conditionally - 25 May 2011

S11/0752/HSH

Applicant: Mr Mark Herbert
Proposal: Single storey rear extension
Location: 104, Winchester Road, Grantham, Lincolnshire, NG31 8RN
Decision: Approved conditionally - 16 May 2011

S11/0758/HSH

Applicant: Mr & Mrs Crisp
Proposal: Ground floor rear extension
Location: 15, Fen Road, Dowsby, Bourne, PE10 0TR
Decision: Approved conditionally - 19 May 2011

S11/0759/HSH

Applicant: Mr Willy Chan
Proposal: Relocation of side garden fence by 1m
Location: 90, Kedleston Road, Grantham, Lincolnshire, NG31 7FH
Decision: Approved conditionally - 16 May 2011

S11/0762/HSH

Applicant: Mrs Joanne Roberts
Proposal: Proposed UPVC French doors to first floor bedroom to replace adjacent window which is to be bricked up and construction of a new chimney stack on south western elevation
Location: 24, Belton Grove, Grantham, Lincolnshire, NG31 9HH
Decision: Refused - 18 May 2011

S11/0772/HSH

Applicant: Mr & Mrs T Wilk
Proposal: Erection of outbuilding/studio
Location: 9, Emlyns Street, Stamford, Lincolnshire, PE9 1QP
Decision: Approved conditionally - 01 June 2011

S11/0773/HSH

Applicant: Mr & Mrs P Roberts
Proposal: Rear extension
Location: 40, New Row, Hall Lane, Aisby, Grantham, NG32 3NE
Decision: Approved conditionally - 31 May 2011

S11/0774/NMAH

Applicant: Mr Rob Ebsworth
Proposal: Non-material amendment to planning S10/2548 to include the moving forward of gable wall and inclusion of high level triangular window
Location: St James Bungalow, Side Street, Allington, Grantham, Lincolnshire, NG32 2DZ
Decision: Approved - 26 May 2011

S11/0775/HSB

Applicant: Mr David Holme
Proposal: Conservatory to rear of dwelling
Location: 6, Brisson Close, Grantham, Lincolnshire, NG31 9EL
Decision: Approved conditionally - 27 May 2011

S11/0778/HSB

Applicant: Mr & Mrs Johnson
Proposal: Two storey rear and first floor side extension
Location: Fairfax, 62, Exeter Gardens, Stamford, Lincolnshire, PE9 2SA
Decision: Approved conditionally - 19 May 2011

S11/0779/HSB

Applicant: Mr David Lowe
Proposal: Two storey and part single storey rear extension
Location: The Clock Tower, New Cross Road, Stamford, Lincolnshire, PE9 1QZ
Decision: Approved conditionally - 01 June 2011

S11/0781/HSB

Applicant: Mr David Morris
Proposal: Remove a flat roof and replace with a pitched roof
Location: Maron, Kings Road, Stamford, Lincolnshire, PE9 1HA
Decision: Approved conditionally - 08 June 2011

S11/0789/FULL

Applicant: Paul Linford, Linfords
Proposal: Change of use from A1 (retail) to A3 (restaurant)
Location: 4, Market Place, Market Deeping, Peterborough, Lincolnshire, PE6 8EA
Decision: Approved conditionally - 07 June 2011

S11/0796/HSB

Applicant: Mrs Joanne Sharpe
Proposal: Extension to dwelling
Location: 169, Barrowby Road, Grantham, Lincolnshire, NG31 8AJ
Decision: Approved conditionally - 06 June 2011

S11/0809/HSB

Applicant: Mr & Mrs R Burchnell
Proposal: Loft conversion over garage to provide domestic workshops and conservatory to rear of dwelling
Location: 55, Bourne Road, Langtoft, Peterborough, Lincolnshire, PE6 9NJ
Decision: Approved conditionally - 23 May 2011

S11/0813/FULL

Applicant: Mr Thomas Morton, Street Cars
Proposal: Change of use from retail to mixed use of tattoo shop, taxi office and retail
Location: 22, Guildhall Street, Grantham, Lincolnshire, NG31 6NJ
Decision: Approved conditionally - 26 May 2011

S11/0816/FULL

Applicant: Mr D Hiblin, Work Place Property Ltd
Proposal: Installation of photovoltaic panels to existing commercial unit
Location: Unit 23, King Street Industrial Estate, King Street, Langtoft, Peterborough, Lincolnshire, PE6 9NF
Decision: Approved conditionally - 26 May 2011

S11/0826/HSH

Applicant: Mr Barry Sentance
Proposal: Single storey rear extension
Location: 35, Durham Close, Grantham, Lincolnshire, NG31 8RH
Decision: Approved conditionally - 03 June 2011

S11/0827/NMAH

Applicant: Mr Jack Odell
Proposal: Non material amendment to change window for double patio door (S10/2332)
Location: 32, Croft Drive, Grantham, NG31 9EB
Decision: Approved - 18 May 2011

S11/0829/FULL

Applicant: Mr G Keiley
Proposal: Erection of bungalow
Location: 18, St Johns Drive, Corby Glen, Grantham, Lincolnshire, NG33 4NG
Decision: Refused - 26 May 2011

S11/0835/HSH

Applicant: Mr & Mrs John Hendley
Proposal: Single storey front, side and rear extensions & external chimney stack
Location: Hill Farm, Newark Road, Dry Doddington, Newark, NG23 5JB
Decision: Approved conditionally - 09 June 2011

S11/0838/HSH

Applicant: Mr & Mrs Russell
Proposal: Rear extension to existing dwelling
Location: 6, Kings Road, Stamford, Lincolnshire, PE9 1HD
Decision: Refused - 09 June 2011

S11/0840/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Outside Post Office, All Saints Place, Stamford, Lincolnshire, PE9 2EY
Decision: Approved - 18 May 2011

S11/0841/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Outside, 1, Warrenne Keep, Castle Dyke, Stamford,
Lincolnshire, PE9 2NX
Decision: Approved - 18 May 2011

S11/0842/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Barnack Road, Opposite 1, Lady Romaine Close,
Stamford, Lincolnshire, PE9 2WU
Decision: Approved - 18 May 2011

S11/0844/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Outside 17, Ryhall Road, Stamford, Lincolnshire, PE9 1UB
Decision: Approved - 18 May 2011

S11/0846/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Station Road, Opposite 30, Station Road, Stamford,
Lincolnshire, PE9 2WB
Decision: Approved - 18 May 2011

S11/0848/OUT

Applicant: Mr Richard Adcock
Proposal: Outline permission for a single storey dwelling
Location: Land adjacent, Hill House, Tanners Lane, Corby Glen,
Grantham, Lincolnshire, NG33 4NA
Decision: Approved conditionally - 08 June 2011

S11/0854/FULL

Applicant: Unior International Ltd
Proposal: Extension to form showroom/meeting room and office
Location: Unit 7, Belton Lane Industrial Estate, Grantham,
Lincolnshire, NG31 9HN
Decision: Approved conditionally - 06 June 2011

S11/0864/FULL

Applicant: Mr Stephen Burt
Proposal: Two wind turbines (hub height 20m, blade diameter 8.5m &
total ground to tip height 24.3m)
Location: Hall Farm, Main Road, Dowsby, Bourne, PE10 0TL
Decision: Withdrawn - 10 June 2011

S11/0876/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Installation of electronic communications cabinet
Location: Blackfriars Street, s/o 9, Blackfriars Street, Stamford,
Lincolnshire, PE9 2BW
Decision: Approved conditionally - 26 May 2011

S11/0878/MJNF

Applicant: Mrs Ann Turner, The Prior Federation of Academies
Proposal: Change of use from equestrian centre to mixed use of equestrian centre and educational facility, including new teaching block, retention of outdoor manege and associated works.
Location: Laughton Manor Equestrian Centre, Manor Farm, Laughton, Sleaford, NG340HB
Decision: Approved conditionally - 02 June 2011

S11/0883/HSB

Applicant: Mr T Martin
Proposal: Single storey extension to rear and pitch roof to existing flat roof garage and kitchen
Location: 21, Saltersford Grove, Grantham, Lincolnshire, NG31 7HP
Decision: Approved conditionally - 06 June 2011

S11/0884/DC

Applicant: Invicta Developments Ltd
Proposal: Approval of details reserved by Condition 2 (materials) and 4 (landscaping) of S11/0013
Location: Land Off, Albert Street, Grantham
Decision: Approved - 27 May 2011

S11/0887/FULL

Applicant: Ms Teresa Coupland & D Spackman
Proposal: Change of use of land previously used as boarding kennels to domestic garden, two storey side extension to dwelling and detached garage with accommodation above and retention of stable block
Location: Orchard Cottage, Hough Road, Frieston, Grantham, NG32 3DA
Decision: Approved conditionally - 06 June 2011

S11/0891/ADV

Applicant: Mrs Joanne Mugford, Woodland Trust
Proposal: Welcome sign at corner of wood at roadside
Location: Londonthorpe wood, Grantham
Decision: Approved - 06 June 2011

S11/0892/FULL

Applicant: Mr T Copland
Proposal: Construct single storey dwelling and detached garage
Location: Lane R/O, 171, Eastgate, Deeping St. James, Peterborough, PE6 8RB
Decision: Approved conditionally - 01 June 2011

S11/0894/HSB

Applicant: Mr & Mrs I Ross
Proposal: Construction of single storey extension
Location: 70, Manor Way, Deeping St James, Peterborough, Lincolnshire, PE6 8PT
Decision: Approved conditionally - 01 June 2011

S11/0904/TPO

Applicant: Mr M Maughan
Proposal: Trees to be crown thinned to maximum percentage
Location: 10, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Decision: TC&P - Work allowed - 08 June 2011

S11/0914/OUT

Applicant: Mr & Mrs J & E Booty
Proposal: Application under Section 73 of the Town & Country Planning Act for removal of condition 2 (agricultural occupancy) of permission SK.16/2301/88

Location: Park Farm, Main Street, Careby, Stamford, Lincolnshire, PE9 4EA

Decision: Approved conditionally - 07 June 2011

S11/0956/NMA

Applicant: Mr Peter Langley
Proposal: Non-material amendments to S10/1739 - Change to fenestration, minor changes to floor plan and reduction in height of part of roof

Location: Rear of 46 High Street, Caythorpe, Grantham, NG323DN

Decision: Approved - 08 June 2011

S11/0966/HSB

Applicant: Mr & Mrs J Woolway
Proposal: Single storey rear extension
Location: 72, Tinwell Road, Stamford, Lincolnshire, PE9 2SD
Decision: Approved conditionally - 07 June 2011

S11/0976/HSB

Applicant: Mr Paul Scholes
Proposal: Two storey side extension
Location: 63, Kesteven Road, Stamford, Lincolnshire, PE9 1SU
Decision: Approved conditionally - 07 June 2011

S11/0977/TCA

Applicant: Mr Julian F Fane
Proposal: Felling of one oak tree (no 1) - corner of Rectory Lane, one sycamore tree (no 2) - off The Old Lane, two gum trees (nos 3 & 4) - grounds of Fulbeck Manor
Location: Fulbeck Manor, High Street, Fulbeck, Grantham, NG32 3JN
Decision: TC&P - Work allowed - 07 June 2011

S11/0978/DC

Applicant: Scott Whight Architect
Proposal: Approval of details of conditions 2 (materials) and 5 (joinery) required by S11/0027/LB
Location: 104, Church Street, Market Deeping, Peterborough, Lincolnshire, PE6 8AL
Decision: Approved - 26 May 2011

S11/0988/LDP

Applicant: Mr D Lingard
Proposal: Certificate of lawfulness for a proposed development - solar panels to front elevation roof
Location: 9, Princes Road, Stamford, Lincolnshire, PE9 1QU
Decision: Lawful Development - 26 May 2011

S11/1016/OVH

Applicant: Western Power Distribution
Proposal: Lay underground cable and dismantle overhead line
Location: Between 3 Horsegate and, 69, Horsegate, Deeping St James
Decision: No objections made - 16 May 2011

S11/1071/DC

Applicant: Mr Jeff Davis
Proposal: Approval of details reserved by conditions 2 (landscaping), 3 (shared drive), 4 (materials) ,5 (boundary treatment) ,6 (drainage) & 7 (scale & appearance) of S08/0445
Location: 12, High Street, Rippingale, Bourne, PE10 0SR
Decision: Withdrawn - 23 May 2011

S11/1185/NMAH

Applicant: Mr Richard Lees
Proposal: Non-material amendment to originally approved scheme for rear extension to include two additional rooflights
Location: 39, Kesteven Road, Stamford, Lincolnshire, PE9 1SX
Decision: Approved - 03 June 2011

S11/1205/S198

Applicant: Mr Charles Boxall
Proposal: Fell dead ash tree
Location: 14, Woodlands Drive, Colsterworth, Grantham, NG33 5NH
Decision: TC&P - Work allowed - 27 May 2011

PLANNING APPEALS 2011/2012 (excluding Enforcements)**NO OF APPEALS DETERMINED (based on Decision Date)**

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12
LODGED	56	39	57	54	37	6
DISMISSED	37	35	38	32½	23½	0
ALLOWED	11	14	18	12½	13½	0
WITHDRAWN	5	2	2	2	0	0
OUTSTANDING	32	17	13	16	15	21

APPEALS OUTSTANDING AT 31 MAY 2011

S09/1233/MJRF KJC Richard Edwards, Larkfleet Homes Erection of 29 affordable dwellings and associated infrastructure Land Off Valley Lane, Long Bennington	Public Inquiry	<u>Start Date</u> 29-Oct-2010 <u>Date of H / I</u> 02-Mar-2011	
S09/2490/HSB PL Mr Simon Lewis Erection of 1.8m fence and gates 118, Fifth Avenue, Grantham, NG319TJ	Written Evidence	<u>Start Date</u> 06-May-2010 <u>Date of H / I</u> N/A	
S09/2675/FULL 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	Written Evidence	<u>Start Date</u> 18-Jun-2010 <u>Date of H / I</u> N/A	

<p><u>S10/0142/EIAOL</u> CM 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</p>	<p>Public Inquiry</p>	<p><u>Start Date</u> 31-May-2011</p> <p><u>Date of H / I</u> 13-Sep-2011</p>	
<p><u>S10/0253/FULL</u> IVW Mr J Thorold Formation of access track off Bridge Street Marston Hall, School Lane, Marston, Grantham, NG322HQ</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 23-Mar-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/0256/FULL</u> IVW 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</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 23-Mar-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/1246/HSH</u> NB Mr David Lowe Two storey rear extension The Clock Tower, New Cross Road, Stamford, Lincolnshire, PE9 1QZ</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 22-Dec-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/1260/FULL</u> KJC Mr R Ranshaw Change of use of office building to dwelling Barkston Heath Mushrooms, Heath Lane, Barkston</p>	<p>Informal Hearing</p>	<p><u>Start Date</u> 27-Sep-2010</p> <p><u>Date of H / I</u> 01-Feb-2011</p>	

<p><u>S10/1412/FULL</u> PJM Mr S Bailey Erection of dwelling Spring Croft, Gonerby Road, Grantham, NG31 8HU</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 22-Feb-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/1804/FULL</u> PL Mr James Allen, TJ & KG Allen Retention of agricultural building and change of use to house livestock with additional livestock building and food storage Odd House Farm, Holme Lane, Claypole, Newark, NG23 5AP</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 13-Apr-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/1941/LB</u> IVW 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</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 05-May-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/1946/OUT</u> PWM Mr P Eaton Partial demolition of existing dwelling and outbuildings and erection of four dwellings Land Adjacent To 47 Pond Street, Great Gonerby</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 05-May-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2004/OUT</u> PL Mr & Mrs J Holmes Outline approval for the erection of a single storey dwelling with garage and parking with new vehicular access Land To Rear Of 36, Church Street, Long Bennington, Newark, NG23 5EN</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Mar-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2051/HSH</u> PWM Mr & Mrs I M Crowther Two and three storey side extension to dwelling Castle View, 220, Bridge End Road, Grantham</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 29-Dec-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2068/FULL</u> KJC Mr Gordon Cakebread Application under Section 73 of the Town and Country Planning Act for a shop and associated car park to not comply with Condition 12 of planning permission S10/0179 (requiring the construction of the pedestrian refuge) Land At The Drift, Harlaxton, NG32 1AE</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 19-Jan-2011</p> <p><u>Date of H / I</u> N/A</p>	

<p><u>S10/2141/ADV</u> RV Mr R Edwards, Larkfleet Homes Display of four non-illuminated fascia signs Larkfleet House, Falcon Way, Bourne, Lincolnshire, PE10 0FF</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 17-Feb-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2177/HSH</u> NB Richard Pyne Erection of 1 1/2 storey extension and front porch to Grade II listed building The Barn, Morkery Lane, Castle Bytham, Grantham, NG334SR</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Feb-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2179/LB</u> NB Richard Pyne 1 1/2 storey extension, front porch and internal alterations to listed building The Barn, Morkery Lane, Castle Bytham, Grantham, NG334SR</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Feb-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2185/FULL</u> TF Daltons Solicitors Demolition of existing dwelling and erection of 2 pairs of semi-detached dwellings St Nicholas, Priory Road, Stamford, Lincolnshire, PE9 2EU</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Apr-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2525/FULL</u> PJM Mrs P Rai, PR Property Developments Ltd Erection of 2 dwellings Rear of Highgate, Church Street, Barrowby, Grantham, Lincolnshire, NG32 1BX</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 04-Apr-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S10/2593/FULL</u> PL Mr M Bailey Erection of dwelling R/o 62 & 64 Manthorpe Road, Grantham, NG31 8DN</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Mar-2011</p> <p><u>Date of H / I</u> N/A</p>	

RECENT APPEAL DECISIONS TO THE END OF MAY 2011

There were no appeal decisions for May 2011.