

AGENDA



For a meeting of the
DEVELOPMENT CONTROL COMMITTEE
to be held on
TUESDAY, 15 NOVEMBER 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); Ashberry; Cook; Higgs; Howard; Mrs Kaberry-Brown; Vic Kerr; King; Morgan; Powell; Jacky Smith; Mrs Judy Smith; Stevens; Adam Stokes; Mrs Brenda 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 18TH OCTOBER 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. PLA915 by the Development Management Service Manager.

(Enclosure)

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

MINUTES

DEVELOPMENT CONTROL
COMMITTEE
TUESDAY, 18 OCTOBER 2011



COMMITTEE MEMBERS PRESENT

Councillor Ashberry
Councillor Cook
Councillor Higgs
Councillor Vic Kerr
Councillor King
Councillor Morgan
Councillor Parkin (Chairman)
Councillor Powell

Councillor Bob Sandall
Councillor Jacky Smith
Councillor Mrs Judy Smith
Councillor Stevens
Councillor Adam Stokes
Councillor Mrs Brenda A Sumner
Councillor Wilkins (Vice-Chairman)

OFFICERS

Head of Development and Growth (Mark Williets)
Development Management Service Manager (Pat Reid)
Principal Planning Officers (Kevin Cartwright, Justin Johnson)
Area Planning Officers (Phil Moore)
Committee Support Officer (Malcolm Hall)
Assistant Solicitor (Paul Rushworth)

39. MEMBERSHIP

The committee was notified that a notice under Regulation 13 of the Local Government (Committees and Political Groups) Regulations 1990 had been received, appointing Councillor Bob Sandall in place of Councillor Howard for this meeting only.

40. DECLARATIONS OF INTEREST

Councillor Mrs Brenda Sumner declared a personal and prejudicial interest in

applications JST1 and JST2, as she was a friend of one of the objectors to the application.

Councillor Adam Stokes declared a personal and prejudicial interest in application KJC1, as he had attended an open meeting promoted by the applicants.

Councillor Jacky Smith declared a personal and prejudicial interest in application KJC1, as she had a financial interest in part of the land.

Councillor Morgan declared a personal and prejudicial interest in application PWM1, as she had extensively lobbied against approval of the application.

Councillors Morgan, Cook, Jacky Smith, Mrs Judy Smith and Mrs Brenda Sumner declared a personal interest in applications PWM2 and PWM3, as members of the National Trust (the applicants).

41. MINUTES OF MEETING HELD ON 20TH SEPTEMBER 2011

The minutes of the meeting held on 20 September 2011 were approved as a correct record of decisions taken, subject to a small amendment to minute 33 to indicate that Councillors Ashberry and Morgan stood at the recent elections as Labour and Cooperative candidates, and the interest was not declared as members of the Labour and Cooperative Party.

42. PLANNING MATTERS

Decision:-

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

(1.11pm - Councillor Mrs Brenda Sumner left the meeting, having declared an interest in the next 2 items).

JST1

Application ref:	S11/1210/LB
Description:	Internal alterations to listed building
Location:	4, Barn Hill, Stamford, Lincolnshire, PE9 2AE
Decision:	Approved

Prior to discussion taking place on this application, the Committee Support Officer gave advice in relation to public speaking for the benefit of members (Councillors Bob Sandall and Cook) who had not been present at the meeting on 20 September 2011.

Noting comments from Lincolnshire Heritage Archaeology, English Heritage, the Conservation Officer and Nick Boles MP, objections from Stamford Town Council, Stamford Civic Society and a number of representations from nearby residents, report of site inspection and comments made by members at the meeting.

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

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. Before the works hereby approved are commenced, a Method Statement together with full drawings of proposed service runs shall be submitted to the local planning authority detailing how services associated with en-suites and w.c. in the listed building are to be installed without causing any undue harm to historic fabric. Such Method Statement and drawings as may be agreed in writing shall be strictly adhered to in the installation of services.
3. Any works of re-pointing shall be undertaken using only hand tools and lime mortar to a mix to be agreed in writing with the local planning authority prior to the commencement of such works.

JST2

Application ref:	S11/1209/FULL
Description:	Erection of fence
Location:	4, Barn Hill, Stamford, Lincolnshire, PE9 2AE
Decision:	Approved

Prior to discussion taking place on this application, the Committee Support Officer gave advice in relation to public speaking for the benefit of members (Councillors Bob Sandall and Cook) who had not been present at the meeting on 20 September 2011.

Noting no objection from the Highway Authority, an objection from Stamford Town Council, comments from Lincolnshire Heritage Archaeology, objections from Stamford Civic Society and a number of 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 condition:-

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

(1.16pm – Councillor Mrs Brenda Sumner returned to the meeting).

JST3

Application ref: S11/1346/FULL

Description: Demolition of motel building and erection of four detached dwellings and associated garages and boundary treatment

Location: The Towngate Inn, 3, Towngate East, Market Deeping, Peterborough, PE6 8DP

Decision: Deferred

Noting comments during the public speaking session from:-

Ricardo Rossetti – Agent

together with comments from the Archaeologist, Welland and Deepings Internal Drainage Board and Planning Policy, no objection from the Highway Authority and objections from nearby residents; late information report circulated to members present at the meeting including no objection from Market Deeping Town Council and officer comments in regard to a typographical error in the report, 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 Development Management Service Manager, 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 applicants agreeing to the inclusion of an additional condition regarding noise attenuation and acoustic fencing on the boundary between the site and the adjoining haulage yard, and subject also to appropriate conditions, to include the conditions in the main report.

JST4

Application ref: S11/1362/FULL

Description: Section 73 application for variation of Condition 6 (deletion of french doors) of p/p S10/2119

Location: 48A, East End, Langtoft, Peterborough,
Lincolnshire, PE6 9LP

Decision: Approved

Noting no objection from the Parish Council, comments from the 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any 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.
3. 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 is occupied. The development shall be carried out in accordance with the approved details.
4. Before development commences on site further details relating to the vehicular access to the public highway, including materials, specification of work 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 maintained at all times.
5. Before the dwelling is occupied, the access and turning space shall be completed in accordance with the approved plan, drawing number RR/DA/5012/10B dated 10 September 2010, and retained for that use thereafter.
6. The development shall be constructed with the identified materials, namely stone and Terca Kassandra' multi bricks and Sandtoft Arcadia clay pantiles.
7. The development shall be carried out in accordance with approved drawing no' RR/DA/5012/10B REV B.

8. The openings within the north elevation shall be restricted to a single window measuring no greater than 1.8m wide and 1.05m high only as indicated on drawing no. A/5011/10C dated 15 June 2011. Enlargements to this window or the insertion of other opening/s within this elevation shall be the subject of an application to the Local Planning Authority.

Note(s) to Applicant

1. Prior to the commencement of the development hereby permitted you are advised to contact the Divisional Highways Manager, Lincolnshire County Council (telephone no. 01522 782070) to discuss the proposed works within highway limits.
2. The applicant is advised that a new consent has been issued with the allowance of a single window opening only. Enlargements or the insertion of other windows will require a further planning application.
3. Conditions 3 (boundary treatment) and 4 (highway works) are pre-commencement conditions and need the details approving for these conditions. An application should be made for the approval of details reserved by conditions as a matter of urgency.

(1.50pm – Councillors Adam Stokes and Jacky Smith left the meeting, having declared an interest).

KJC1

Application ref: S11/1501/MJRF

Description: 60 bed residential Nursing and Dementia Home (Class C2) and 72no. extra care apartments (Class C2) with associated car parking and landscaping

Location: Land off Springfield Road, Grantham

Decision: Deferred

Noting comments made during the public speaking session from:-

Andy Marshall – agent

together with comments from the Highway Authority, Planning Policy, Partnerships Projects Manager (Affordable Housing), Anglian Water, Environmental Protection (Noise), Natural England, Environmental Protection (Contaminated Land), Community Leisure Officer (Open Space), Environment Agency and Arboricultural Consultant, an objection from a nearby resident, and submissions in support from the applicants and a note of proposed Section 106 Heads of Terms; late information report circulated to members at the meeting including further comments from the Highway Authority in regard to the Section

106 agreement for proposed highway improvements, comments from the applicants in response, including correspondence from the County Council Strategic Development Adult Care section and officer comments thereon in relation to a reduced Section 106 amount of £25,000, report of site inspection from the previous meeting and comments made by members at the meeting.

It was proposed, seconded and agreed that the application be deferred for determination by the Development Management Service Manager, after consultation with the Chairman or Vice Chairman, subject to the summary of reasons referred to in the case officer's report, subject to the satisfactory completion of a Section 106 agreement in relation to the developer contribution (reduced quote) of £25,000 towards local bus services, subject to an additional condition requiring all windows/balconies overlooking Huntingtower Road to be in opaque glass up to a height of 2 metres from floor level, and subject also to appropriate conditions, to include the conditions in the main report.

(2.32pm – Councillors Jacky Smith and Adam Stokes returned to the meeting).

PWM1

Application ref:	S11/2065/FULL
Description:	Residential development - 8 dwellings (including demolition of former hotel)
Location:	Shirley Croft Hotel, Harrowby Road, Grantham, NG31 9EA
Decision:	Deferred

(Councillor Morgan spoke in accordance with the provisions in the Constitution, and, having declared a personal and prejudicial interest, left the meeting at 2.53pm).

Noting comments during the public speaking session from:-

Jim Smith – objecting
Mrs Brosnan - objecting
Mrs Myers – objecting
Mike Sibthorp – Agent

together with comments from the Highway Authority and SKDC Arboriculturist, and an objection from a nearby resident; late information report circulated to members present at the meeting including further comments from consultees, no objection from the Highway Authority and comments from the Community Archaeologist, Upper Witham Internal Drainage Board and Grantham Civic Trust, no objection from the Arboriculturist and detailed comments from the SKDC Principal Conservation Officer in regard to the historic merits of the

Shirley Croft building and the likelihood of it gaining listing status as well as the potential implications of issuing a building preservation notice (also circulated by email to members), an objection from Councillor Morgan, further representations from members of the public, including a petition with 12 signatures, letters in support of the application and officer comments on the information received and issues raised, including an amended summary of reasons and an amended schedule of suggested conditions, report of site inspection and comments made by members at the meeting.

It was proposed and seconded that the application be approved. Following further discussion, an amendment was proposed and seconded that the application be approved subject to an amended plan showing single storey properties facing Croft Drive and in the south eastern corner of the site. The proposition to approve was withdrawn, and the proposition to defer for approval by the Chairman or Vice Chairman subject to the submission of an amended plan was then put and agreed, and the application was therefore deferred for determination by the Development Management Service Manager, after consultation with the Chairman or Vice Chairman, subject to the submission of a satisfactory amended plan showing single storey development fronting Croft Drive and in the south east corner of the site, and subject to the summary of reason and the schedule of conditions included within the late report.

(The meeting adjourned from 3.38pm to 3.58pm).

(The Chairman did not return to the meeting on its resumption, and the Vice Chairman, Councillor Wilkins, was in the Chair for the remainder of the meeting).

PWM2

Application ref:	S11/2027/LB
Description:	Conversion and extension of storage buildings to form childrens indoor play area and cafe including associated wc and plant room
Location:	The Ride, Belton House, Belton, Grantham, NG32 2LS
Decision:	Approved

Noting comments during the public speaking session from:-

Alexander Gordon – applicant

together with comments from the Community Archaeologist, England Heritage and the SKDC Conservation Officer, 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 works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
2. No works shall take place until samples of the materials (bricks, fibre cement roof covering, stone for lintels/cills, painted timber cladding) 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. The works shall be carried out in accordance with the approved details.
3. No works shall take place until full details of external joinery works (all proposed doors and windows), including 1:20 scale sample elevations and cross sections (1:1 - 1:5 scale) to show cills, lintols, frames, glazing bars etc.the have been submitted to and approved by the Local Planning Authority. The works shall be implemented in strict accordance with the agreed details and maintained as such thereafter.
4. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

BE/M/D/06 - Areas of Potential Archaeology
BE/M/D/07 - Proposed Layout
BE/M/D/08 - Proposed Roof Layout
BE/M/D/09 - Elevations 1 & 2 - Proposed
BE/M/D/10 - Elevations 3 & 4 - Proposed
BE/M/D/11 - Internal Elevations - Proposed
A-179-55B - Proposed Plan & Elevations
02A - Proposed Roof Covering, Insulation & Acoustic Absorption
110410-01 - Proposed Remedial Roof Details
1:500 Block Plan

PWM3

Application ref:	S11/2026/FULL
Description:	Conversion and extension of storage buildings to form childrens indoor play area and cafe including associated wc and plant room
Location:	The Ride, Belton House, Belton, Grantham, NG32 2LS
Decision:	Approved

Noting comments made during the public speaking session from:-

Alexander Gordon – applicant

together with comments from the Community Archaeologist, English Heritage, Lincolnshire Wildlife Trust and SKDC Conservation Officer, no objection from the Highway Authority, report of site inspection and comments made by members at the meeting.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials (bricks, fibre cement roof covering, stone for lintels/cills, painted timber cladding) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
3. No development shall take place until full details of external joinery works (all proposed doors and windows), including 1:20 scale sample elevations and cross sections (1:1 - 1:5 scale) to show cills, lintols, frames, glazing bars etc.the have been submitted to and approved by the Local Planning Authority. The development 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 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.
5. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

BE/M/D/06 - Areas of Potential Archaeology
BE/M/D/07 - Proposed Layout
BE/M/D/08 - Proposed Roof Layout
BE/M/D/09 - Elevations 1 & 2 - Proposed
BE/M/D/10 - Elevations 3 & 4 - Proposed
BE/M/D/11 - Internal Elevations - Proposed
A-179-55B - Proposed Plan & Elevations
02A - Proposed Roof Covering, Insulation & Acoustic Absorption
110410-01 - Proposed Remedial Roof Details
1:500 Block Plan

Note(s) to Applicant

1. You are advised to inform any contractors involved in the building works of all relevant protected species legislation and in particular the protected status of bats and their roost sites. Work should proceed carefully and care should be taken to ensure that bats are not killed or injured. Should any bats be found, work should cease and the advice of Natural England sought.

JJ1

Application ref: S11/1372/FULL

Description: Plot substitution (46 & 1-3) of permission S07/1323 and erection of dwelling

Location: Wherry & Sons Ltd, South Road, Bourne, Lincolnshire, PE10 9LU

Decision: Deferred

Noting no objection from the Highway Authority, Environment Agency, Bourne Town Council, LCC Childrens Services, NHS Trust, Leisure Services, Planning Policy, Lincolnshire Wildlife Trust and Natural England, 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 Development Management Service Manager, 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 order to link the development in to the contributions required under S07/1323, subject to appropriate conditions as listed in the report, 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 within the 6 week period, and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman or Vice Chairman, there are no

extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be an unacceptable development acceptable have not been forthcoming.

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

JJ2

Application ref: S11/1374/MJRF

Description: Residential development (46 dwellings)

Location: Wherry's Yard, South Road, Bourne, Lincolnshire, PE10 9LU

Decision: Refused

Noting comments made during the public speaking session from:-

Trevor Holmes – objecting

together with comments from the Partnerships and Projects Officer, Highway Authority, LCC Children's Services, NHS Trust, Leisure Services and Planning Policy, objections from Bourne Town Council and no objection from the Environment Agency or Lincolnshire Police, comments from the Consultant Arboriculturist, Lincolnshire Wildlife Trust and Natural England and no objection from Anglian Water together with comments from a local resident and a note of the Section 106 Heads of Terms; late information report circulated to members at the meeting including a note of amended plans and no objection from the Highway Authority subject to conditions, and officer comments thereon, report of site inspection and comments made by members at the meeting.

It was proposed and seconded that the application be refused as being contrary to the core strategy. The Committee Support Officer and Assistant Solicitor gave advice in relation to procedure where it was intended to resolve contrary to the officer recommendation. The Head of Development and Growth advised that he considered that the committee could make a decision at this meeting without further deferral, based on the above reason. The proposition to refuse was then put to the vote and carried, and the application was refused for the following reason:-

1. Acceptance of the proposal would be contrary to the requirements of policy H1 of the adopted South Kesteven Core Strategy 2010 which states amongst other things that development in Bourne will be restricted to that already committed via planning approval at the date of the

adoption of the Core Strategy 2010. It is considered that there is already a significant level of housing supply in Bourne in particular on the Elsea Park development located to the south of the town which still has provision for in excess of 1000 dwellings during the plan period.

JJ3

Application ref: S11/0830/MJRO
Description: Outline application for residential development
Location: Land at, Beaufort Drive, Bourne
Decision: Refused

Noting comments made during the public speaking session from:-

Trevor Holmes – objecting
Glenda Ayliff – objecting
Christine Swann – objecting
Mr B Kendall – objecting
Mike Sibthorp – Agent

together with objections from Planning Policy and Bourne Town Council, comments from the NHS, Leisure Officer, Property and Facilities Officer, Highway Authority, Heritage Lincolnshire, LCC Childrens Services and Partnerships and Projects Officer, no objections from Natural England or the Lincolnshire Wildlife Trust and a number of objections from nearby residents; late information report circulated to members at the meeting in relation to an additional letter of objection from a local resident, report of site inspection and 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 the application be refused, but for reason 1 only, on the grounds that reasons 2 and 3 detracted from reason 1. On being put to the vote, the amendment was lost. The proposition was then put to the vote and carried, and the application was therefore refused for the following reasons:-

1. This is an outline application for the erection of 20 dwellings on a greenfield site which would constitute an unwarranted extension of the existing built framework of Bourne into the surrounding countryside. Acceptance of the proposal would therefore be contrary to the requirements of policy H1 of the adopted South Kesteven Core Strategy 2010 which states amongst other things that development in Bourne will be restricted to that already committed via planning approval at the date of the adoption of the Core Strategy. It is considered that there is already a significant level of housing supply in Bourne in particular on the Elsea

Park development located to the south of the town which still has provision for in excess of 1000 dwellings during the plan period.

2. It is considered that the site offers the potential for archaeological remains to be encountered during the development and no details have been submitted to confirm that satisfactory allowance would be made for an archaeological investigation to be undertaken. It is considered necessary for pre-determination trial trenching to be undertaken in order for the full impacts of the development on the archaeological heritage assets to be assessed. In view of the lack of such an investigation it is considered that acceptance of the application would be contrary to the requirements of national policy contained in PPS5 and policy EN1 of the adopted South Kesteven Core Strategy 2010.
3. The proposed development has the potential to result in a significant increase in vehicle movements in the area and on adjoining roads. A detailed Transport Statement would be required along with traffic counts and junction details, in particular with the A15 North Road in order to fully assess the potential highways implications of the development. In view of the absence of a Traffic Statement it is considered that the full impacts of the development cannot be assessed and acceptance of the proposal would therefore be contrary to National Planning Policy PPG13 and policy SP3 of the South Kesteven Core Strategy 2010.

JJ4

Application ref:	S11/0836/FULL
Description:	Change of Use of land to form allotments
Location:	Land at, Beaufort Drive, Bourne
Decision:	Refused

Noting comments from Planning Policy, the Highway Authority and Heritage Lincolnshire, no objection from the Leisure Officer and Lincolnshire Wildlife Trust and objections from Bourne Town Council and local residents, late information report circulated to members at the meeting including a note of an additional letter of objection from a local resident, report of site inspection and 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 the application be refused for the reasons stated in the report but in addition for reasons of inadequate parking and unsuitable land. The original proposition was withdrawn, and on being put to the vote the amended proposition was agreed and the application was refused for the following reasons:-

1. The proposed development has the potential to result in a significant increase in vehicle movements in the area and on adjoining roads. A detailed Transport Statement would be required along with traffic counts and junction details, in particular with the A15 North Road in order to fully assess the potential highways implications of the development. In view of the absence of a Traffic Statement it is considered that the full impacts of the development cannot be assessed. Furthermore it is considered that the limited amount of off-street parking will result in indiscriminate parking along Beaufort Drive which would be detrimental to highway safety. Acceptance of the proposal would therefore be contrary to National Planning Policy PPG13 and policy SP3 of the South Kesteven Core Strategy 2010
2. Acceptance of the proposed development would result in the creation of 40 allotments in an area which is designated as Grade 5 (very poor) agricultural land under the Agricultural Land Classification. It is therefore considered that the land which has heavy clay soil would be unsuitable for the proposed use.

(5.52pm – Councillor Bob Sandall left the meeting).

43. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Management Service Manager submitted his report PLA913 listing details of applications not determined within the 8 week time period. Also submitted was a list of applications dealt with under delegated powers and a planning appeals update/summary including copies of appeal decisions, as at the end of September 2011.

44. PLANNING APPEAL - LAND NORTH OF GRANTHAM - SECTION 106 PLANNING OBLIGATION AGREEMENT

Decision:-

That the Head of Development and Growth be authorised to conclude the Section 106 Planning Obligation Agreement in regard to the planning appeal for land North of Grantham (Manthorpe) as now reported to the committee, in consultation with the Chairman and Vice Chairman.

The Chairman reminded members that the above application had been refused by the Development Control Committee in January 2011 and was now subject to an appeal which was to be heard at an Inquiry in November. A report had been circulated to members present at the meeting in regard to the planning appeal, and specifically with respect to the need for the completion of a Section 106 Planning Obligation Agreement.

The Head of Development and Growth explained that as part of the appeal process, it was necessary for the planning authority to seek to agree with the applicants a set of planning conditions and a Section 106 Planning Obligation Agreement, in the event that the appeal was allowed by the Secretary of State. He emphasised that this process in no way prejudiced the outcome of the appeal and did not mean that the council in any way considered that any of the reasons for refusal no longer applied. In referring to the report, he explained that in this case the Section 106 Agreement was still being negotiated with the applicants in the context of the appeal. However, it was the appeal that set the timetable for the completion of the agreement and that, together with the numerous parties involved, was the reason why the general heads of terms were being presented to the committee for consideration relatively close to the start of the appeal. As the appeal commenced on 2nd November this meeting was the last opportunity for such matters to be considered by members.

The Council's consultant administering the appeal then went through the report which had been circulated in some detail, emphasising again matters raised by the Head of Development and Growth in regard to the timetable and the reasons why this Section 106 Agreement was required. He took members through the principal obligations/covenants/contributions proposed to be included in the Section 106 agreement in some detail.

In conclusion he said that the Section 106 Agreement for the appeal site, put forward on behalf of the Council, included all the requirements of policy, and would, if the appeal were to be allowed by the Secretary of State, represent a comprehensive mitigation of the adverse impacts of the development on the environment and the community. In addition there would be a full range of planning conditions attached to the permission, and the quality of the development and its impact would be controlled through reserved matters applications, a masterplan and other relevant documents.

After a lengthy discussion, during which the consultant answered questions from members in regard to detailed aspects of the report, it was proposed and seconded that the Head of Development and Growth be delegated to conclude the Section 106 Agreement with the Chairman and Vice Chairman, as now reported. On being put to the vote the proposition was carried.

45. CLOSE OF MEETING

The meeting closed at 6.37pm.

Agenda Item 5

COMMITTEE: 15 NOVEMBER 2011

NO	PAGE	PROPOSAL AND LOCATION	REC	
KJC1	11/1667	1	Approval of details required by Conditions 3 (master plan/ design code), 4 (school, community facilities), 5 (phasing plan) and 10 (landscaping) of S08/1231 Poplar Farm, Barrowby Road, Grantham NG31 8AF	AC
JJ1	11/1950	25	Change of Use from B1 light industrial to car sales/ showroom, Unit L, Bentley Court, Blenheim Way, Market Deeping PE6 8LD	R
PJM1	11/2432	32	Application under Section 73 of the Town and Country Planning Act for a McDonalds Restaurant without complying with Condition 1 of S07/1308 (opening hours), McDonalds Restaurant, Bridge End Road, Grantham	AC
LDPP1	11/1931	36	Five dwellings with associated accesses including demolition of existing dwelling, Land adjacent The Laurels, Bottom Street, Allington NG32 2DT	R
SP1	11/2365	42	Installation of solar panels on southern elevation of roof, Corn Exchange, Abbey Road, Bourne	AC
SP2	11/2366	46	Installation of solar panels on south elevation of roof, Bourne Leisure Centre, Queens Road, Bourne PE10 9DX	AC
SP3	11/1367	50	Installation of solar panels on south elevation of roof, Stamford Leisure Centre, Drift Road, Stamford PE9 1XA	AC
SP4	11/2368	54	Installation of solar panels on south-west elevation of roof, Grantham Meres Leisure Centre, Trent Road, Grantham NG31 7XG	AC

**Development Control Committee
15 November 2011**

KJC1 S11/1667/DC

Target Decision Date: 09-Sep-2011

Applicant	Mr Andrew Russell-Wilks, Ancer Spa (Midlands) Ltd Royal Oak Business Centre, 4, Lanchester Way, Royal Oak Industrial Estate, Daventry, Northants, NN11 8NH
Agent	Mr Andrew Russell-Wilks, Ancer Spa (Midlands) Ltd Royal Oak Business Centre, 4, Lancaster Way, Daventry, Northants, NG11 8PH
Proposal	Approval of details required by Conditions 3 (master plan/design code), 4 (school, community facilities), 5 (phasing plan) & 10 (landscaping) of S08/1231
Location	Poplar Farm, Barrowby Road, Grantham, NG31 8AF
App Type	Discharge of Condition(s)
<u>Parish(es)</u>	Grantham Great Gonerby

REPORT

Application Category

This application is a submission of details in relation to conditions 3, 4, 5, 10 of Outline Planning Permission S08/1231. The conditions relate to master plan, phasing, school and community facilities and landscaping.

Reason for Referral to Committee

The application has been referred to committee as it relates to a submission of details in relation to a major planning application and was previously debated at committee.

The Proposal

The submitted details relate to application site known as Poplar Farm, Barrowby Road, Grantham.

The applicant's executive summary describes the development:

"The outline planning application envisages:

Circa 1800 homes, local retail and community centre, primary school, green infrastructure of sports pitched, open space, rights of way and Sustainable Urban Drainage and a vehicular access from the A52 (Barrowby Road) and across a new railway bridge to the Pennine Way to the north.

The Design Code will inform the reserved matters applications (the detailed design). The Design Code is to be approved by South Kesteven District Council before the development of the site can begin”.

Condition 3 of outline planning permission S08/1231 requires the submission of an illustrative master plan and design codes for the development.

Condition 4 requires details of the areas of land to be allocated for the school, community facilities, retail and health uses plus the primary road.

Condition 5 requires details of the phasing of the development to be submitted.

Condition 10 requires details of the strategic landscaping, including details of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection.

The Application Site and its Surroundings

The description of the application site and surroundings is taken from the outline planning permission committee report in full below:

The site extends to 68.1 hectares and lies on the western side of Grantham. The valley slopes of the Witham generally have an easterly aspect and fall back towards the town. The site landscape is under farmland use yet its immediate environs are dominated by a combination of the local topography and the surrounding settlement.

The site occupies land that varies between below 60 m Above Ordnance Datum (AOD) in the east of the site and 95 m AOD on the western boundary. The valley slopes continue to rise beyond the site boundary to the west to a high point (over 110 m (AOD)) at Stubbock Hill, approximately 600 m to the west of the site. The eastern half of the site generally slopes more gradually and is also enclosed by rising land beyond the site to the north (including a rail line on embankment) and south. Two minor valleys exist within the site and form relatively shallow depressions in the slopes leading up towards the western site boundary. These minor valleys fall towards and intersect in the centre of the site with the southerly one of the two including a minor watercourse/ wet ditch. These relatively subtle variations in the rising slopes create a more rolling landform yet still maintain a general aspect towards the east and north east and Grantham.

The site forms a triangular area of land that extends in towards the centre of Grantham and up to the rail crossing of the A52, alongside the Asda roundabout. Beyond the farmland that is under arable production, the site also includes existing allotments, an area of unmanaged grassland and an existing balancing pond (dry) on the lower lying land in the east.

The Grantham - Nottingham rail line passes around the northern and eastern perimeter of the site, from deep cutting in the north west corner (where it passes into Gonerby Tunnel) to being on embankment around the lower lying eastern edge of the site. The settlement at Great Gonerby to the north of the site lies at around 90 - 110 m AOD; at Gonerby Hill Foot to the north at around 60 - 95 m AOD of the site and the A52.

To the south, the site rises up towards the A52 (Barrowby Road), at 55 - 95m AOD, and existing residential development. This include a relatively recently constructed housing area between the site boundary and the A52. This housing is relatively open to the site. A Public House (The Muddle Go Nowhere) is also located on the edge of the site and alongside the A52.

The site does not contain a significant number of trees. In fact, the absence of matures trees across the site and within the hedgerows is apparent and contributes to the open character of the site. Where trees are present these are around the perimeter of the site or within the immediately surrounding context, beyond the site boundary.

Relevant Site History

SK35/0253/88: Outline – residential development, neighbourhood centre, health and education facilities, public open space, roads and other facilities. Approved 12/3/1990.

SK35/0777/88: Outline – residential. Approved 12/3/1990.

SK0986/90: Reserved Matters – residential. Approved 20/11/1990

SK94/0347: Outline – development without complying with Condition 1 of SK35/0777/88. Approved 10/5/1994.

S99/1248: Outline – Residential development. Withdrawn 26/6/2003.

S02/0154: Outline – Residential, Local centre, School, POS, Roads and Bridge. Withdrawn 15/10/2007.

S08/1231: Outline planning permission granted on 23rd June 2011. Conditions 3,4,5 and 10 are the subject of this submission of details.

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development

PPS3: Housing

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPS5: Planning for the Historic Environment

PPG17: Planning for Open Spaces, Sport and Recreation

PPS25: Development and Flood Risk

Regional Spatial Strategy

Policy 2: Promoting better Design
Policy 13: Regional Housing Provision
Policy 14: Regional Priorities for Affordable Housing
Policy 29: Priorities for Enhancing the Region's Biodiversity
Policy 42: A Regional Approach to Water Resources and Water Quality
Policy 35: A Regional Approach to managing Flood Risk
Policy 37: Regional Priorities for Waste Management
Policy 38: Regional priorities for Energy Reduction and Efficiency
Policy 44: A regional Approach to Traffic Growth Reduction
Policy 45: A Regional Approach to Behavioural Change
Policy 47: Regional Car Parking Standards

South Kesteven Core Strategy

SP1 – Spatial Strategy
SP3 – Sustainable Integrated Transport
EN1 – Protection and Enhancement of the Character of the District
EN2 – Reducing the Risk of Flooding
EN4 – Sustainable Construction and Design
H1- Residential Development

Grantham Area Action Plan

Policy H2A

Other Documents

Landscape Character Assessment (2007)
Belton House and Park Setting Study and Policy Development (2010)
Grantham Townscape Character Assessment (2011)
Green Infrastructure Strategy (2009)

Representations Received

Lincolnshire County Council Children's Services

I am pleased to see the school site is identified adjoining the site boundary and is contained within phase one of the development.

(Officer Comment – the amended location of the school/community facilities would move them to phase 3).

This allows LCC to plan delivery of the school at an appropriate time, subject to the availability of funding as agreed in the signed Section 106 agreement. The proximity of the border looks ideal for possible future growth.

We trust the school site will be made appropriate for use as a school and handed over in a serviced, drained and level condition.

NHS Primary Care Trust

Noted. I trust this application does not affect the S106 application.

Planning Policy

The Poplar Farm application site forms the eastern part of the Northwest Quadrant which is designated under Core Strategy Policy H2A as the location for a Sustainable Urban Extension to Grantham.

Under Policy H2A the detailed site boundaries and broad distribution of land uses are to be defined through the Grantham Area Action Plan (GAAP). Policy NWQ1 (Developing Sustainable Neighbourhoods) in the Submission GAAP sets out more detailed parameters for the development of the Northwest Quadrant and the information submitted with this application is broadly in compliance with Policy NWQ1 and the illustrative broad distribution of land uses set out in the GAAP.

Policy H2A also indicates a need for the site to complete the Pennine Way link Road, as well as providing a range of community facilities such as a primary school, medical centre, local shops and formal and informal open space. These items are all set out in the illustrative masterplan and Design Code, and are therefore compliant with the adopted Core Strategy and emerging GAAP policies.

The application site falls within the defined extent of the setting of Belton House and Park as set out in the Belton House and Park Setting Study (2010). The principle of the development of the application site has already been established through the adopted Core Strategy and the identification of the wider Northwest Quadrant as an urban extension. However, there is a need for it to be demonstrated how the details of the proposed development have considered any impact on the setting of Belton House and Park in terms of the scale, design, landscaping and materials.

Network Rail

Thank you for your letter of providing Network Rail with an opportunity to comment on the abovementioned application.

In relation to the above application I can confirm that Network Rail have no further comments to make on the additional information supplied for the above application other than those returned in response to the original application as detailed in the attachment which still apply. We would reiterate the requirement in relation to the bridge for the applicant to obtain an easement and detailed design agreement from Network Rail.

Crime Prevention Design Advisor

Thank you for the opportunity to comment on this application. I have studied the said plans and can state that in the interests of crime reduction and crime safety I have no comments to make.

Gonerby Parish Council

Gonerby Parish Council do not wish to make any objections to the above application.

Upper Witham Internal Drainage Board

Design Code 2 and 3 provide aspects of property type. The type of property is not for the Board to make comment, however the site has a proposed infrastructure of open watercourses and/or swales. The future maintenance of such routes will require the use of excavators and possibly tractors and flails. When the detailed plans are submitted sufficient space must be provided to allow the plant to work safely to maintain these features, minimising risk to people and traffic. This is particularly important where emphasis is being placed on pedestrians and cyclists.

It is recommended that maintenance strips alongside storage lagoons and watercourses are not formally shared with foot, cycle, or mechanical transport traffic to minimise the danger of accidents.

Design Code 5 makes no mention of the maintenance “lanes” or sections. Design Code 6 suggests a 3 metre wide on either side of the carriageway to allow grass, tree etc planting. Within the maintenance corridors the gap should be a minimum of 5 metres with no trees or substantial shrub planting to allow access for plant.

Section 10, Landscape; appears to give a bold statement that includes areas of biodiversity, however there must be a minimum gap of 5 metres between the bank top of any “linear water feature” and any hedgerow or tree to allow plant to undertake proper maintenance. The watercourse within the “Central park” area Design Code 29 towards the southern gateway is Running Furrows, a watercourse scheduled by the Board and therefore subject to its Byelaws. Fencing should be positioned at such locations and be of such a style that maintenance works are not inhibited.

The same 5 metre maintenance strip may need to be incorporated within any Greenway (Design Code 25) adjacent to any “linear water feature”.

In addition, the Board will require an access route to the watercourse under its control. This route must be able to accommodate a low loader access for plant, sufficient room to allow safe and simple turning and the ability to drop off and pick up plant which in turn must have easy access to the watercourse side.

To summarise, the Board will require conditions relating to the following:-

A strip of land 6 metres wide adjacent to the top of both banks of all watercourses on Site should be kept clear of all new buildings and structures (including gates, walls, fences and trees) unless agreed otherwise in writing with the Local Planning Authority in consultation

with the Board. Ground levels must not be raised within this area. Access arrangements should be agreed with the Internal Drainage Board.

Reason: To maintain access to the watercourse for maintenance or improvements.

No development, including building, filling, tree planting, or any other permanent obstruction, should be located over, or within 6 metres measured from either outside edge of the pipe forming a culverted watercourse. Consideration should be given to the construction of access chambers on the line of the culvert.

Reason: To ensure that access to the culvert is available for maintenance and prevent damage to the culvert.

A permanent undeveloped strip should be made available across the Site, of sufficient width and location to allow plant to cross the site safely to the watercourse to allow future maintenance works to be undertaken. Access arrangements should be agreed with the Local Planning Authority in consultation with the Internal Drainage Board.

Reason: To allow access to the watercourse for maintenance purposes.

There should be no storage of any materials including soil within that part of the Site liable to flood or adjacent to the bank top of the watercourse.

Reason: To ensure that there will be no increased risk of flooding to other land/properties due to the impedance of flood flows and/or reduction of flood storage capacity, and that there will be no risk of the watercourse becoming blocked by debris from the stockpiles or bank slipping due to increased loading of the bank top.

No development shall take place until there has been submitted and approved in writing by the Local Planning Authority in consultation with the Internal Drainage Board a detailed landscaping scheme which shall illustrate the number, species, height and position of trees and shrubs adjacent to the watercourse

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species within the site and that suitable access arrangements have been made for the future maintenance of the watercourse.

Opportunities should be provided for wildlife habitat enhancement through enlargement and/or appropriate management of existing habitats and through creation of new habitats.

The flood storage area should be designed to be inundated several times year and if possible sited in a location which already supports damp grassland. Damage to existing habitats of conversation value should be avoided when constructing the storage retention facility (e.g. embankments and outlet structure).

The Board wishes to make the following comments which should be included as INFORMATIVES with any Consent granted :-

The proposed development is within the Board's area and is adjacent to the Running Furrows Drain, which at this location, is maintained by the Board under permissive powers

within the Land Drainage Act. 1991. However, the responsibility for maintenance of the watercourse and its banks rests ultimately with the riparian owner

Under the terms of the Land Drainage Act. 1991 and the Board's Byelaws, the prior written consent of the Board is required for any proposed works or structures in, under, over or within 6 metres of the top of the bank of any watercourse.

Any new outfall to a watercourse requires the prior written consent of the Board under the terms of the Land Drainage Act. 1991 and should be constructed to the satisfaction of the Board.

The culverting of an ordinary watercourse does not change the definition of the watercourse to that of a sewer and consequently the responsibility for maintenance of the culvert rests with the riparian owner or owners.

Outside of the Board's District the Consent of the Environment Agency may be necessary.

The Board's comments have been made following receipt of information through the planning process. The Board would wish to be re-consulted should the details of the application change, more details become available and/or when future applications are submitted for this site.

(Officer Comment - The majority of these comments relate to drainage conditions 17, 22 and 33 of S08/1231 which is not the subject of this application).

Local Highway Authority

Any comments will be reported in the late background paper or verbally at committee.

Representations as a result of publicity

1. We are against houses being built with no infrastructure.
2. A further 1800 houses could be built without commitment to the bridge being built over the railway line to relieve the traffic on Barrowby Road.
3. Any cycle path will lead to nowhere as cyclists are asked to dismount as the footpath narrows at the bridge.
4. Why would a school be built when there are three schools nearby that have been undersubscribed for a number of years.
5. Does the town have the facilities?
6. Traffic congestion is already a problem.
7. The bridge over the railway needs to be constructed before any further homes are constructed.
8. SKDC has a duty to protect open spaces which they are not protecting by allowing Poplar Farm.
9. The site floods regularly.
10. Concerned exactly would be built opposite our home.
11. The school/health centre moved from parcel D to parcels C and B2 which moves it from phase 1 to phase 3. It would be better located in Parcel F2 or H where its development would also be moved back to phase 2.

12. The indicative phase 1 does not include the south-east gateway footpath. Any approval of this design code could be taken as agreement for this essential aspect of the development to be dealt with in a later phase.
13. Phase 1 is large and would take many years to complete.
14. Construction work will cause major disruption to existing properties.
15. The link road would be constructed in phase 2 and 3 meaning that it would be a number of years before it is completed.
16. No parking provision is included for the playing fields and sport pitches.
17. The southern gateway would provide a much needed pedestrian and cyclist route into town. This should be completed as phase 1.
18. The location of the school is shown in two locations on the plans. One location is in phase 1. One location is phase 3.
19. There is a property proposed directly behind my garage and extending over a large proportion of my short back garden.
20. The proposals do not show any detail our side of the development. (Gonerby Hill Foot). There are no details of the road alterations/traffic calming, junction improvements.
21. No pedestrian/cycle ways shown within design code 5 – Indicative street pattern.
22. There should be more landscaping to encourage biodiversity.
23. There is limited access to the wetland park which is poor.
24. There should be more opportunity for biodiversity design and an indication of pedestrian and cycle ways to be provided.
25. Health and safety concerns if a footpath is placed adjacent to his property which is bounded by a number of elderly trees.(falling branches etc.).
26. Concern that the Poplar Farm site continues to be worked up in isolation from the rest of the North West Quadrant Urban Extension.
27. The submitted Design code relates to the Poplar Farm Development only and is not binding on the adjacent land to the west.
28. No land use budget has been provided.
29. The major part of the site abutting the land to the west is earmarked for phase 3. This includes the primary school. This phasing will thwart the ability of school aged children from the adjacent site to the west to access the primary school by primary school on foot or cycle.
30. There is no connectivity/link between the two retail areas and the master plan should be amended accordingly.
31. As the proposed local centre and community hub are the only such facilities in the North West Quadrant it is essential that there is good quality and convenient access for all residents on the land to the west.
32. The illustrative master plan shows three directional arrows to the land to the west, whereas the Movement Pattern shows only two. One of these connections being an urban lane (shared surface streets) which will be clearly unsuitable to provide the requisite connectivity and may not be suitable for large numbers of cyclists and pedestrians.
33. There should be provision for a bus stop in the central part of the community hub which is currently only served by secondary and side streets which it is reasonable to assume would be unsuitable for public transport.
34. The drainage details are dated November 2008 and appear to be the same as those considered as part of the outline planning permission. As such it would seem that the submitted details do not satisfy the relevant conditions of the outline permission.

35. The submitted design code does not meet the requirements of policy H2A in full. It fails to deliver links and connectivity to adjacent land.
36. The key north/south linkage route (the completion of the Pennine Way) will not be delivered until phase 2 is complete. This will mean a significant number of dwellings will be coming forward without the necessary connections.
37. More fundamentally, the site as a whole has poor links to the town centre and the important B1174 (Gonerby Road) route is very weak resulting in poor levels of connectivity that detracts from the sustainability and desirability of the development as a whole, contrary to the adopted development plan. Our clients land is an opportunity to improve these links and provide a key pedestrian and cycle link along Maltings Lane to Gonerby Road.
38. There is no discussion of the Setting Study in the submission.
39. The setting study provides a clear steer as to the importance of developing mitigation to minimise the impacts on the visual setting of Belton Park. There is neither reference to the setting study, nor has evidence been taken into account in the material submitted.
40. As such there is no analysis of views out of the site and the inter visibility between heritage assets and the site. In the absence of wider analysis, no evidence of key design drivers for the revised masterplan, no mitigation measures are evident either in building form and landscape strategy.
41. Adverse impacts on the setting of Belton Park and Bellmount Tower therefore remain. As such the present application is seriously deficient and flawed.

A number of representations have been made that are unrelated to this submission of detail application(s) and relate to matters that would be considered in the submission of reserved matters/detailed phase and as such have not been included in this report.

Applicants Submission

The applicant has submitted additional information to address the concerns raised by objectors. A summary of the points of the additional information are listed below:

“As a general point on most of the representations made consultees do not appear to have realised that much more detail will be submitted for clearance in due course as individual phases come forward for development. There appears to be an expectation from consultees that all the detailed designs and specifications would come through at this early point in time, clearly not what the planning conditions, when read in totality, envisage”.

The master plan and design code does indeed take into account the advice in the Belton House and Park Setting Study. It is remiss of us not to have referred to it directly in our application. For sake of good order we confirm that this study was taken into account along with the Grantham Townscape Character Assessment, the Grantham Movement Strategy, Green Infrastructure Strategy and the Landscape Character Study.

We believe that many of the points raised refer to the wider North West Quadrant development area and not specifically the Poplar Farm development which is only part of the Quadrant and occupies the lower land to the east.

Poplar Farm does not include any Element 3- Areas Visible from Key Approaches.

The Poplar Farm Site would not feature as a 'prominently as a skyline element' as the topography plan from our original Environmental Statement clearly demonstrates that higher land exists to the west, north and south of the site.

It is accepted that some parts of the Poplar Farm site would be visible from Bellmount Tower. It however sits below the skyline and the existing visible trees and development lie beyond the site in this view.

The Poplar Farm site occupies a distant position in the view that includes existing settlement to the majority of its boundaries. It occupies a developed context in this part of the view and lies approximately 4.6-5.7 km from Bellmount Tower.

One of the Belton House Study quotes refers to Poplar Farm being considered as an area with a sensitive range of low to high in the published SKDC Landscape Character Assessment. It should however be noted that an area of medium sensitivity exists to the west of the Poplar Farm site and beyond this is an area of high sensitivity. There is some confusion between Poplar Farm and the wider North West Quadrant.

We have fully reviewed the Belton House Study and consider that the Poplar Farm proposals as currently defined and proposed (and detailed in the Design and Access Statement, addendum and Design Code) fully address the relevant issues sensitivity and principles described in the document. Whilst acknowledging that parts of the site and future development would be technically visible from limited parts of the registered park the proposals as defined would not have any significant impact upon views from within Belton House and Park or upon its setting.

Officer Evaluation

Master Plan and Design Code

It is considered that the submitted design code is compliant with the approved Design and Access Statement (DAS) and the amended Design and Access Statement (ADAS).

Concern has been raised in relation to the master plan/design code in relation to the Belton House and Park setting study. Whilst there is no reference to the study in the submitted information, supplementary information provided by the applicant indicates that impact on the setting of Belton House and Park has been taken into account.

The setting study identifies the sensitivity of areas beyond the boundary of Belton House and Park in terms of the potential effects on key views and relationships.

The application site Poplar Farm (which forms part of the larger north west quadrant urban extension) falls predominantly within Element 1 which is land that is visible from Belton House Roof, Bellmount Tower and selected elevated viewing points from within the Park. A small part of the site would fall within Element 4 which is land where the ground is not visible between the park boundary and the containing ridgelines and tree screens that prevent far reaching views.

As the site is roughly midway between the 2km and 5 km buffers from Belton Park it is considered that the setting of Belton House and Park would be sensitive to bulky or high major developments. The addendum to the Design and Access Statement that forms part of the outline planning approval S08/1231 states that there will be no buildings above 3.5 storeys or 12.5 metres in height (the landmark buildings).

The small part of the application site that falls within Element 4 would not contain any significant number of the taller buildings proposed for the site, which coupled with the fact that the land to the west of the site rises would ensure that there would not be any significant sky lining or significant impact on the setting of Belton House and Park.

The relocation of the school and communities to the parcel of land to the north of the green infrastructure is unlikely to result in any significant increase in impact in relation to setting.

Concern has also been raised in relation to the connectivity and hierarchy of links of the site in relation to neighbouring land. The submitted design code shows connectivity with the remainder of the North West Quadrant in the form of a main street and urban lanes. As such the submitted details are considered acceptable. Any comments from the local highway authority will be included in the late items paper or reported verbally at committee.

The design code is not designed to be a rigid document. It is designed to advise the physical development of the site and ensure that it is high quality and will be used by the local planning authority to determine reserved matters applications. It is considered that the submitted information in relation to design vision, block/street hierarchy, plot arrangement, materials, detailing and landscaping will achieve this.

Location of School and Community Facilities

The submitted master plan/design code indicates a revised location of the school, community facilities. The revised location, north of the green infrastructure, would result in this part of the development falling into phase 3 rather than phase 1. Notwithstanding this matter, the triggers in Section 106 relation to the delivery of the community facilities would still apply. For example the developer is required to provide a suitably serviced and accessible site on or before the completion of 600 dwellings.

Phasing

The submitted information indicates that phasing of the development has not changed from the initial submitted phasing plan details received by the 23 July 2009. The applicant has been requested to provide further information in relation to the timeframes of these phases. Any further information from the applicant will be reported in the late items paper or verbally at committee.

Landscaping

As was noted in the original committee report relating to the outline planning application there are very few landscape features of merit on site.

“The site does not contain a significant number of trees. In fact, the absence of matures trees across the site and within the hedgerows is apparent and contributes to the open

character of the site. Where trees are present these are around the perimeter of the site or within the immediately surrounding context, beyond the site boundary".
(Planning Ref: S08/1231 – Officer Report).

The submitted details in relation to condition 10 strategic landscaping shows only one large north to south section of hedgerow and a small section of hedgerow immediately adjacent to the existing access road into the site to be removed ahead of the relevant development phase. The remaining hedgerows/trees are to be retained or removed if required once detailed designs are submitted for the relevant areas.

As such the landscaping details in relation to tree/hedgerow removal are considered acceptable. The condition also requires details of the means of protecting the trees and hedgerows on the site. The applicants have indicated that these details will be submitted on a phase by phase basis. The wording of the condition is explicit in that it requires details of protecting the trees and hedgerows to be submitted at this stage. Additional information has been requested from the applicant in relation to this matter and will be reported in the late items paper or verbally at committee.

Crime and Disorder

The proposed development raises no crime and disorder implications.

Human Rights Implications

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

SUMMARY OF REASON(S) FOR APPROVAL

RELEVANT POLICIES

National Policy

PPS1: Delivering Sustainable Development

PPS5 Planning for the Historic Environment

PPS3: Housing

PPS9: Biodiversity and Geological Conservation

PPG13: Transport

PPG17: Planning for Open Spaces, Sport and Recreation

PPS25: Development and Flood Risk

South Kesteven Core Strategy

SP1- Spatial Strategy

SP3- Sustainable Integrated Transport

SP4- Developer Contributions

EN1- Protection and Enhancement of the Character of the District

EN2- Reducing the Risk of Flooding

EN4- Sustainable Construction and Design

H1- Residential Development

H2- Urban Extension Sites (Grantham)
H2A- North West Quadrant
H3- Affordable Housing

OTHER MATERIAL CONSIDERATIONS

Previous Planning History;
Impact on the Highway Network;
Impact on Utility Services;
Impact on Infrastructure;
Impact on the Environment; and
Objectives of Grantham Growth Point.

It is considered that the development accords with the above policies generally and the following material considerations have been addressed:

Previously outline planning permission has been approved at this site for a lower number of dwellings. Also South Kesteven District Council has been minded to approve an outline planning permission in 2002. Since these applications policy changes have occurred and the South Kesteven Core Strategy identifies the land as an opportunity for a sustainable mixed use development incorporating housing employment and local community facilities. Its proximity to the centre of the town means that the established cycle, walking and bus routes could be extended into the site,

Impact on the Highway Network

The information submitted by the applicant indicates that the junctions of Barrowby Road / Sankt Augustin Road / North Parade are at capacity and that congestion occurs.

The AM Peak will not be significant when compared to the predicted increase if the Bridge is constructed. The PM peak is considered to have an adverse impact with increased delays at junctions averaging at approximately 3 minutes and 2 minutes if the bridge is delayed to the 751st house. Once the threshold has been passed for the bridge construction delays are predicted to reduce to less than 1 minute.

It is considered that the increased congestion is acceptable when balanced against the planning gain package.

Numerous representations have been received regarding the completion of the Pennine Way link. The connection of the two roads is seen as a method of dispersing traffic from the Town Centre and it is anticipated that it will be used as a link between Great Gonerby and Barrowby Road. This part of the LCC Highway's strategy to reduce vehicles in the town centre so that reduced travel times and an increased frequency can be accorded to buses.

Impact on Utility Services

There is capacity to supply fresh water to the development.

There is not capacity for the disposal of foul water from the site. Anglian Water have

advised that there is capacity for 250 dwelling before new strategic pipes need to be laid to the Marston Treatment Works; a condition has been attached restricting the construction of dwellings to 250 before the pipes have been laid.

There is no adverse impact on electrical or gas supply.

Impact on Infrastructure

The planning gain package addresses the Social Infrastructure associated with the development. A firm of Chartered Surveyors with reference to the economic climate, policy constraints and recent appeal decisions has negotiated the value of the package. The package is set out in full rather than being subject to negotiation at set periods; in this respect a long life permission is recommended (see Conditions where the permission is recommended to allow 15 years for the submission of Reserved Matters).

This package is predicated on the attachment of a condition allowing 750 houses to be constructed before the Pennine Way bridge is constructed. This allows the development to generate sales.

Impact on the Environment / Urban Design Issues

The application is in outline with all matters reserved except access. The submitted plan is indicative only. The applicant has supplied parameter information in respect of dwellings. These have been made with reference to the traditional built forms of Grantham. Further information has been sought and has been incorporated into the Design and Access Statement. This is a living document and will be amended with successive iterations as the development proceeds. Conditions have been attached to secure this progression. The next stage will be to produce a master plan and formalised design codes.

Objectives of Grantham Growth Point

The objectives of the Growth Point are to provide increased quantities of housing to support an increased retail offer, employment opportunities and improved infrastructure..

Other Material Considerations

The concerns of English Nature and Lincolnshire Wildlife Trust have been addressed and are included as conditions.

The concerns of the Environment Agency and Internal Drainage Board have been addressed and it is considered likely the Lincolnshire County Council are likely to be the strategic authority to adopt the SUD's proposed on site.

The issue that this application is being determined without reference to a master plan for the entire North western quadrant has been noted. PPS3 advises that an application cannot be refused on the grounds of prematurity alone and it is considered that there are no other grounds on which to refuse the application.

Comment on Issues raised by third parties not included above

Malting Lane is not an access road to the development.

Other comments that have not been addressed above are not material planning considerations.

RECOMMENDATION: That subject to receiving the additional information in relation to timeframe for the phasing and means of protecting the trees and hedgerows on the site to be retained on the site and no objection from the local highway authority the details in relation to conditions 3, 4, 5 and 10 of planning permission S11/1667 are considered acceptable and the development be Approved subject to condition(s)

1. Application for approval of reserved matters must be made not later than the expiration of fifteen years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:-
 - (a) The expiration of seventeen years from the date of this permission; or
 - (b) The expiration of two year(s) from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: Required to be imposed pursuant to Section 92 (as amended) of the Town and Country Planning Act 1990.

2. For each Phase, details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within fifteen years from the date of this permission:
 - (a) layout;
 - (b) scale;
 - (c) appearance;
 - (d) access; and
 - (d) landscaping.

Approval of all reserved matters for any phase or part of any phase shall be obtained from the Local Planning Authority in writing before any development in that permitted phase or part of any permitted phase 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. Before any Reserved Matters applications are submitted an illustrative Master Plan and Design Codes for the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. Any variations, over the life of the permission, to the Master Plan, Design Codes and Phasing Plan shall be submitted to and approved in writing by the Local planning Authority. All Reserved Matters Applications shall accord with the Master Plan, Design Codes and the Design and Access vision and principles. All development shall be constructed to accord with these documents.

Reason: The application has been submitted in outline and the Local Planning

Authority wishes to retain control of design in accordance with PPS1: Delivering Sustainable Development, PPS 3: Housing, PPG13: Transport and South Kesteven Core Strategy Policies SP1, SP3 and EN1.

4. Notwithstanding submitted details the areas of land allocated for the school, community facilities, retail and health uses, together with the primary road shall be determined in the Master Plan required to be submitted by Condition 3 and no development shall be undertaken before the Master Plan has been agreed in writing by the Local Planning Authority. All development shall be constructed to accord with the details in the Master Plan.

Reason: The application has been submitted in outline and the Local Planning Authority wishes to retain control of design in accordance with PPS1: Delivering Sustainable Development, PPS 3: Housing, PPG13: Transport, and South Kesteven Core Strategy Policies SP1, SP3 and EN1.

5. Phasing of the development, shall be in accordance with that indicated in the Phasing Plan received 23 July 2009 or as otherwise agreed and approved in writing by the the Local Planning Authority in accordance with Condition 3.

Reason: To ensure that essential facilities necessary to serve that part of the development are provided in a timely manner.

6. Before the development of any of the phases referred to in Conditions (2) and (5) above is commenced a scheme for the programme of development of the instant phase, including the staging of the provision of all access roads, and the landscape treatment of any land not proposed for immediate development, shall be submitted to and agreed in writing by the Local Planning Authority, and development of the instant phase shall be carried out in accordance with such scheme as is agreed pursuant to this Condition.

Reason: To ensure that essential facilities necessary to serve that part of the development are provided in a timely manner.

7. There shall be provided for each dwelling either garaging and/or hardstanding for the parking of vehicles clear of the highway and details of this, including materials and construction design, shall be shown on the layout plan required by Condition No. 2 and be constructed prior to the occupation of the dwellings. Such provision shall be kept permanently available for ancillary parking purposes during the occupation of the dwellings.

Reason: To ensure that occupiers and visitors do not have to park on adjacent roads in the interests of highway safety.

8. No development of any non residential land or buildings shall commence before a scheme showing the vehicular access, parking and manoeuvring facilities relating to any such development has been submitted to and agreed in writing by the Local Planning Authority. Before any such development is brought into use the vehicular access, parking and manoeuvring facilities approved pursuant to this condition shall have been provided and shall, thereafter, be permanently set aside and reserved for

each purpose.

Reason: To ensure that occupiers and visitors do not have to park on adjacent roads in the interests of highway safety.

9. The parking areas shown pursuant to conditions (7) and (8) shall be surfaced, laid out and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that occupiers and visitors do not have to park on adjacent roads in the interests of highway safety.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of strategic landscaping for areas shown for this purpose in the initial version of the Master Plan, and such scheme shall include an indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection and preservation and a staged programme of implementation.

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

11. No development of any instant phase shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for areas other than those agreed in condition (10) above, and such scheme shall include a staged programme of implementation.

Reason: In the interests of the visual amenity of the area and to secure a satisfactory development.

12. All planting, seeding or turfing comprised in the approved details of landscaping approved pursuant to conditions (10) and (11) above shall be carried out in the first planting and seeding seasons following each stage of the implementation programme agreed under those conditions. Any trees or plants which within a period of 5 years from the completion of the instant stage of planting 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 Local Planning Authority gives written consent to any variation.

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

13. Before the development of any of the phases referred to in Conditions (2), (3) and (4) above is commenced a scheme for the programme of development of the instant phase, including the staging of the provision of all access roads, and the landscape treatment of any land not proposed for immediate development within that phase, shall be submitted to and agreed in writing by the Local Planning Authority, and development of the instant phase shall be carried out in accordance with such scheme as is agreed pursuant to this Condition.

Reason: To ensure that essential facilities necessary to serve that part of the development are provided in a timely manner.

14. The details required by Condition No. 11 hereof shall make provision for public open space and children's play areas for each phase in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall be made concurrently with the remainder of each phase of the development and thereafter retained for those purposes.

Reason: In order to secure the provision of adequate open space and children's play areas for the enjoyment of residents of the area. to accord with South Kesteven Core Strategy Policy EN1.

15. Before the development of a phase or part of a phase hereby permitted is commenced, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. This screening shall be erected or constructed prior to the occupation of the buildings hereby permitted. 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 to accord with South Kesteven Core Strategy EN1 and national planning policy PPS1.

16. No development shall commence in any phase or part of a phase 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 South Kesteven Core Strategy Policy EN1.

17. Strategic disposal of surface water and waste water from the site shall be carried out in a manner to accord with the Flood Risk Assessment conclusions and SUDs principles and best practice. Details are to be submitted as part of Reserved Matters Applications pursuant to Condition 2 and agreed in writing with the Local Planning Authority prior to the commencement of initial development and each phase of development will show connections to the approved strategic infrastructure.

Reason: In order to secure the proper drainage for the site in the interests of satisfactorily planned development to accord with PPS25: Flooding and South Kesteven Core Strategy Policy EN2.

18. The finished floor levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced in each phase or permitted part of a phase.

Reason: To secure a satisfactory form of development to accord with South Kesteven Core Strategy Policy EN1.

19. Before the commencement of development of any phases or parts of phases of the site, any public footpaths created by the previous development of any phases or part of any phases shall be safeguarded in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian safety and to ensure a satisfactory development to accord with PPG13.

20. Simultaneously with the detailed plans submitted pursuant to condition (2) the results of a recent survey of protected species activity within the instant phase shall be submitted to the Local Planning Authority.

Reason: To ensure a satisfactory development and to safeguard the wildlife interests of the site to accord with PPS9 Biodiversity and Geological Conservation.

21. No more than 750 dwellings shall be completed or occupied until the required railway bridge to link to Pennine Way shall be constructed and brought into use in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To ensure a satisfactory development and in the interests of highway safety to accord with PPG 13 and South Kesteven Core Strategy Policy SP3.

22. No development shall be commenced until a scheme for the provision, implementation and maintenance of a surface water regulation system to accord with the principles and best practice of SUDs has been approved by the local planning authority in consultation with the Internal Drainage Board. The rate of discharge from the site to the culvert under the railway line MUST NOT be greater than 340 litres per second under a 100 year storm event plus a 30% climate change factor.

Reason: To prevent the increased risk of flooding to accord with PPS25 and South Kesteven Core Strategy Policy EN2.

23. A strip of land of suitable width should be left adjacent to both banks of all watercourses on site to allow machine access for the future maintenance of these watercourses. The watercourses and flow regulation systems should be constructed/improved to a level where they can be adopted by a public body.

Reason: To maintain access for maintenance and improvement work to accord with PPS25.

24. There should be no storage of any materials, including soil within that part of the development site currently designated as a storage lagoon area.

Reason: to ensure that there will be no increase in the risk of flooding to other land/properties to accord with PPS25.

25. Within 6 months of commencement of non-residential development, a Travel Plan, to accord with the approved travel plan framework shall be submitted to and approved in writing by the local planning authority. All plans shall include details to ensure the frequency of public transport serving the site meets the requirements of users. Thereafter annually a survey shall be analysed and submitted, by each occupier, to the local planning authority that will provide details of the implementation of the Travel Plan. The occupier shall ensure that travel arrangements are fulfilled in accordance with the Travel Plan, unless the local planning authority stipulates approval to any variation.

Reason: To encourage transport behavioural change to accord with PPG13 and South Kesteven Core Strategy Policy SP3.

26. Where determined by condition 15 all external walls to be constructed of natural local stone which shall be laid, coursed and pointed in the traditional manner of the area in accordance with a sample panel that shall have been constructed on site and received the written consent of the Local Planning Authority before the development commences.

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

27. Any gates at the point of pedestrian access shall be hung to open inwards only.

Reason: In the Interests of Highway safety.

28. Engineering drawings showing full construction, drainage and street lighting details (including road and pavement surfacing) of the adoptable highway shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any phase or part of a phase of the development.

Reason: To ensure a satisfactory form of development.

29. Any shared private driveways shall be hard surfaced for at least the first 5m from the future highway boundary and shall be capable of withstanding 12 tonne axle loads for emergency vehicles.

Reason: To ensure highway, property and personal safety.

30. Any gates to the vehicular access shall be set back 5.5 metres from the highway boundary and be hung so as to open inwards only.

Reason: To allow a vehicle to stand clear of the public highway in the interests of highway safety.

31. Prior to the commencement of any phase or part of a phase of the development, pursuant to any consent for reserved matters, full written details of cills, lintels, verges, rainwater goods, soldier/string coursing, chimneys, barge and fascia

boarding, windows and doors (including those for garages), plinths, quoins and external finishes shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with those details. All windows, doors, frames, barge and fascia boards shall be of timber construction, unless otherwise agreed in writing by the Local Planning Authority. Chimneys should be structural as opposed to imitation unless otherwise agreed in writing by the Local Planning Authority.

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

32. Prior to the commencement of any phase or part of a phase of the development, pursuant to any consent for Reserved Matters, written details of a package of crime prevention measures to be incorporated into the development shall be submitted to and agreed in writing by the Local Planning Authority. These measures shall have been installed prior to occupation of the individual dwellings affected.

Reason: To contribute to crime reduction by design to accord with PPS1 Delivering Sustainable Communities.

33. Prior to the commencement of any phase or part of a phase of the development written details of measures to ensure that over land water flows are intercepted and routed through the balancing pond or other appropriate means of disposal shall be submitted to and agreed in writing by the Local Planning Authority in conjunction with the Environment Agency and implemented in accordance with the agreed details.

Reason: To reduce the incidence of flooding to accord with PPS 25.

34. Before completion of dwellings or non-residential buildings exceeding the following limits, an approved scheme for the disposal of foul water from the site shall have been constructed, this scheme shall have been submitted to and approved in writing by the Local Planning Authority before construction of the scheme:

- a) 250 dwellings; or
- b) Non-residential buildings requiring the disposal of a volume of foul water equivalent to 250 dwellings, the calculation of which shall have been submitted to and approved in writing by the Local Planning Authority before the non-residential buildings are constructed; or
- c) A combination of dwellings and non-residential buildings requiring the disposal of a volume of foul water equivalent to 250 dwellings, the calculation of which shall have been submitted to and approved in writing by the Local Planning Authority before the non-residential buildings are constructed.

All buildings are to be connected to the approved scheme.

Reason: To ensure that the development does not create a flood risk at the site of final outfall to accord with the principles of PPS25: Flooding

35. 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 in accordance with PPS5 Planning for the Historic Environment.

36. Prior to the bringing into use the Pennine Way Link, improvements shall be carried out on the highway network (and certified as complete by the local planning authority) at Gonerby Hill/Pennine Way junction to improve the junction by means of providing a traffic light controlled junction and widening of Pennine Way to enable a left turn filter lane, a pedestrian/Cycle crossing on Barrowby Road at the Asda Roundabout together with upgrading of existing footways to provide footway/cycle ways on Pennine Way (both north and south sections) and Barrowby Road together with all ancillary works in accordance with details to be agreed in writing with the local planning authority or other substituted works indicated by the subsequent Transport Assessments required by Condition 37.

Reason: To ensure an appropriate form of development in accord with Highway requirements and standards and in the interests of safety of users of the public highway, and safety of users of the site.

37. After the initial phasing has been substantially completed and before each subsequent phase is commenced, interim Transport Assessments shall be provided in accordance with a scope to be agreed with the local planning authority.

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

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

39. Before any dwelling is commenced as part of any phase, 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 users of the public highway and the safety of users of the site.

Note(s) to Applicant

1. Under the Highways Act 1980, it is an offence for vehicles to deposit mud and debris on the highway. A wheel washing facility should therefore be provided on the site of this development.
2. Under the Highways Act, 1980 it is an offence for vehicles to deposit mud and debris on the highway. A wheel washing facility should therefore be provided on the site of this development.
3. You are advised that the application site falls within an area which requires protection from Radon. You are advised to contact the District Council's Building Control section (telephone 01476 406187) to ascertain the level of protection required, and whether a geological assessment is necessary.
4. Attention is drawn to the Design and Access Statement and Environmental Statement Volumes which have been prepared by the applicants in consultation with the Local Planning Authority to give guidance regarding the development of the application site.
5. Attention is drawn to the Master Plan and Environmental Statement which has been prepared by the applicants in consultation with the Local Planning Authority to give guidance regarding the development of the application site.
6. Any footpath crossover shall be carried out to the satisfaction of the Highway Authority.
7. The applicants attention is drawn to the fact that an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 relates to this permission and should be read in conjunction with the conditions attached to this permission. In respect of the offsite highway works relating to this permission, such works shall not commence until a section 278 Agreement, Highways Act 1980 has been entered into with the local highway authority, Lincolnshire County Council.
8. Attention is drawn to the best practice advice and principles of Homes For Life.
9. The applicants attention is drawn to the fact that an agreement under the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 278 of the Highways Act 1980 relates to this permission and should be read in conjunction with the conditions attached to this permission.
10. You are advised that a public drainage ditch crosses the site and, consequently, attention is drawn to the need to secure the satisfactory consents under the appropriate legislation.
11. You are advised to contact Lincolnshire County Council as the local highway authority for approval of the road construction specification and programme before carrying out any works on site.
12. You are advised that a public drainage works crosses the site and, consequently, attention is drawn to the need to secure the satisfactory consents under the appropriate legislation.
13. Badgers are present in the locality. When last surveyed the site envelope contained occupied badger setts, but attention is drawn to the fact that these animals do construct new setts. Unauthorised disturbance of a sett is an offence under the Wildlife and Countryside Act 1981 and if a new sett is constructed inside the development envelope, authority is required from Natural England before the sett can be disturbed.

Applicant	Mr B Johnson Unit L, Bentley Court, Blenheim Way, Market Deeping, Peterborough, PE6 8LD
Agent	Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	Change of Use from B1 light industrial to car sales/showroom
Location	Unit L, Bentley Court, Blenheim Way, Market Deeping, Peterborough, PE6 8LD
App Type	Full Planning Permission
Parish(es)	Market Deeping

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 due to the planning history relating to the site.

The Proposal

This is a retrospective application for the change of use from B1 light industrial to car sales/showroom at Unit L, Bentley Court, Blenheim Way, Market Deeping.

The Application Site and its Surroundings

The application site forms part of an industrial development located on the eastern edge of Market Deeping on the Northfields Industrial Estate.

The site is located on Bentley Court, a complex of 14 industrial units comprised within two larger buildings. The unit the subject of this application was created following approval in 2006 (S06/0368) to re-develop and sub-divide the two larger existing industrial buildings.

The application unit is located on an elevation fronting onto Blenheim Way and has an area of parking to the front of the site.

Bentley Court is accessed via a single access point located centrally on Blenheim Way.

The building itself is of a typical industrial appearance with a part brick construction with steel cladding above.

Relevant Site History

In August 1981 planning permission was granted for factory/warehouse unit at Northfields Industrial Estate (reference SK.56.901.81.1642)

In November 1989 Planning permission was granted for an extension to the factory (reference SK.56/1533/89)

In July 1991 planning permission was granted to use common land to the rear of the industrial unit for car parking (reference SK.56/0421/91)

In December 1999 planning permission was granted for additional car parking (reference S99/1092/56)

In March 2000 planning permission was granted for the erection of a bulk silo for plaster powder (reference S00/0145/56)

In June 2006 planning permission was granted for the change of use to B1, B2 and B8 and sub-division to 14 units of two industrial buildings (reference S06/0368/56)

An identical application to this current proposal was submitted to the Council on 22 December 2006. The application sought approval for change of use from industrial to vehicle showroom (reference S06/1717/56). Following the carrying out of statutory consultations with Market Deeping Town Council and the Local Highway Authority (Lincolnshire County Council) and compliance with publicity requirements the application was refused under the Council's delegation procedure on the 24 January 2007.

The application was refused for the following reason:

- “1. The proposed development seeks approval for the change of use of a recently refurbished industrial unit to a vehicular showroom. Policy E11 of the adopted South Kesteven Local Plan seeks to safeguard industrial sites for employment by resisting their use for other purposes. The proposal, if approved, would lead to the loss of a dedicated industrial unit contrary to the requirements of Policy E11 of the adopted South Kesteven Local Plan 1995. Acceptance of the proposal would also set a dangerous precedent for the approval of similar applications in the area, the cumulative effect of which would reduce the availability of employment land in Market Deeping.
2. The application proposals do not provide sufficient detail relating to parking provision. The proposed development, if approved, would have insufficient off-street parking provision for staff and visiting members of the public. The lack of sufficient off-street parking would result in cars parking on Blenheim Way to the detriment of highway safety and contrary to the requirements of Policy EN1 of the adopted South Kesteven Local Plan.”

The applicant appealed against the refusal and the appeal was dismissed in December 2007. In dismissing the appeal the Inspector did not consider there to be any significant highway safety issues. The Inspector did however conclude that the development would harm the supply of industrial, storage and warehousing units in the locality, contrary to policy E11 of the 1995 Local Plan.

Other Relevant Applications:

In June 2011 planning permission was approved on an adjacent site for a change of use from industrial use to gymnasium at Fen Manufacturing Engines, Blenheim Way, Market Deeping (S11/0350). The application was recommended for refusal by officers due to concerns about the loss of employment land but approved by the Development Control Committee.

In September 2011 planning permission was refused by the Development Control Committee for the change of use from industrial uses to a fitness centre at unit D Bentley Business Park (S11/1430). The application was refused due to concerns about the loss of employment land in an area where there is no identified surplus of employment land or buildings.

Policy Considerations

Central Government Planning Policy Guidance

PPS1 – Delivering Sustainable Development

PPS4 – Planning for Sustainable Economic Growth

PPG13 – Transport

SKDC Core Strategy (2010)

Policy SP1 – Spatial Strategy

Policy SP3 – Sustainable Integrated Transport

Policy E1 – Employment Development

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

Representations Received

Economic Development Team: “I have visited the Northfields I have visited the Northfields Estate and would pass the following comments. There are few vacant units and as far as I am aware there is no latent demand from prospective users. The only visible retail units from this location are the Warehouse Clearance Store and Classic Fireplaces although the latter does produce units at its location. I am not aware of the motor cycle shop. The applicant appears to be the only sui generis location

I assume that Mr. Johnson has already carried out sequential testing and would advise that there is an unoccupied motor sales outlet in the middle of Market Deeping. Economic Development would be reluctant to lose employment but understand the concerns of allowing continued use to a declined planning applicant”

Market Deeping Town Council: No objections. Members wish to state that MDTC heavily supports this application a business that has been trading for some time with no visible problems i.e. area clean and tidy, no highways issues and the business brings employment to the town.

Environmental Protection: No comments.

Highways: It is considered by the Highway Authority that the proposed development will not be detrimental to highway safety or traffic capacity based on no reported or obvious highway concerns.

Heritage Lincolnshire: the application does not affect any known archaeological sites.

Planning Policy Team:

Core Strategy policy E1 seeks to retain and enhance existing areas of employment use in the Deepings. The policy states that locally important existing employment areas will be identified, for protection, within the Site Allocations and Policies DPD. These sites are those which the Council is seeking to protect for employment uses and would not generally want to see fall into other uses. The sites identified are those where development is generally, within the B Use Classes, although they may also include other uses, such as health and education, entertainment, recreation and tourism uses which provide employment opportunities.

The site is located within the Northfields Industrial Estate, which was identified as site ExE D1 in the policy consultation document issued in November 2010, as being a locally important employment site. The identification of the Northfields Industrial Estate will be included in the report to Council on 8 September 2011 for inclusion within the submission DPD.

The emerging policy proposes that non- employment generating development within these areas will only be acceptable if it will not adversely affect the primary employment use(s) of the area, not reduce the overall supply and quality of employment land and premises, will deliver economic regeneration benefits and/or will resolve existing conflicts between land uses.

Car sales/showroom use is generally regarded as being better suited to a town centre location. The sequential test should be applied to demonstrate that there are no other, more suitable, sites available.”

Representations as a Result of Publicity

The application has been advertised in accordance with the Statement of Community Involvement and two letters of support have been received in relation to the development.

Officer Evaluation

Policy E1 of the South Kesteven Core Strategy states that the Council will seek to retain and enhance existing areas of employment use in the Deepings unless it can be demonstrated that:

1. The site is vacant and no longer appropriate or viable as an employment allocation;
2. Redevelopment will deliver wider regeneration benefits; or
3. An alternative use would not be detrimental to the overall supply and quality of employment land within the district; or
4. An alternative use would resolve existing conflicts between land uses.

Policy E1 goes on to state that locally important existing employment areas which are suitable, sustainable and attractive to the market and which can continue to meet modern employment needs will be identified within the Site Specific Allocations and Policies DPD and the Grantham AAP. These documents will also detail policy criteria to protect existing employment areas from redevelopment for other uses, unless specific criteria are met.

The application site is within area (ExED1) designated in the Council's Site Allocation and Policies DPD Submission document (October 2011) as being a Locally Important Existing Employment Site under proposed policy SAP5. This designation can only be given very limited weight as it has not been through the formal Public Examination Process, which is due to take place in spring 2012.

The planning history to this site is particularly relevant to the determination of this application. The applicant originally applied for an identical change of use under application S06/1717 in 2006. As outlined above the application was refused. Notwithstanding the refusal the applicant opened up for business in February 2007 in breach of planning control. The applicant then appealed against the refusal. The appeal was dismissed by the Secretary of State's Inspector in 18 December 2007. Since this time the applicant has remained in the premises in breach of the planning controls. The applicant has now submitted this current application following the Council beginning the formal enforcement process.

The applicant has argued that he has failed to find an alternative site and that there has been no interest in the site for B1 light industrial uses. It is also argued that there has been a change in planning policy and circumstances since the previous refusal and that there have also been similar approvals for non-industrial uses in the area which demonstrate that there is not a shortage of industrial / employment land.

The Economic Development Team has advised that whilst there does not appear to be a latent demand from prospective users there are very few vacant units in the area. Within Market Deeping and its hinterland demand for employment land has far outstripped the

availability of available and allocated land for some time, especially freehold sites. This situation has not significantly changed since the previous refusal and appeal. The applicant has indicated that they have tried to market the property without success, however in the applicants own supporting statement from the Estate Agents Richardson's indicate that the asking price has been on the high side. The high asking price could therefore have resulted in the limited interest and if a more reasonable asking price was considered the interest in the unit may well increase.

Whilst it is accepted that the current economic conditions are difficult it is important to ensure that there is still sufficient supply of employment land available. The supply in the Deepings area is limited and notwithstanding the possible future allocation of additional employment land this would not be available until the medium to long term. It is therefore essential that existing sites are protected to provide a supply of employment land in the short term until the allocated sites become available in the future.

The proposed car sales use employs 1 full-time and 1 part time member of staff; it does not therefore generate any significant employment opportunities. Whilst there is some sympathy for the applicant and the difficulties he has had in relocating his business this cannot be considered as a justification for allowing a development which is contrary to the Council's Adopted Policy. It should also be remembered that planning permission had been refused prior to the applicant taking on the premises.

The applicant has referred to one particular application (S11/0350) which relates to a change of use on a nearby site from industrial premises to a gym. It is acknowledge that this application was approved by the Development Control Committee contrary to Officers advice. The applicant has argued that this should be considered as setting a precedent for the approval of this application and that it indicates that the policy objections should be outweighed by the general material planning considerations of this particular case. All applications should be assessed on their own individual merits and this approval should not be considered as setting a precedent for the approval of this application. If anything this clearly highlights the need to protect the remaining employment land from any further changes of use.

The Council has allowed more than a reasonable about of time for the applicant to try to relocate the business (in excess of 4 years). It is therefore considered that the application is contrary to Policy E1 of the South Kesteven Core Strategy and the application is accordingly recommended for refusal.

Section 106 Heads of Terms

Not required

Crime and Disorder

The proposed development 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. The proposed development seeks approval for the change of use from an industrial unit to a vehicular showroom with sales. Policy E1 of the adopted South Kesteven Core Strategy 2010 seeks to safeguard existing employment sites by resisting their use for other purposes. The proposed development, if approved, would lead to the ongoing loss of a dedicated industrial unit contrary to the requirements of Policy E1. Acceptance of the proposal would also set a dangerous precedent for the approval of similar applications in the area, the cumulative effect of which would reduce the availability of employment land in Market Deeping.

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Applicant	McDonalds Restaurants Ltd C/o FPD Savills
Agent	Mr Baldip Basi, Savills 23, Furzton Lake, Shirwell Crescent, Furzton, Milton Keynes, MK4 1GA
Proposal	Application under Section 73 of the Town and County Planning Act for a Mcdonalds Restaurant without complying with Condition 1 of S07/1308 (opening hours)
Location	McDonalds Restaurant, Bridge End Road, Grantham, Lincs
App Type	Full Planning Permission
Parish(es)	Grantham

REPORT

Application Category

This application is categorised as an other application.

Reason for Referral to Committee

The application is being reported to the Development Control Committee at the request of a local member.

The Proposal

Application is made to alter the opening hours of the outlet, which are at present restricted by a condition of planning permission (S07/1308) as follows:

“The premises shall not be used for commercial use i.e. open to the public, outside the hours of 6.30 to 2.00 Sunday to Thursday inc.6.30 hours to 03.00 hours Fridays and Saturdays.”

Reason:

“In the interests of protecting the amenities of residents in the area as in accordance with Policy EN1 of the Saved Policies of the South Kesteven Local Plan.”

Permission is now sought to operate without complying with Condition1 of the above approval so as to allow 24 hour opening seven days a week.

The Site and its Surroundings

The application relates to a drive-through hot food takeaway/restaurant facility located on a corner site between South Parade and Bridge End Road.

There are commercial premises directly opposite and behind the site on Bridge End Road. Further along Bridge End Road to the east and to the south on South Parade and Edward Street are situated residential properties.

Access to the site is directly off Bridge End Road.

Relevant Site History

S01/0387 – Erection of Drive Thru restaurant – Approved 10th July 2001.

S04/1814 – Continued use without complying with hours of operation condition – Approved 19th January 2005.

S07/1308 – Variation of condition to extend opening hours – Approved 8th November 2007.

Representations as a result of publicity

The application has been advertised in accordance with established procedures, the closing date for representations being 4th November 2011. Representations have been received raising the following issues:

1. Proposed extension of opening hours will increase anti-social behaviour in the area.
2. Increase in noise and litter.
3. There is an existing traffic problem in the area that will be made worse.

At the time of writing the report the consultation period had not expired. Should any further planning material consideration be raised these will be reported to the committee through the late items paper.

Councillor Adam Stokes submitted comments raising the following issues:

“Excessive opening hours proposed which is likely to cause local concern to residents. I consider this to be controversial with potential for increased noise in the early hours.”

Representations Received

Local Highway Authority: No objection. It is considered by the Highway Authority that the proposed development will not be detrimental to highway safety or traffic capacity.

Environment Health Services: No objections

Lincolnshire Police: No objection.

Arboriculturalist: No objections.

Policy Considerations

South Kesteven Core Strategy – Policy EN1

PPG 13 (Transport)

Officer Evaluation.

The application seeks to extend the opening hours of the restaurant and fast food outlet to allow for 24 hour a day opening 7 days a week.

The original permission (S01/0387) limited opening hours to between 07:00 and 23:00 hours. Those hours were extended to midnight through the approval of application S04/1814. A subsequent permission (S07/1308) was then granted to extend these hours to 6.30 to 2.00 Sunday to Thursday inc.6.30 hours to 03.00 hours Fridays and Saturdays.

Concerns have been raised about the potential for increased noise and disturbance. No objections have been received from Environmental Health who report that no complaints have been received about the outlet during its existence.

Comments have also been received about the possible increase of anti-social behaviour. Lincolnshire Police were consulted and offered no objection to the proposal.

Regarding impacts on road safety and traffic generation, Lincolnshire Highway Department do not wish to object.

The nearest property is No. 3 South Parade and the internal road that serves the drive through facility is a suitable distance away from this property.

The site is situated in an area where other commercial premises can be found and where background noise is at a relatively high level due to the nature of the road network that surrounds it. Due to the absence of objections from Environmental health it is considered that a refusal cannot be recommended for this proposal.

Furthermore it is considered that without evidence of existing forms of anti-social behaviour and having received no objections from Lincolnshire Police that there is no justification to refuse the application on these grounds.

Crime and Disorder Implications

It is considered that the application will not raise any significant crime and disorder issues.

Human Rights Implications

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

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

Conclusion

The proposed hours of operation, on balance, is unlikely to cause significant harm to the private amenities of nearby occupants of the site in terms of noise, anti-social behaviour and unacceptable traffic generation.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is in accordance with national and local policy EN1 of the South Kesteven Core Strategy and national policy PPG 13 (Transport). There are no material considerations that indicate against the proposal though condition(s) have been attached.

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

1. The area shown on the plan accompanying application S01/0387 as reserved for the parking of vehicles shall be used or be available for vehicle parking at all times when the premises are in use.

Reason: In the interests of highway safety as in accordance with national policy PPG 13.

* * * * *

Applicant	Mr Julian Dodd Stone Cottage, Church Street, Barrowby, Grantham, Lincolnshire, NG32 1BX
Agent	Mr Matt Hubbard, Antony Aspbury Associates Limited 20, Park Lane Business Centre, Park Lane, Basford, Nottingham, NG6 0DW
Proposal	Five dwellings with associated accesses including demolition of existing dwelling
Location	Land adjacent The Laurels, Bottom Street, Allington, Grantham, NG32 2DT
App Type	Outline Planning Consent
Parish(es)	Allington

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

The application is a departure to the development plan and is considered to be locally controversial.

The Proposal

The application is an outline application for the erection of five dwellings with associated accesses including demolition of existing dwelling on land to the west side of Bottom Street.

The Application Site and its Surroundings

The application site is located to the west side of Bottom Street between the existing properties of The Laurels and Ashes Farm. Adjoining the western site boundary is the churchyard of the former Church of St. Andrew, which was demolished in the mid C20. The site which is relatively level houses one dwelling and a vacant shed, these are to be demolished as part of the application. The site lies adjacent to the Allington conservation Area, the boundary of which is, in part, coterminous with the boundaries of the application site. On its northern side it is only separated from the Conservation Area by a narrow public footpath.

Relevant Site History

S10/0030 – Erection of two detached houses with detached double garages granted March 2010.

Policy Considerations

National Policy

PPS1 – Delivering Sustainable Development
PPS3 – Housing
PP5 – Planning for the Historic Environment
PPG13 – Transport

East Midlands Regional Plan

Policy 1 – Regional Core Objectives
Policy 13a – Regional Housing Provision
Policy 48 – Regional Car Parking Standards

South Kesteven Core Strategy

SP1 – Spatial Strategy
SP2 – Sustainable Communities
SP3 – Sustainable Integrated Transport
EN1 – Protection and Enhancement of the Character of the District
EN4 – Sustainable Construction and Design
H1 – Residential Development

Representations Received

Planning Policy - The Policy Team object to the proposal for residential development on Land adjacent to The Laurels, Bottom Street, Allington, which is contrary to Policy SP1 of the Core Strategy.

The Local Highway Authority – The Local Highway Authority advised that a Topographical Survey would be required to be completed and for the visibility splays to be demonstrated in accordance with Manual for Streets. The Highway Authority cannot assess the impacts of the proposed development without this information.

Conservation – The Principal Conservation Officer advised that the submitted Design and Access Statement made no reference so the site's location adjacent to the Conservation Area and nor does it acknowledge the heritage significance of other nearby assets. One can only assume therefore that the applicants have not taken the historic significance of these assets into account when preparing the proposed scheme. Although the Statement makes reference to the churchyard there is no analysis of its significance and likely impact that the proposed development would have on that significance, or its setting. Given the site's relationship to these heritage assets, I would have expected the application to be

accompanied by a Heritage Impact Assessment in accordance with Policy HE6 of PPS5. A full assessment of the impact cannot therefore be assessed without the requested Heritage Impact Assessment.

Lincolnshire Heritage – Not known to affect any known archaeological sites and therefore no intervention is required.

Property and Facilities – There are no mains surface water drains anywhere near the site. Any subsequent full application should include detailed proposals for a sustainable drainage system.

Environmental Health – No issues with contaminated land.

Allington Parish Council – The Parish Council advised there were potentially inaccuracies in the submitted Design and Access Statement, they considered five to be an excessive number of houses proposed for the size of the plot. Concerns of highway and pedestrian access to the site, drainage of surface water and sewerage would require upgrading and concern was also raised over no additional housing proposed for Allington within the Core Strategy.

Representations as a Result of Publicity

The application has been advertised in accordance with the Council Statement of Community Involvement and 9 letters of objection have been received. The comments made are summarised below:

1. Concerns about highway safety, access arrangements and parking provision.
2. Concerns about the proposed layout and the development not being in scale and character within the surrounding area.
3. Concerns about the lack local facilities such as schools, dentist and doctors etc.
4. No need for more housing within Allington as not considered sustainable.
5. Concerns about over looking / loss of privacy.
6. Concerns about loss of outlook
7. Concerns about flood risk and further drainage issues within the village.
8. Contrary to policy.
9. Approval would set a precedent for further development within the village.
10. Concerns about overdevelopment of the site and 5 being an excessive amount of housing on the plot.
11. Concerns about noise and disturbance from the development and during construction.
12. Loss of light.
13. Concerns about the impact on the Conservation Area.

Officer Evaluation

The Planning Policy Team has advised that proposals for new housing development should be considered in light of Policy SP1 of the adopted Core Strategy. This policy establishes that the majority of all new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. In all other villages other than Local Service Centres and the countryside development will be restricted and only considered if they are for:

- Affordable housing (rural exception or allocated sites)
- Agriculture, forestry or equine development
- Rural diversification projects
- Local services and facilities
- Replacement buildings (on a like for like basis) or
- Conversions of buildings provided that the existing building(s):
 - Contribute to the character and appearance of the local area by virtue of their historic, traditional or vernacular form;
 - Are in sound structural condition; and
 - Are suitable for conversion without substantial alteration, extension or rebuilding, and that the works to be undertaken do not detract from the character of the building(s) or their setting.

As such the Council is not allocating land for housing development in Allington in the emerging site Allocations and Policies DPD. The Policy Team therefore object to the proposal for residential development on land adjacent to The Laurels, Bottom street, Allington, which is contrary to Policy SP1 of the adopted Core Strategy.

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

The applicant's agent has argued within the Design and Access Statement that the Council has allowed new development in the village, and other villages of a similar size, where similar development proposals have been permitted. All applications have to be assessed on their own individual merits and it is considered that the development at Lambert House Allington reference number S10/0030 for the erection of 2 detached houses with detached double garages.

It is considered that there are significant differences between application S10/0030 and this proposal and development at Lambert House Allington should not be considered as setting any form of precedent for the approval of this application as Allington is not identified as a Local Service Centre within the South Kesteven Core Strategy. It is accepted that planning permission for residential development in Allington has been granted contrary to policy in the past. In that instance members of the development control committee have previously attached significant weight to the provision of a drop in surgery held once a week within a local facility car park.

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

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

Notwithstanding the aforementioned S10/0030, and any previous grants of planning permission in Allington prior to the adoption of the Core Strategy. Planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. It is not considered the provision of a once a week drop in surgery is sufficient to outweigh the conflict with the Core Strategy.

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

The Local Highway Authority has considered the submitted application and advised that they cannot fully assess the impact of the development without a Topographical Survey and the demonstration of visibility splays in accordance with Manual for Streets. It is therefore recommended that the application should be refused on highway safety grounds due to the lack of information submitted with the application.

The Principal Conservation Officer has considered the submitted application and advised that the application cannot be fully assessed due to the lack of reference to the Conservation Area and heritage significance of other nearby assets. Also no analysis of the significance of churchyard and the likely impact that the proposed development would have on that significance, or its setting. It is therefore recommended that the application should be refused on impact upon the Conservation Area and surrounding heritage assets due to the lack of information submitted with the application.

Concerns have been raised in relation to the indicative site layout and impact on residential amenity it is however considered that these issues could be controlled by way of conditions at the reserved matter stage if the development were to be approved.

Crime and Disorder

It is considered that the development would not result in any significant adverse 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. This is an outline application for the erection of 5 dwellings in a less sustainable location and the proposal would be contrary to Policy SP1 of the adopted South Kesteven Core Strategy 2010 which states that in all other villages other than Local Service Centres and the countryside development will be restricted.
2. In the opinion of the local planning authority the proposal, which is to be situated on land in the countryside, will introduce four dwellings in a highly unsustainable location whereby future occupiers of the site would be totally reliant on the use of the motor vehicle to meet their everyday needs.
3. It is considered necessary for a Heritage Impact Assessment in accordance with Policy HE6 of PPS5 to be submitted in order for the full impacts of the developments on the local heritage and Conservation Area to be assessed. In view of the lack of such an assessment it is considered that acceptance of the application would be contrary to the requirements of national policy contained in PPS5 and Policy EN1 of the adopted South Kesteven Core Strategy 2010.
4. The proposed development has the potential to result in an increase in vehicle movements in the area and on adjoining roads. A detailed Topographical Survey would be required along with demonstrated visibility splays in order to fully assess the potential highways implications of the development. In view of the absence of a detailed Topographical Survey it is considered that the full impacts of the development cannot be assessed and acceptance of the proposal would therefore be contrary to National Planning Policy PPG13 and Policy SP3 of the South Kesteven Core Strategy 2010.

* * * * *

Applicant	Malcolm Rouse, South Kesteven District Council South Kesteven District Council, Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Agent	
Proposal	Installation of solar panels on southern elevation of roof
Location	Corn Exchange, Abbey Road, Bourne, Lincolnshire
App Type	Full Planning Permission
<u>Parish(es)</u>	Bourne

REPORT

Application Category

The application is categorised as an 'OTHER' type of application

Reason for Referral to Committee

The application has been referred to Committee as the application is by the Council, on land and property under its ownership.

The Proposal

The proposal is to install solar panels on the southern roof slope of the Corn Exchange in Bourne.

The application site and its surroundings

The application property is an unlisted property set in the Bourne Conservation Area. The site is located near the town centre, to the north of Abbey Road. The buildings immediately neighbouring the site are also unlisted, the nearest listed building is the Town Hall some 60 metres to the north west of the application site.

The Corn Exchange adjoins the Public Hall fronting Abbey Road. The building is constructed in red common brick with dark concrete tiles. The solar panels will cover most of the southern slope of the roof to the Corn Exchange. As the Corn Exchange is screened from public views by surrounding buildings the proposed development will have no impact on visual amenity or the street scene, and will therefore not detract from the character and appearance of the conservation area.

Representations Received

Bourne Town Council has been notified, and the period for receipt of representations expires on 22 November 2011. At the time of writing no representations had been received.

Any comments received raising material planning considerations will be reported in the late background paper or verbally at Committee.

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 2 December 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at Committee.

Site History

There is no relevant site history

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development.

PPS5: Planning for the Historic Environment.

PPS 22: Renewable Energy (includes companion guide).

Local Policy

Policy EN1 (Protection and Enhancement) of the South Kesteven Core Strategy (2010).

Policy EN3 (renewable Energy Generation) of the South Kesteven Core Strategy (2010).

Key Issues

Planning applications have been submitted to install solar panels on Bourne Corn Exchange, Bourne Leisure Centre, Stamford Leisure Centre and The Meres Leisure Centre, Grantham. The panels are proposed on the south, or southerly facing, roofs of each building. This application relates to the Corn Exchange, where the proposal is to install panels covering most of the south facing slope of its roof.

The position of the panels has been determined to maximise the amount of sunlight on the panels to provide power. The panels are required to generate cost efficient electricity for the leisure centres and to reduce the carbon footprint of the buildings.

National and local policies encourage the use of renewable energy installations in appropriate locations.

Visual Impact

The main issue in determining this application is the visual impact of the proposal on the character and appearance of the Bourne Conservation Area and on the amenities of neighbours. As the application property is well screened by neighbouring buildings, with little or no sighting of the relevant roof slope from public views. It is therefore considered that the proposal will not detract from the character and appearance of the conservation area nor adversely impact upon the amenities of the occupiers of neighbouring buildings.

Other Matters

There were no other relevant matters at the time of writing.

Crime and Disorder Implications

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

Human Rights Implications

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

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

Conclusion

The proposal relates to the installation of solar panels on the southern roof slope of the Corn Exchange in Bourne.

It is considered that the proposal will not cause undue harm to the character and appearance of the listed building, this part of the Bourne Conservation Area or the street scene nor will it adversely impact upon the amenities of occupiers of neighbouring buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS1), Planning Policy Statement 5 (PPS5) and Planning Policy Statement 22 (PPS22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

SUMMARY OF REASON(S) FOR APPROVAL

The proposal relates to the installation of solar panels on the southern slope of the roof to the Corn Exchange.

It is considered that the proposal will not cause undue harm to the character and appearance of this part of the Bourne Conservation Area or the street scene.

Furthermore, the proposal will not adversely affect the amenities of occupiers of nearby buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS 1), Planning Policy Statement 5 (PPS 5), Planning Policy Statement 22 (PPS 22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

RECOMMENDATION: That the development be approved subject to the conditions listed below providing no representations are received as a result of publicity and consultation which in the opinion of the Head of Development & Growth in consultation with the Chairman and Vice Chairman of the Development Control Committee would justify reconsideration of the application by the Development Control Committee.

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. In the event that the equipment hereby approved is no longer needed for the generation of electricity, it shall be removed as soon as practicably possible.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy.

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

1. Drawing - Existing and Proposed Elevations (Received 28.10.2011).
2. Drawing - Section (Received 28.10.2011).
3. Drawing - Plan View (received 28.10.2011).

Reason: To define the permission and for the avoidance of doubt.

* * * * *

Applicant	Malcolm Rouse, South Kesteven District Council South Kesteven District Council, Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Agent	
Proposal	Installation of solar panels on south elevation of roof
Location	Bourne Leisure Centre, Queens Road, Bourne, Lincolnshire, PE10 9DX
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT

Application Category

The application is categorised as an 'OTHER' type of application

Reason for Referral to Committee

The application has been referred to Committee as the application is by the Council, on land and property under its ownership.

The Proposal

The proposal is to install solar panels on the southern roof slope of the Bourne Leisure Centre.

The application site and its surroundings

The application building is located to the south of Robert Manning College. The nearest residential properties are some 25 metres to the north west, and 90 metres to the south.

Bourne Leisure Centre was constructed in the late 1980's of brick with a shallow pitched aluminium panelled roof. The proposal is to install solar panels covering most of the south facing slope of the roof.

The proposal will have little impact on views to the front (west) as only the cross section profile of the panels set against the slope of the roof would be visible. The main visual impact would be to the south. However, the residential properties to the south are some 90 metres away from Bourne Leisure Centre. This distance combined with the low pitch of the roof to the Centre will mitigate against any adverse impact on visual amenity.

Representations Received

Bourne Town Council has been notified, and the period for receipt of representations expires on 22 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

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 23 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

Site History

There is no relevant site history

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development.

PPS 22: Renewable Energy (includes companion guide).

Local Policy

Policy EN1 (Protection and Enhancement) of the South Kesteven Core Strategy (2010).

Policy EN3 (renewable Energy Generation) of the South Kesteven Core Strategy (2010).

Key Issues

Planning applications have been submitted to install solar panels on Bourne Corn Exchange, Bourne Leisure Centre, Stamford Leisure Centre and The Meres Leisure Centre, Grantham. The panels are proposed on the south, or southerly facing, roofs of each building. This application relates to Bourne Leisure Centre, where the proposal is to install panels covering most of the south facing slope of its roof.

The position of the panels has been determined to maximise the amount of sunlight on the panels to provide power. The panels are required to generate cost efficient electricity for the leisure centres and to reduce the carbon footprint of the buildings.

National and local policies encourage the use of renewable energy installations in appropriate locations.

Visual Impact

The main issue in determining this application is the visual impact of the proposal on the surrounding area, and residential properties in particular. The proposed development should not be unduly visible as the solar panels will be installed on a roof with a low pitch which is sited some considerable distance away from the nearest neighbouring buildings.

Other Matters

There were no other relevant matters at the time of writing.

Crime and Disorder Implications

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

Human Rights Implications

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

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

Conclusion

The proposal relates to the installation of solar panels on the southern roof slope of the Bourne Leisure Centre.

It is considered that the proposal will not cause undue harm to the surrounding area or the street scene nor will it adversely impact upon the amenities of occupiers of neighbouring buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS1), Planning Policy Statement 22 (PPS22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

SUMMARY OF REASON(S) FOR APPROVAL

The proposal relates to the installation of solar panels on the southern slope of the roof to the Bourne Leisure Centre.

It is considered that the proposal will not cause undue harm to the street scene nor will it adversely affect the amenities of occupiers of nearby buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS 1), Planning Policy Statement 22 (PPS 22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

RECOMMENDATION: That the development be approved subject to the conditions listed below providing no representations are received as a result of publicity and consultation which in the opinion of the Head of Development & Growth in consultation with the Chairman and Vice Chairman of the Development Control Committee would justify reconsideration of the application by the Development Control Committee.

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. In the event that the equipment hereby approved is no longer needed for the generation of electricity, it shall be removed as soon as practicably possible.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy.

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

1. Drawing - Existing and Proposed Elevations (Received 28.10.2011).
2. Drawing - Section (Received 28.10.2011).
3. Drawing - Plan View (received 28.10.2011).

Reason: To define the permission and for the avoidance of doubt.

* * * * *

Applicant	Malcolm Rouse, South Kesteven District Council South Kesteven District Council, Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Agent	
Proposal	Installation of solar panels on south elevation of roof
Location	Stamford Leisure Centre, Drift Road, Stamford, Lincolnshire, PE9 1XA
App Type	Full Planning Permission
Parish(es)	Stamford

REPORT

Application Category

The application is categorised as an 'OTHER' type of application

Reason for Referral to Committee

The application has been referred to Committee as the application is by the Council, on land and property under its ownership.

The Proposal

The proposal is to install solar panels on the southern roof slope of the Stamford Leisure Centre.

The application site and its surroundings

The application building is located to the south of Drift Road, and to the east of New College Stamford. A residential estate lies to the north of Drift Road and further residential properties are sited along the eastern boundary of the application site. Immediately to the south is a children nursery and tennis courts.

Stamford Leisure Centre was constructed in the late 1980's of brick with a shallow pitched aluminium panelled roof. The proposal is to install solar panels covering most of the south facing slope of the roof.

The proposal will have little impact on views to the south due to the shallowness of the pitch of the roof. The occupiers of residential properties to the east will see only the cross section profile of the panels set against the slope of the roof. The panels will be visible from New College, any impact would not however be unacceptable. The proposal is not considered to have any adverse impact on visual amenity.

Representations Received

Stamford Town Council has been notified, and the period for receipt of representations expires on 22 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

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 23 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

Site History

There is no relevant site history

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development.

PPS 22: Renewable Energy (includes companion guide).

Local Policy

Policy EN1 (Protection and Enhancement) of the South Kesteven Core Strategy (2010).

Policy EN3 (renewable Energy Generation) of the South Kesteven Core Strategy (2010).

Key Issues

Planning applications have been submitted to install solar panels on Bourne Corn Exchange, Bourne Leisure Centre, Stamford Leisure Centre and The Meres Leisure Centre, Grantham. The panels are proposed on the south, or southerly facing, roofs of each building. This application relates to Stamford Leisure Centre, where the proposal is to install panels covering most of the south facing slope of its roof.

The position of the panels has been determined to maximise the amount of sunlight on the panels to provide power. The panels are required to generate cost efficient electricity for the leisure centres and to reduce the carbon footprint of the buildings.

National and local policies encourage the use of renewable energy installations in appropriate locations.

Visual Impact

The main issue in determining this application is the visual impact of the proposal on the surrounding area, and residential properties in particular. The proposed development should not be unduly visible as the solar panels will be installed on a roof with a low pitch which is sited some considerable distance away from the nearest neighbouring residential buildings.

Other Matters

There were no other relevant matters at the time of writing.

Crime and Disorder Implications

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

Human Rights Implications

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

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

Conclusion

The proposal relates to the installation of solar panels on the southern roof slope of the Stamford Leisure Centre.

It is considered that the proposal will not cause undue harm to the surrounding area or the street scene nor will it adversely impact upon the amenities of occupiers of neighbouring buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS1), Planning Policy Statement 22 (PPS22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

SUMMARY OF REASON(S) FOR APPROVAL

The proposal relates to the installation of solar panels on the southern slope of the roof to the Stamford Leisure Centre

It is considered that the proposal will not cause undue harm to the street scene nor will it adversely affect the amenities of occupiers of nearby buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS 1), Planning Policy Statement 22 (PPS 22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

RECOMMENDATION: That the development be approved subject to the conditions listed below providing no representations are received as a result of publicity and consultation which in the opinion of the Head of Development & Growth in consultation with the Chairman and Vice Chairman of the Development Control Committee would justify reconsideration of the application by the Development Control Committee.

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. In the event that the equipment hereby approved is no longer needed for the generation of electricity, it shall be removed as soon as practicably possible.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy.

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

1. Drawing - Existing and Proposed Elevations (Received 28.10.2011).
2. Drawing - Section (Received 28.10.2011).
3. Drawing - Plan View (received 28.10.2011).

Reason: To define the permission and for the avoidance of doubt.

* * * * *

Applicant	Malcolm Rouse, South Kesteven District Council South Kesteven District Council, Council Offices, St. Peters Hill, Grantham, NG31 6PZ
Agent	
Proposal	Installation of solar panels on south-west elevation of roof
Location	Grantham Meres Leisure Centre, Trent Road, Grantham, Lincolnshire, NG31 7XG
App Type	Full Planning Permission
Parish(es)	Grantham

REPORT

Application Category

The application is categorised as an 'OTHER' type of application

Reason for Referral to Committee

The application has been referred to Committee as the application is by the Council, on land and property under its ownership.

The Proposal

The proposal is to install solar panels on the southern roof slope of the Meres Leisure Centre, Grantham.

The application site and its surroundings

The Meres Leisure Centre is located between Earlsfield School to its north, St. Hughs High School to its east and the Sports Stadium/Football Ground to its south. The application is to install solar panels on the south west slope of the southern wing to the Centre. The roof of this wing has a gentle slope, but due to the prominence of the building the proposed development will be publicly visible to visitors using the various local facilities.

Meres Leisure Centre was constructed in the 1990's of brick with an aluminium panelled roof. The proposal is to install solar panels covering most of the south-west facing slope of the roof to a wing of the Centre.

However, the siting of solar panels against a backdrop of a roof with a modern design and constructed in shiny aluminium cladding is considered to be fitting and acceptable.

Representations Received

The period for receipt of representations expires on 23 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

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 23 November 2011. At the time of writing no representations had been received. Any comments received raising material planning considerations will be reported in the late background paper or verbally at committee.

Site History

There is no relevant site history

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development.

PPS 22: Renewable Energy (includes companion guide).

Local Policy

Policy EN1 (Protection and Enhancement) of the South Kesteven Core Strategy (2010).

Policy EN3 (renewable Energy Generation) of the South Kesteven Core Strategy (2010).

Key Issues

Planning applications have been submitted to install solar panels on Bourne Corn Exchange, Bourne Leisure Centre, Stamford Leisure Centre and The Meres Leisure Centre, Grantham. The panels are proposed on the south, or southerly facing, roofs of each building. This application relates to the Meres Leisure Centre, where the proposal is to install panels covering most of the south west facing slope of the roof to a wing.

The position of the panels has been determined to maximise the amount of sunlight on the panels to provide power. The panels are required to generate cost efficient electricity for the leisure centres and to reduce the carbon footprint of the buildings.

National and local policies encourage the use of renewable energy installations in appropriate locations.

Visual Impact

The main issue in determining this application is the visual impact of the proposal on the surrounding area. The proposed development will be publicly visible as the solar panels will be installed on a prominent roof. However, against the setting of a building of modern design and construction the proposal is considered to be acceptable, and can be argued to be a feature adding architectural interest to the building.

Other Matters

There were no other relevant matters at the time of writing.

Crime and Disorder Implications

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

Human Rights Implications

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

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

Conclusion

The proposal relates to the installation of solar panels on the south west roof slope of the Meres Leisure Centre, Grantham.

It is considered that the proposal will not cause undue harm to the surrounding area or the street scene nor will it adversely impact upon the amenities of occupiers of neighbouring buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS1), Planning Policy Statement 22 (PPS22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

SUMMARY OF REASON(S) FOR APPROVAL

The proposal relates to the installation of solar panels on the south westerly slope of the roof to the Meres Leisure Centre, Grantham

It is considered that the proposal will not cause undue harm to the street scene nor will it adversely affect the amenities of occupiers of nearby buildings.

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 (PPS 1), Planning Policy Statement 22 (PPS 22), and policies EN1 and EN3 of the South Kesteven Core Strategy (2010).

RECOMMENDATION: That the development be approved subject to the conditions listed below providing no representations are received as a result of publicity and consultation which in the opinion of the Head of Development & Growth in consultation with the Chairman and Vice Chairman of the Development Control Committee would justify reconsideration of the application by the Development Control Committee.

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. In the event that the equipment hereby approved is no longer needed for the generation of electricity, it shall be removed as soon as practicably possible.

Reason: In the interests of the visual amenities of the area and in accordance with Policy EN1 of the South Kesteven Core Strategy.

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

1. Drawing - Proposed Plan (Received 28.10.2011).
2. Drawing - Proposed Elevation (Received 28.10.2011).
3. Drawing - Section (Received 28.10.2011).

Reason: To define the permission and for the avoidance of doubt.

* * * * *

Agenda Item 6

AGENDA ITEM

Report No: PLA. 915

DEVELOPMENT CONTROL COMMITTEE 15 NOVEMBER 2011

REPORT BY DEVELOPMENT MANAGEMENT SERVICE MANAGER

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) = 66

TABLE 2 Applications dealt with under delegated powers from 03 - 28 October 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 DOCUMENT 3C Copy of Appeal Decisions

Table 3A lists outstanding appeals including newly submitted appeals and Table 3B lists recent decisions accompanied by a summary. Document 3C gives the full appeal decision received from the Planning Inspectorate.

TABLE 4 Planning Applications Performance

DEVELOPMENT MANAGEMENT

Applications not determined within the statutory period

Report No: 12/2011
Date Prepared: 31 October 2011
No of applications over 8 weeks: 66

MAJOR APPLICATIONS
(13 weeks)

S10/1283/MJRO/KJC

Date received:
24-Jun-2010
No of days: 494

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:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S06/1151/MJNF/JJ

Date received:
08-Aug-2006
No of days: 1910

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

S07/1267/MJRF/KJC

Date received:
13-Sep-2007
No of days: 1509

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:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S08/0780/MJRF/NB

Date received:
17-Sep-2008
No of days: 1139

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:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S10/2106/MJRF/KJC

Date received:
21-Jan-2011
No of days: 283

Ablehomes Ltd

Demolish existing dwelling and garage and construction of 13 dwellings and associated garages
53 and land to the rear of No.s 45 - 59 (inclusive), Harrowby Lane, Grantham, NG31 9HZ
Reason for non-determination:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S11/0902/MJRF/NB

Date received:
21-Apr-2011
No of days: 193

Mr R Graf, Newtons Solicitors

Creation of 3 flats from 12 bedsits and erection of 11 dwellings/flats with associated parking at land rear of 51-58 Scotgate
Blenheim Court, 51, Scotgate, Stamford, Lincolnshire, PE9 2YQ
Reason for non-determination:
To go to future Committee

S11/0967/MJRF/KJC

Date received:
03-May-2011
No of days: 181

McCarthy & Stone Retirement Lifestyles L

Demolition of 49 St Catherines Road and 1A Dudley Road and construction of retirement accommodation for the elderly including provision of communal facilities, landscaping and car parking
49, St. Catherines Road, Grantham, NG319DE
Reason for non-determination:
Awaiting additional info

S11/1157/MJRO/JJ

Date received:
25-May-2011
No of days: 159

Anglian Regional Co-op Society

Application to extend time limit for implementation of application S06/1388 for residential development
Anglia Regional Co-Operative Site, Manning Road, Bourne
Reason for non-determination:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S11/1158/MJRO/JJ

Date received:
20-May-2011
No of days: 164

Anglia Regional Co-op Society

Application to extend time limit for implementation of application S08/0286 for residential development (up to 29 units) with associated access and landscaping
Mays Garage, Spalding Road, Bourne, Lincolnshire, PE10 9LE
Reason for non-determination:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S11/1501/MJRF/KJC

Date received:
28-Jun-2011
No of days: 125

The Orders of St John Care Trust

60 bed residential Nursing and Dementia Home (Class C2) and 72no. extra care apartments (Class C2) with associated car parking and landscaping
Land off Springfield Road, Grantham
Reason for non-determination:
To go to future Committee

S11/1646/MJRF/PJM

Date received:
14-Jul-2011
No of days: 109

Mrs Alison Lea, Larkfleet Homes

Variation of Conditions 13 (parking & turning), 14 (highway construction) and 18 (site layout and ditch crossing plan) of planning approval S10/1280

Land at 30-32 Birthorpe Road, Billingborough, Sleaford, NG340QS

Reason for non-determination:

Awaiting Affordable Housing details

ALL OTHER APPLICATIONS**(8 weeks)****S07/0818/OUT/IVW**

Date received:
12-Jun-2007
No of days: 1602

Dr D Burston

Erection of Community Health Centre
The Old Quarry, Castle Bytham

Reason for non-determination:

Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S09/2155/FULL/KJC

Date received:
30-Sep-2009
No of days: 761

David Laight, Bovis Homes Ltd

Erection of 7 dwellings (substitution of house types Plots 107,108,109,110,120,121 & 122)

Impress Canning Works, Springfield Road, Grantham

Reason for non-determination:

Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S09/2409/FULL/NB

Date received:
15-Oct-2009
No of days: 746

Mr T Robinson, G S Robinson (Builders) Ltd

Residential development (7 dwellings)

Land Off Stephens Way, Deeping St. James

Reason for non-determination:

Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S09/2827/FULL/JJ

Date received:
27-Nov-2009
No of days: 703

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.

S09/2829/LB/JJ

Date received:
27-Nov-2009
No of days: 703

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.

S10/0962/FULL/PL

Date received:
13-Apr-2010
No of days: 566

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 required.

S10/1582/FULL/PG

Date received:
15-Jul-2010
No of days: 473

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/PG

Date received:
15-Jul-2010
No of days: 473

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.

S10/1805/FULL/KJC

Date received:
13-Oct-2010
No of days: 383

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 additional parking info from applicants agent

S10/1978/FULL/JJ

Date received:
01-Oct-2010
No of days: 395

Mr S Fox, Alston Homes

Conversion, alteration and extension of barns to create 5 dwellings; erection of 2 dwellings and car port and shed, erection of 3m earth bund
Towngate House Farm, Towngate West, Market Deeping
Reason for non-determination:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S10/2002/FULL/RV

Date received:
31-Aug-2010
No of days: 426

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.

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 423

Mr C Riddle

Extension to existing dwelling, change of use and extension to existing barns to form dwelling and erection of 3 dwellings
47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
Reason for non-determination:
Awaiting amendments

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 423

Mr C Riddle

Extension and alterations of farmhouse, conversion and extension and rebuild of barn and dovecote
47, East End, Langtoft, Peterborough, Lincolnshire, PE6 9LP
Reason for non-determination:
Awaiting amendments

S11/0385/FULL/RCL

Date received:
15-Apr-2011
No of days: 199

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, Lincolnshire, PE6 9HU
Reason for non-determination:
Under consideration

S11/0386/LB/RCL

Date received:
15-Apr-2011
No of days: 199

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:
Under consideration

S11/0406/FULL/JJ

Date received:
17-Feb-2011
No of days: 256

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:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

S11/0407/FULL/RV

Date received:
07-Mar-2011
No of days: 238

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 info from applicants requested by consultees

S11/0408/LB/RV

Date received:
07-Mar-2011
No of days: 238

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 info from applicants requested by consultees

S11/0409/FULL/RV

Date received:
07-Mar-2011
No of days: 238

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 info from applicants requested by consultees

S11/0410/LB/RV

Date received:
07-Mar-2011
No of days: 238

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 info from applicants requested by consultees

S11/0572/FULL/RV

Date received:
22-Mar-2011
No of days: 223

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 applicants requested by consultees

S11/0594/FULL/KJC

Date received:
14-Mar-2011
No of days: 231

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 noise assessment results

S11/0760/HSH/PL

Date received:
29-Mar-2011
No of days: 216

Mrs Hamilton

Single storey extension to rear of existing dwelling
39, Alma Park Road, Grantham, Lincolnshire, NG31 9SX
Reason for non-determination:
Amended drawings to be submitted

S11/0903/LB/NB

Date received:
21-Apr-2011
No of days: 193

Newtons Solicitors

Partial demolition of Listed Building (elements to the rear) and
alteration to form 3 apartments
Blenheim Court, 51, Scotgate, Stamford, Lincolnshire, PE9
2YQ
Reason for non-determination:
Under consideration

S11/0979/FULL/NB

Date received:
13-May-2011
No of days: 171

Mr Andrew Wood

New driveway to residential property
The Old Rectory, Carlby Road, Greatford, Stamford,
Lincolnshire, PE9 4PR
Reason for non-determination:
To go to future Committee

S11/0989/FULL/PWM

Date received:
04-May-2011
No of days: 180

Janette Broadbent

Change of use of land (path) to domestic garden (C3)
32, Minerva Close, Ancaster, Grantham, NG32 3LJ
Reason for non-determination:
Awaiting amended landscaping scheme

S11/1275/HSH/LDPP

Date received:
15-Aug-2011
No of days: 77

Mr Neil Shaw

Garage
3, School Lane, Claypole, Newark, NG23 5BQ
Reason for non-determination:
Awaiting final Highway comments

S11/1344/FULL/AH

Date received:
05-Jul-2011
No of days: 118

Mrs R Robinson & Mrs S Taylor

Conversion (partial) of existing building to 3 flats and erection of 4 dwellings
Roebuck House, 33, Broad Street, Stamford, PE9 1RB
Reason for non-determination:
Revised scheme imminent

S11/1345/LB/AH

Date received:
05-Jul-2011
No of days: 118

Mrs R Robinson & Mrs S Taylor

Internal alteration to listed building
Roebuck House, 33, Broad Street, Stamford, PE9 1RB
Reason for non-determination:
Revised scheme imminent

S11/1384/CAC/NB

Date received:
23-May-2011
No of days: 161

Mr A Wood

Demolition of timber buildings in Conservation Area
The Old Rectory, Carlby Road, Greatford, Stamford,
Lincolnshire, PE9 4PR
Reason for non-determination:
To go to future Committee

S11/1401/LDE/PR

Date received:
21-Jun-2011
No of days: 132

Mr Martin Foster

Lawful Development Certificate (Existing) - Use of land as residential garden
Greenfields House, 5, Greenfields Lane, Folkingham,
Sleaford, NG34 0SH
Reason for non-determination:
Under consideration

S11/1431/FULL/PJM

Date received:
16-Jun-2011
No of days: 137

Mr Peter Aust

Change of use of former railway land to garden land
Land to r/o The Old Stables Woolsthorpe Road to 15 Ingle Court (inclusive), Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NT
Reason for non-determination:
Awaiting Protected Species Report

S11/1507/FULL/PJM

Date received:
30-Jun-2011
No of days: 123

Mr Ian Smith

Variation of Condition 7 of planning approval S09/0852 to include alterations to front barn and internal alterations to southern wing and southern section of main building
The Cedars, Low Road, Barrowby, Grantham, NG32 1DL
Reason for non-determination:
Awaiting additional info

S11/1509/LB/PJM

Date received:
29-Jun-2011
No of days: 124

Mr Ian Smith

Demolition and rebuild of barn to form dwelling and convert outbuilding (amendments to Listed Building Consent S09/0854)
The Cedars, Low Road, Barrowby, Grantham, NG321DL
Reason for non-determination:
Awaiting additional info

S11/1525/FULL/PL

Date received:
04-Jul-2011
No of days: 119

Mr B Harper, Barrowby Parish Council

Single storey extension to sports pavilion to form store and temporary storage container (3 years)
Barrowby Sports Pavilion, Low Road, Barrowby
Reason for non-determination:
Further info on Travel Plan requested

S11/1526/FULL/PL

Date received:
04-Jul-2011
No of days: 119

Mr B Harper, Barrowby Parish Council

Application under Section 73 of Town and Country Planning Act 1990 to vary condition 4 of S09/0805 to allow childcare use between 09.00 and 15.30
Barrowby Sports Pavilion, Low Road, Barrowby
Reason for non-determination:
Further info on Travel Plan requested

S11/1570/FULL/LDPP

Date received:
02-Aug-2011
No of days: 90

Dr David Carrington, Carrington (1953) Ltd

Repair of detached building, demolition of outbuildings and creation of access and parking
Land r/o 39/41, High Street, Colsterworth, Grantham, NG33 5HZ
Reason for non-determination:
Awaiting further info

S11/1572/LB/LDPP

Date received:
02-Aug-2011
No of days: 90

Dr David Carrington, Carrington (1953) Ltd

Demolition of outbuildings, repair of existing outbuilding together with creation of pedestrian access and creation of three parking spaces
Land r/o 39/41, High Street, Colsterworth, Grantham, NG33 5HZ
Reason for non-determination:
Awaiting further info

S11/1650/CAC/AH

Date received:
12-Jul-2011
No of days: 111

Mrs R Robinson & Mrs S Taylor

Demolition of garage and store
33, Broad Street, Stamford, Lincolnshire
Reason for non-determination:
To be withdrawn

S11/1663/FULL/RCL

Date received:
15-Jul-2011
No of days: 108

Dean Lockton

Detached dwelling with attached garage
land r/o, 45, High Street, Corby Glen
Reason for non-determination:
Under consideration

S11/1683/HSH/RV

Date received:
26-Jul-2011
No of days: 97

Mr P Kelly

Extend roof over lounge window from porch to new pillar
19, Rowan Way, Bourne, Lincolnshire, PE10 9SB
Reason for non-determination:
Awaiting further plans

S11/1685/FULL/PWM

Date received:
10-Aug-2011
No of days: 82

Mrs Ann Turner, The Priory Federation of Academies Trust

Conversion of barns to three dwellings to provide staff
accommodation and external alterations to main barn
Laughton Manor Equestrian Centre, Manor Farm, Laughton,
Sleaford, NG340HB
Reason for non-determination:
Awaiting Protected Species Report

S11/1686/LB/PWM

Date received:
10-Aug-2011
No of days: 82

Mrs Ann Turner, The Priory Federation of Academies Trust

Conversion of barns to three dwellings, external alterations to
main barn and demolition of lean-to store
Laughton Manor Equestrian Centre, Manor Farm, Laughton,
Sleaford, NG340HB
Reason for non-determination:
Awaiting Protected Species Report

S11/1743/FULL/AH

Date received:
12-Aug-2011
No of days: 80

Ms C Wilson

Widening of means of access
23, Tinwell Road, Stamford, Lincolnshire, PE9 2QQ
Reason for non-determination:
Revised scheme out for consultation

S11/1778/HSH/AH

Date received:
09-Aug-2011
No of days: 83

Mr C Pye

Single storey extension to side elevation of existing bungalow
and associated works
High Bank, Little Casterton Road, Stamford, Lincolnshire, PE9
1BB
Reason for non-determination:
Under consideration

S11/1884/FULL/AH

Date received:
05-Aug-2011
No of days: 87

Mr Wallace/John Holland, Priory Contracts

Erection of bungalow (with ground and first floor
accommodation)
2a, Oxford Road, Stamford, Lincolnshire, PE9 1BT
Reason for non-determination:
Revised scheme out to consultation

S11/1973/FULL/JST

Date received:
31-Aug-2011
No of days: 61

Mr & Mrs B Soar

Demolition of existing dwelling and garage and replacement dwelling and garage
Palace Close, Witham On The Hill
Reason for non-determination:
Under consideration

S11/2002/OUT/KJC

Date received:
24-Aug-2011
No of days: 68

Andrew Rogers, JGP Properties Ltd

Outline planning permission for residential development and the formation of new vehicular access
Land Off Main Road, Long Bennington
Reason for non-determination:
Awaiting additional landscaping info

S11/2009/FULL/PJM

Date received:
19-Aug-2011
No of days: 73

Mr Darren Elmes, The New Window Co Ltd

Change of use from D1 use to storage and display of double glazing products and ancillary offices
The Old Barn, Elms Farm, Frieston Heath Lane, Caythorpe, Grantham, NG32 3HD
Reason for non-determination:
Awaiting completion of S106 agreement

S11/2025/LB/IVW

Date received:
22-Aug-2011
No of days: 70

Mrs L Roe

Regularisation of various internal alterations to property, installation of replacement joinery and re-instatement of stonework to front elevation
10, Rutland Terrace, Stamford, Lincolnshire, PE9 2QD
Reason for non-determination:
Still under consideration

S11/2064/FULL/AH

Date received:
31-Aug-2011
No of days: 61

Mr H S Sunner

Change of use of premise from office use (Class A2) to cafe use (Class A3), along with provision of associated flue to rear of premises
12A, Green Lane, Stamford, Lincolnshire, PE9 1HE
Reason for non-determination:
Revised scheme out to consultation

S11/2097/HSH/TF

Date received:
30-Aug-2011
No of days: 62

Mr M Cook

Extensions and alterations to dwelling
Orchard House, Priory Road, Stamford, Lincolnshire, PE9 2ES
Reason for non-determination:
Awaiting revised plans to deal with neighbour concerns

S11/2109/HSH/PL

Date received:
01-Sep-2011
No of days: 60

Mr & Mrs D Rose

Erection of double garage in rear garden
28, Croft Drive, Grantham, NG31 9EB
Reason for non-determination:
Tree Report requested

S11/2192/TCA/RV

Date received:
12-Sep-2011
No of days: 49

Mr Cordial Witham on the Hill Church Hall Committee

Thin Spruce by 30% and tidy crown
Village Green, Main Street, Witham On The Hill, Bourne
Reason for non-determination:
Awaiting Consultant Arboriculturalist's report

S11/2290/NMA/AH

Date received:
27-Sep-2011
No of days: 34

Andrew Brown, Ash Mill Developments

Non-material amendment to planning permission S10/0636
Belton Street/Gas Street, Stamford, Lincs
Reason for non-determination:
Awaiting revised plans – some elements will require new application

**APPLICATIONS DECIDED UNDER DELEGATED POWERS
FROM 03 – 28 OCTOBER 2011****S09/2202/RAG**

Applicant: A H Wilkinson No2 Trust
Proposal: Prior notification of forestry development - proposed road
Location: Kirton Wood, Ropsley
Decision: Approved conditionally - 07 October 2011

S10/2198/FULL

Applicant: Mr Tim Gadsby
Proposal: Extension to outbuilding to create a dwelling
Location: The Malting House, Church Street, Barrowby, Grantham, NG32 1BX
Decision: Refused by SoS - 24 October 2011

S10/2336/FULL

Applicant: Mr Stephen T Jackson, TRH Jackson & Partners
Proposal: Retention of mobile caravan to be used as holiday accommodation
Location: Mill Farm, Dallygate, Great Ponton, Grantham, NG33 5DP
Decision: Refused by SoS - 12 October 2011

S11/1122/FULL

Applicant: Mr A Carfax
Proposal: Change of use of agricultural land to domestic garden land associated with No. 26, the dwelling known as 'Dutch Barn'
Location: 26, Peterborough Road, Langtoft, Peterborough, Lincolnshire, PE6 9LL
Decision: No objections made - 07 October 2011

S11/1458/FULL

Applicant: Mr Peter Cox
Proposal: Like for like reinstatement of fire damaged roof
Location: 23, High Street, Castle Bytham, Grantham, Lincolnshire, NG33 4RZ
Decision: Approved conditionally - 28 October 2011

S11/1459/LB

Applicant: Mr Peter Cox
Proposal: Like for like reinstatement of fire damaged roof
Location: 23, High Street, Castle Bytham, Grantham, Lincolnshire, NG33 4RZ
Decision: Approved conditionally - 28 October 2011

S11/1489/HSB

Applicant: Mrs R Ash
Proposal: First floor side extension and single storey rear extension
Location: 45, Mill Drove, Bourne, Lincolnshire, PE10 9BY
Decision: Approved conditionally - 20 October 2011

S11/1611/FULL

Applicant: Mr P Damasco
Proposal: Two industrial units
Location: Unit 4, Hollis Road, Grantham, Lincolnshire, NG31 7QH
Decision: Approved conditionally - 17 October 2011

S11/1643/FULL

Applicant: Timothy Clarke, Grimsthorpe & Drummond Castle Trust
Proposal: Additional portal frame building and extra bay to existing portal frame building
Location: Millington's Farm, Swinstead Road, Creeton, Grantham, Lincolnshire, NG33 4QB
Decision: Approved conditionally - 12 October 2011

S11/1701/FULL

Applicant: Miss A Stainsby
Proposal: Provision of photovoltaic cells to roofslopes of school building
Location: Bourne Grammar School, South Road, Bourne, Lincolnshire, PE10 9JE
Decision: Approved conditionally - 07 October 2011

S11/1719/HSH

Applicant: Mr James Chan
Proposal: Two storey extension to side and rear of existing dwelling
Location: 39, Highcliffe Road, Grantham, NG31 8DS
Decision: Approved conditionally - 19 October 2011

S11/1738/HSH

Applicant: Ms S Skelton
Proposal: Demolition of existing rear extension, erection of two storey rear extension and extension to outbuilding to form car port
Location: Ferneley, Church Street, Denton, Grantham, NG32 1LG
Decision: Approved conditionally - 18 October 2011

S11/1756/FULL

Applicant: Mr Guy Leversha
Proposal: Conversion of agricultural building to dwelling (revised version of previously approved scheme - S09/1153)
Location: The Stables, Green Lane, Aisby, Sleaford, NG32 3NF
Decision: Approved conditionally - 07 October 2011

S11/1759/ADV

Applicant: Miss L Hughes
Proposal: Display of illuminated projection signs and fascia sign
Location: 15, High Street, Market Deeping, Peterborough, Lincolnshire, PE6 8ED
Decision: Approved conditionally - 19 October 2011

S11/1779/HSH

Applicant: Mr A Oldfield & Miss C Sadler Smith
Proposal: Extension to rear of property
Location: 15, High Street, Swayfield, Grantham, Lincolnshire, NG33 4LL
Decision: Approved conditionally - 17 October 2011

S11/1782/FULL

Applicant: Nigel Parsons
Proposal: Erection of 40 no. solar pv panels
Location: Land at, 4, Stoney Glen, Carlby
Decision: Approved conditionally - 17 October 2011

S11/1793/HSH

Applicant: Mr & Mrs A Cappitt
Proposal: Single storey rear extension to dwelling
Location: 80, Northorpe, Thurlby, Bourne, PE100HJ
Decision: Approved conditionally - 07 October 2011

S11/1795/FULL

Applicant: Mr Paul Hoskins
Proposal: Detached dwelling
Location: Land adjacent to 10, Victoria Road, Stamford, Lincolnshire, PE9 1HB
Decision: Approved conditionally - 25 October 2011

S11/1851/FULL

Applicant: Nick White, Physiohands Limited
Proposal: Change of use to physiotherapy/podiatry/sports injury/acupuncture clinic along with internal alterations and provision of brass plaque to front door
Location: 3, St Peters Hill, Stamford, Lincolnshire, PE9 2PE
Decision: Approved conditionally - 17 October 2011

S11/1852/LB

Applicant: Nick White, Physiohands Limited
Proposal: Change of use to physiotherapy/podiatry/sports injury/acupuncutre clinic along with internal alterations and provision of brass plaque to front door
Location: 3, St Peters Hill, Stamford, Lincolnshire, PE9 2PE
Decision: Approved conditionally - 17 October 2011

S11/1864/HSH

Applicant: Mr C Richardson
Proposal: Enclosure of courtyard with flat roof and roof lantern, internal alterations and installation of 3 no new rooflights
Location: Greatford Barn, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA
Decision: Approved conditionally - 12 October 2011

S11/1868/HSH

Applicant: Mr D Gray
Proposal: Formation of new vehicular access
Location: 86, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8HJ
Decision: Approved conditionally - 17 October 2011

S11/1877/LB

Applicant: Mr C Richardson
Proposal: Enclosure of courtyard with flat roof and roof lantern, internal alterations and installation of 3 no new rooflights
Location: Greatford Barn, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA
Decision: Approved conditionally - 12 October 2011

S11/1880/HSH

Applicant: Trustees of Cholmeley 1968 Settlement
Proposal: Single storey extension to cottage
Location: Forge Cottage, The Park, Easton, Grantham, NG33 5AP
Decision: Approved conditionally - 10 October 2011

S11/1889/FULL

Applicant: Alison Lea, Larkfleet Homes
Proposal: Solar pv panel pergola
Location: Tricklebank, Uffington Road, Stamford, Lincolnshire, PE9 3AA
Decision: Approved conditionally - 07 October 2011

S11/1907/FULL

Applicant: Mr M Ewles, Warners Midlands Plc
Proposal: Construction of new storage building
Location: The Maltings, West Street, Bourne, Lincolnshire, PE10 9PH
Decision: Approved conditionally - 07 October 2011

S11/1908/HSH

Applicant: Mr L Chauvaux
Proposal: Two storey side and single storey rear extensions
Location: 35, Kesteven Road, Stamford, Lincolnshire, PE9 1SX
Decision: Approved conditionally - 17 October 2011

S11/1915/HSH

Applicant: Mr J Durrant
Proposal: Two storey side extension and first floor extension to rear
Location: 1, Exeter Gardens, Stamford, Lincolnshire, PE9 2RN
Decision: Approved conditionally - 17 October 2011

S11/1919/HSH

Applicant: Mr & Mrs M Edgar
Proposal: Alterations, repairs and refurbishment to existing dwelling (Grade II listed)
Location: Ivy House, 17, The Green, Thurlby, Bourne, Lincolnshire, PE10 0HB
Decision: Approved conditionally - 14 October 2011

S11/1920/LB

Applicant: Mr & Mrs M Edgar
Proposal: Alterations, repairs and refurbishment to existing dwelling (Grade II listed)
Location: Ivy House, 17, The Green, Thurlby, Bourne, Lincolnshire, PE10 0HB
Decision: Approved conditionally - 14 October 2011

S11/1928/HSH

Applicant: Mr C Williams
Proposal: Retention of 2 storey, single storey, and first floor side extensions and single storey front extension to dwelling
Location: 26, Horsegate, Deeping St James, Peterborough, Lincolnshire, PE6 8EW
Decision: Approved conditionally - 25 October 2011

S11/1929/FULL

Applicant: Mr D Young
Proposal: Change of use of land for use for extension to existing Caravan Park to make provision for touring vans, tents and motor homes
Location: The Deepings Caravan Park, Towngate East, Market Deeping, Peterborough, Lincolnshire, PE6 8LQ
Decision: Approved conditionally - 17 October 2011

S11/1930/LB

Applicant: Mrs Christine Poster
Proposal: Internal alterations to listed building (stud partition wall)
Location: 27, Market Place, Folkingham, Sleaford, NG34 0SE
Decision: Approved conditionally - 10 October 2011

S11/1933/RM

Applicant: Seagate Homes
Proposal: Section 73 application to vary Condition 7 (materials) of S11/0315
Location: Adj 42, Main Street, Baston
Decision: Approved conditionally - 12 October 2011

S11/1934/HSB

Applicant: Mr M Elson
Proposal: Single storey extension to side and rear of property
Location: 5, Harvey Close, Bourne, Lincolnshire, PE10 9QJ
Decision: Approved conditionally - 12 October 2011

S11/1948/ADV

Applicant: . G Sample, Northgate Vehicle Hire Ltd
Proposal: Two internally illuminated fascia signs and instructional/directional signage
Location: Occupation Lane, Great Gonerby, Grantham, Lincolnshire, NG32 2BP
Decision: Approved - 05 October 2011

S11/1954/FULL

Applicant: Croft Commercial Development Ltd
Proposal: Change of use to retail (Class A1) use at ground floor and guest house (Class C1) use to upper floors along with associated works to premises including internal alterations and replacement entrance doors
Location: BLACK BULL, Stamford Walk, St Marys Street, Stamford, Lincolnshire, PE9 2JE
Decision: Approved conditionally - 17 October 2011

S11/1955/LB

Applicant: Croft Commercial Development Ltd
Proposal: Change of use to retail (Class A1) use at ground floor and guest house (Class C1) use to upper floors along with associated works to premises including internal alterations and replacement entrance doors
Location: BLACK BULL, Stamford Walk, St Marys Street, Stamford, Lincolnshire, PE9 2JE
Decision: Approved conditionally - 17 October 2011

S11/1979/ADV

Applicant: Fenn Wright Manson
Proposal: Display of 1 no. non-illuminated fascia sign and 1 no. internally non-illuminated hanging sign
Location: 72, High Street, Stamford, Lincolnshire, PE9 2AW
Decision: Approved conditionally - 18 October 2011

S11/1981/FULL

Applicant: Mr & Mrs B Nuttall
Proposal: Proposed 4 bedroomed house (revised scheme) to include partial demolition of 41 Horsegate to accommodate a 4.1m wide access
Location: R/O 45A, Horsegate, Deeping St. James, Peterborough, PE6 8EW
Decision: Approved conditionally - 07 October 2011

S11/1985/HSB

Applicant: Mr Martin Herbert
Proposal: Single storey garage and wc and utility room side extension
Location: Langdale House, Village Street, Oasby, Grantham, NG32 3NB
Decision: Approved conditionally - 12 October 2011

S11/1992/HSB

Applicant: Mr & Mrs A Plummer
Proposal: Single storey extension to side/rear elevation
Location: 2, Pinfold Road, Castle Bytham, Grantham, Lincolnshire, NG33 4RY
Decision: Approved conditionally - 17 October 2011

S11/2012/FULL

Applicant: Mrs L Lukies, Start Right Nursery
Proposal: Single storey side extension to nursery building and re-siting of existing portable building
Location: 12, Ermine Street, Ancaster, Grantham, NG32 3PP
Decision: Approved conditionally - 10 October 2011

S11/2013/FULL

Applicant: Mrs G Hatton
Proposal: Demolition of existing dwelling, erection of replacement dwelling and formation of new access
Location: Howdale Farm, Howdale Lane, Hough On The Hill, Grantham, NG32 2BJ
Decision: Approved conditionally - 12 October 2011

S11/2014/HSB

Applicant: Mr & Mrs J Cowling
Proposal: Two storey extension to front to form habitable rooms and single storey front extension to form utility room and double garage and relocate vehicular access
Location: 4A, Belton Lane, Grantham, NG31 9HL
Decision: Refused - 17 October 2011

S11/2038/HSB

Applicant: Mrs Joanne Bowman
Proposal: Two storey side & rear extension and single storey front & rear extensions
Location: 136, Barrowby Road, Grantham, NG31 8AF
Decision: Approved conditionally - 05 October 2011

S11/2039/FULL

Applicant: David Cooke, Abacus Coaches
Proposal: Change of use of land to depot for coaches
Location: The New Fox Depot, A1 South, South Witham, Grantham
Decision: Approved conditionally - 20 October 2011

S11/2040/HSB

Applicant: John Cookson
Proposal: Application under Section 73 of the Town & Country Planning Act for variation of condition 4 of planning permission S10/2872 (in relation to requirement for protection works to sycamore tree) to facilitate felling of the tree

Location: 7, St Leonards Street, Stamford, Lincolnshire, PE9 2HU
Decision: Approved conditionally - 17 October 2011

S11/2041/FULL

Applicant: Miss T Merryshaw
Proposal: Single storey rear extension
Location: 14, Rosehip Road, Morton, Bourne, Lincolnshire, PE10 0PD
Decision: Approved conditionally - 13 October 2011

S11/2052/LB

Applicant: Fen Wright Manson
Proposal: Display of advertisements (non-illuminated and illuminated), redecoration of shopfront and internal works
Location: 72, High Street, Stamford, Lincolnshire, PE9 2AW
Decision: Approved conditionally - 18 October 2011

S11/2053/FULL

Applicant: Dalton Warner Davis LLP
Proposal: Anemometry mast up to 90m for 3 years
Location: The Sandlands, Temple Hill, Hough-on-the-hill, Grantham
Decision: Approved conditionally - 18 October 2011

S11/2054/FULL

Applicant: Ms Teresa Coupland & David Spackman
Proposal: Replacement two storey detached dwelling and detached garage
Location: Orchard Cottage, Hough Road, Frieston, Grantham, NG32 3DA
Decision: Approved conditionally - 10 October 2011

S11/2059/LB

Applicant: John Cookson
Proposal: Application under Section 19 of the Town & Country Planning Act for variation of condition 4 of planning permission S10/2873 (in relation to requirement for protection works to sycamore tree) to facilitate felling of the tree

Location: 7, St Leonards Street, Stamford, Lincolnshire, PE9 2HU
Decision: Approved conditionally - 17 October 2011

S11/2070/DC

Applicant: Jonathan Plant
Proposal: Approval of details of condition 3 (joinery details), 4 (lime floor) and 7 (insulation) required by S11/0940
Location: The Old Bakehouse, West Hall Farm, Uffington, Stamford, Lincs, PE9 4SN
Decision: Approved - 24 October 2011

S11/2076/FULL

Applicant: Roseland Group Ltd
Proposal: Demolition of WW2 debriefing building
Location: Debriefing Building, Roseland Business Park, Long Bennington
Decision: Approved conditionally - 10 October 2011

S11/2095/DC

Applicant: Mr Robert Lee
Proposal: Approval of details reserved by Conditions 4 (hard and soft landscaping) and 10 (Mitigation of Newts) of S10/2667
Location: Seneca House, Vicarage Lane, Long Bennington, Newark, NG235DN
Decision: Approved - 17 October 2011

S11/2099/FULL

Applicant: Miss Jane Ford
Proposal: Reroof vestry with terne coated stainless steel
Location: All Saints Church, Church Lane, Westborough, Newark, NG23 5GS
Decision: Approved conditionally - 18 October 2011

S11/2106/RM

Applicant: Mr S Rawden
Proposal: Application Order Section 73 of the Town & Country Planning Act for a dwelling to not comply with condition 3 of application S11/0506 relating to restrictions to gate and fence
Location: 27, Masterton Road, Stamford, Lincolnshire, PE9 1SJ
Decision: Approved conditionally - 21 October 2011

S11/2113/TELX

Applicant: William Osborne, Harlequin Limited
Proposal: Prior approval relating to siting and appearance of a DSLAM telecommunications cabinet
Location: o/s Kyal House, Foundry Road, Stamford
Decision: Refused - 26 October 2011

S11/2117/HSB

Applicant: Mr & Mrs Smith Maxwell
Proposal: Single storey extensions to annexe including link to main house
Location: South Lodge, Risewood Lane, Ropsley, Grantham, NG33 4AS
Decision: Approved conditionally - 18 October 2011

S11/2131/FULL

Applicant: Mr Mark Stanhope
Proposal: Change of use of ground floor and basement from light industrial use to residential unit
Location: 5, St Peters Street, Stamford, Lincolnshire, PE9 2PQ
Decision: Approved conditionally - 28 October 2011

S11/2137/HSB

Applicant: Mr Anthony Allan
Proposal: Single storey extension to rear of dwelling
Location: 23, Northorpe, Thurlby, Bourne, Lincolnshire, PE10 0HH
Decision: Approved conditionally - 24 October 2011

S11/2142/HSH

Applicant: Mr Lance Coaten
Proposal: Extension to dwelling
Location: 123, Manthorpe Road, Grantham, Lincolnshire, NG31 8DQ
Decision: Approved conditionally - 12 October 2011

S11/2143/HSH

Applicant: Mr D Cope
Proposal: Rear extension to dwelling
Location: 3, Templemeads Close, Morton, Bourne, Lincolnshire, PE10 0PP
Decision: Approved conditionally - 17 October 2011

S11/2149/HSH

Applicant: Mr & Mrs M Foreman
Proposal: Retrospective permission for conservatory to rear of dwelling
Location: 50, Manor Way, Deeping St James, Peterborough, Lincolnshire, PE6 8PT
Decision: Approved conditionally - 19 October 2011

S11/2152/TPO

Applicant: Mr N Turner, Lincoln Diocese
Proposal: Works to 14 tree subject to of a Tree Preservation Order and the felling of a Protected Rowan and Elm
Location: The Rectory, 13A, Back Lane, Colsterworth, Grantham, Lincolnshire, NG33 5NJ
Decision: TC&P - Work allowed - 17 October 2011

S11/2158/HSH

Applicant: Mr B Wheeler
Proposal: Side and rear extensions and detached garage to front
Location: 37, Belton Lane, Great Gonerby, Grantham, Lincolnshire, NG31 8NB
Decision: Approved conditionally - 17 October 2011

S11/2167/FULL

Applicant: Mr D Balfe, Balfe Pension Trust
Proposal: Increase of ground floor retail use within existing industrial/office unit
Location: Richmond House, Palmer Road, Great Gonerby, Grantham, Lincolnshire, NG32 2BW
Decision: Approved conditionally - 26 October 2011

S11/2170/HSH

Applicant: Mr N Turner
Proposal: Conversion of attic space to living accommodation including four dormer windows
Location: Oasby Grange, Village Street, Oasby, Grantham, Lincolnshire, NG32 3NA
Decision: Approved conditionally - 25 October 2011

S11/2187/HSH

Applicant: Mr C Twist
Proposal: Extension/partial garage conversion to facilitate ground floor WC
Location: 56, Dudley Road, Grantham, Lincolnshire, NG31 9AA
Decision: Approved conditionally - 17 October 2011

S11/2190/FULL

Applicant: Mr M Davies
Proposal: Conversion of pair of semi-detached cottages into one dwelling including new conservatory, detached triple garage and detached workshop/garden store together with change of use of agricultural land to domestic garden
Location: Cardyke Farm Cottages, Fen Road, Rippingale, Bourne, PE10 0TG
Decision: Approved conditionally - 21 October 2011

S11/2198/HSH

Applicant: Mr D Tilley
Proposal: Side extension to bungalow to form single garage
Location: 10, Church Street, Market Deeping, Peterborough, PE6 8DA
Decision: Approved conditionally - 12 October 2011

S11/2207/HSH

Applicant: Mr & Mrs Howard Jones
Proposal: Build two storey side and rear extension (north east elevation), two storey rear extension (south east elevation) and sun room on ground floor (east elevation)
Location: 95, Main Road, Uffington, Stamford, Lincolnshire, PE9 4SN
Decision: Approved conditionally - 21 October 2011

S11/2248/HSH

Applicant: Mr A G Mir
Proposal: Extend dwelling to side and convert garage to living accommodation, demolish conservatory and replace with rear extension
Location: 32, Sandcliffe Road, Grantham, Lincolnshire, NG31 8EQ
Decision: Approved conditionally - 18 October 2011

S11/2249/HSH

Applicant: Tina Mayo
Proposal: Pitched roof
Location: 54, Swine Hill, Harlaxton, Grantham, NG32 1HP
Decision: Permitted Development - 04 October 2011

S11/2251/HSH

Applicant: Mr John Duncan
Proposal: Two storey extension to side/rear of existing dwelling
Location: 2, Orangewood Close, Grantham, Lincolnshire, NG31 8QW
Decision: Approved conditionally - 26 October 2011

S11/2259/NMAH

Applicant: Mrs M Thompson
Proposal: Increase in width of side extension by 150mm and increase in width of rear extension by 300mm
Location: 21, Northorpe, Thurlby, Bourne, Lincolnshire, PE10 0HH
Decision: Approved - 12 October 2011

S11/2268/CM

Applicant: Mid UK Recycling Ltd
Proposal: Waste biomass storage building (LCC ref PL/0123/11)
Location: Mid UK Recycling Ltd, Station Road, Caythorpe, Grantham, NG32 3EW
Decision: No objections made - 10 October 2011

S11/2278/HSH

Applicant: Mr Peter Stewart
Proposal: Detached double garage
Location: Greenacres, 90, West Street, Barkston, Grantham, NG32 2NL
Decision: Approved conditionally - 20 October 2011

S11/2297/FULL

Applicant: J Hodson & Son Ltd
Proposal: Demolition and rebuild of fire damaged building
Location: Speedy Hire Ltd, Unit 1, Earlesfield Lane, Grantham, Lincolnshire, NG31 7NT
Decision: Approved conditionally - 24 October 2011

S11/2326/HSH

Applicant: Kevin Lyons
Proposal: Build ground floor side extension
Location: 19, Denton Avenue, Grantham, Lincolnshire, NG31 7JD
Decision: Approved conditionally - 24 October 2011

S11/2329/CM

Applicant: Mr S Hopkins, Cemex UK
Proposal: Request for a Scoping Opinion under Regulation 13 with respect to a proposal to extract sand and gravel
Location: Fox's Lane, Manor Pit, Baston
Decision: No objections made - 17 October 2011

S11/2340/TPO

Applicant: Mrs A Adcock
Proposal: Felling and removal of 1 no. Norway Maple
Location: 3, Pridmore Road, Corby Glen, Grantham, Lincolnshire, NG33 4JN
Decision: TC&P - Work allowed - 20 October 2011

S11/2352/DC

Applicant: Mrs K Pacey
Proposal: Approval of details reserved by condition 2 (materials) of S11/1731
Location: 140, Main Street, Denton, Grantham, NG321JW
Decision: Approved - 18 October 2011

S11/2403/TCA

Applicant: Mrs Heather Butterworth
Proposal: Crown clean red maple tree and cut back and reshape holly tree
Location: 26, Newton Way, Woolsthorpe By Colsterworth, Grantham, NG33 5NR
Decision: TC&P - Work allowed - 18 October 2011

S11/2436/DEM

Applicant: Mr Rob Johnson
Proposal: Prior notification of demolition of Shirley Croft Hotel
Location: Shirley Croft Hotel, Harrowby Road, Grantham, NG31 9EA
Decision: Not required - 28 October 2011

S11/2445/DC

Applicant: Mr Peter Connolly, Vacu-Lug Traction Tyres Limited
Proposal: Approval of details required by Condition 2 (landscaping) &
3 (finish to chimney) of S09/2533
Location: Vacu-Lug Tyres Ltd, Gonerby Road, Gonerby Hill Foot,
Grantham, NG318HE
Decision: Approved - 17 October 2011

S11/2461/HSH

Applicant: Mr Gary Rogers
Proposal: Solar photovoltaic system
Location: Ashbourne House, 2, Dovecote Meadows, Aslackby,
Sleaford, NG34 0HZ
Decision: Permitted Development - 12 October 2011

S11/2567/DC

Applicant: G & S Pearce
Proposal: Approval of details of conditions 3 (details of gas flue) of
S11/1835
Location: 14, St Pauls Street, Stamford, Lincolnshire, PE9 2BE
Decision: Approved - 27 October 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	27
DISMISSED	37	35	38	32½	25½	14½
ALLOWED	11	14	18	12½	13½	4½
WITHDRAWN	5	2	2	2	1	0
OUTSTANDING	32	17	13	16	15	20

APPEALS OUTSTANDING AT 31 OCTOBER 2011

<p><u>S09/2490/HSH</u> PL Mr Simon Lewis Erection of 1.8m fence and gates 118, Fifth Avenue, Grantham, NG319TJ</p>	Written Evidence	<p><u>Start Date</u> 06-May-2010</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S09/2806/LB</u> JST Mr J Harding External canopy to front Cafe Black, 21, High Street, Stamford, PE9 2AL</p>	Written Evidence	<p><u>Start Date</u> 15-Jun-2011</p> <p><u>Date of H / I</u> N/A</p>	
<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>	Public Inquiry	<p><u>Start Date</u> 31-May-2011</p> <p><u>Date of H / I</u> 13-Sep-2011</p>	

<p>S10/2051/HSH 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>S10/2141/ADV 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>S10/2296/MJNF NB Mrs S Hazelwood Change of use of land to golf course, creation of car park and erection of 2 pedestrian bridges Land At, Witham On The Hill</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 07-Sep-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p>S10/2546/FULL NB Mr E Raymen Creation of additional dwelling 96, Millfield Road, Deeping St James, Peterborough, PE6 8QY</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Jul-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p>S10/2678/FULL PL Mr Cornelius Smith Change of use from storage to dwelling 37, Ermine Street, Ancaster, Grantham, NG323PW</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 03-Jun-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p>S10/2760/FULL RV Mr P Perring Erection of dwelling 43, Haconby Lane, Morton, Bourne, Lincolnshire, PE10 0NP</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 09-Sep-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p>S11/0221/OUT PJM D & J A Farmer Conversion of existing garage within garden to create a 3 bedroomed bungalow (outline) Carlton View, 17, Main Street, Normanton, Grantham, Lincolnshire, NG323BH</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 25-Jul-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p>S11/0263/ADV PL Mr J Cooke, Wagtail Country Park Advance directional sign for Wagtail Country Park Land Adjacent A1 Northbound, Tollbar Road, Marston</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 26-May-2011</p> <p><u>Date of H / I</u> N/A</p>	

<p><u>S11/0264/ADV</u> PL Mr J Cooke, Wagtail Country Park Advance directional sign for Wagtail Country Park Land Adjacent A1 Southbound, Tollbar Road, Marston</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 26-May-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S11/0737/FULL</u> JST Mr K Singh Sunner Erection of dwelling on garden land adjacent 1 Fane Close Adj 1, Fane Close, Stamford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 02-Sep-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S11/0795/OUT</u> NB Mr & Mrs P Briggs Erection of dwelling Land adjacent Glen Lodge, Greatford</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 01-Sep-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S11/0798/LDP</u> JST Mr M Thurlby, M Thurlby & S Oliver Lawful Development Certificate (LDC) for proposed use to holiday let 6, Barn Hill, Stamford, Lincolnshire, PE9 2AE</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 15-Aug-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S11/1023/TPO</u> PWM Mrs S Shepperd Removal of Sycamore tree (T6) Appeal against condition 4 (replacement of tree) Croft House, Stainfield Road, Kirkby Underwood, Bourne, PE10 0SG</p>	<p>TPO Fast track</p>	<p><u>Start Date</u> 16-Aug-2011</p> <p><u>Date of H / I</u></p>	
<p><u>S11/1193/FULL</u> PL Mr J Cooke Decking to holiday lodges and timber office/reception building Wagtail Country Park, Cliff Lane, Marston, Grantham, NG322HU</p>	<p>Written Evidence</p>	<p><u>Start Date</u> 12-Aug-2011</p> <p><u>Date of H / I</u> N/A</p>	
<p><u>S11/1381/HSH</u> PJM Mr Colin Thornton Double garage to front of existing property 148, Dysart Road, Grantham, Lincolnshire, NG31 7DU</p>	<p>Written Representation</p>	<p><u>Start Date</u> 12-Sep-2011</p> <p><u>Date of H / I</u></p>	
<p><u>S11/1404/ADV</u> PJM Miss Emma Prince, Bodyzone Massage Therapy Centre Perspex panel sign to frontage 1, Dysart Road, Grantham, Lincolnshire, NG31 6TE</p>	<p>Written Representation</p>	<p><u>Start Date</u> 29-Sep-2011</p> <p><u>Date of H / I</u></p>	

<p><u>S11/1584/HSH</u> LDPP Mr Gary Bellamy Single storey garage and spa room extension The Willows, Birthorpe Road, Billingborough, Sleaford, Lincolnshire, NG34 0QT</p>	<p>Written Representation</p>	<p><u>Start Date</u> 08-Aug-2011</p> <p><u>Date of H / I</u></p>	
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RECENT APPEAL DECISIONS TO THE END OF OCTOBER 2011

Application Ref: S11/0936/HSH RV

Planning Inspectorate No: APP/E2530/D/11/2160393

Appeal Type: **Written Evidence**

Appellant:	Mr M Cox
Proposal:	Two storey rear extension to dwelling
Site:	85, Lady Margaret's Avenue, Deeping St James, Peterborough, Lincolnshire, PE6 8TQ

Appeal Decision – Date:	Appeal dismissed - 12 October 2011
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SUMMARY

An application was submitted for a two storey rear extension to the existing dwelling.

The proposal was considered to be a visually unacceptable extension to the north gable of the existing dwelling creating a long ridge line resulting in an incongruous and out of character in the street scene. In addition it would have created a dominant and overbearing extension resulting in a cramped environment and loss of sunlight to the adjacent properties (25 and 26 Blackthorn Close) due to close proximity of the extension to the boundaries of these properties.

The Inspector, whilst indicating that he did not think the proposal would have a major impact on number 25 Blackthorn Close, accepted that the extension would impact on 26 Blackthorn Close and is out of keeping with the existing dwelling. He also stated that it would appear incongruous within the street scene and out of character with the surrounded area. He concluded that the proposal would be contrary to Policies SP1 and EN1 IN THE South Kesteven Core Strategy (2010).

No application for costs was made by either party.

Application Ref: S10/2336/FULL PWM

Planning Inspectorate No: APP/32530/A/11/2157184/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Stephen T Jackson, TRH Jackson & Partners
Proposal:	Retention of mobile caravan to be used as holiday accommodation
Site:	Mill Farm, Dallygate, Great Ponton, Grantham, NG33 5DP

Appeal Decision – Date:	Appeal dismissed - 12 October 2011
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SUMMARY

This retrospective application was refused under delegated powers on 12 October 2011 as it is considered that the caravan was a prominent and discordant feature in the landscape that would harm the setting of the adjacent converted farm buildings and the appearance and character of the wider rural setting

The Inspector generally agreed with this assessment and the appeal was **dismissed**.

No application for costs was made by either party.

The matter is now being dealt with by the Planning Enforcement Officer with a view to removal of the caravan.

Application Ref: S10/2198/FULL PWM
Planning Inspectorate No: APP/E2530/A/11/2157463/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr Tim Gadsby
Proposal:	Extension to outbuilding to create a dwelling
Site:	The Malting House, Church Street, Barrowby, Grantham, NG32 1BX

Appeal Decision – Date:	Appeal dismissed - 24 October 2011
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SUMMARY

This application was refused under delegated powers on 24 October 2011 on the grounds that

1. By virtue of the design, scale and materials to be used, it would harm the character of the conservation area and the setting of the adjacent grade II listed building.
2. It would be an unsatisfactory form of backland development that would harm the long term future viability and preservation of the adjacent listed building.

The Inspector generally agreed with this assessment and the appeal was **dismissed**.

No application for costs was made by either party.



Appeal Decision

Site visit made on 10 October 2011

by Janet L Cheesley BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 24 October 2011

Appeal Ref: APP/E2530/A/11/2157463

The Malting House, Church Street, Barrowby, Lincolnshire NG32 1BX

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Tim Gadsby against the decision of South Kesteven District Council.
 - The application Ref S10/2198/FULL, dated 15 October 2010, was refused by notice dated 27 January 2011.
 - The development proposed is alterations and extension to outbuildings to create a dwelling.
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Decision

1. The appeal is dismissed.
2. The views of local residents and other interested parties have been taken into account in reaching this decision.

Planning Policy

3. National policy in *Planning Policy Statement 1: Delivering Sustainable Development (PPS1)* seeks a high quality of development. National policy in *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* emphasises the conservation of the historic environment and its heritage assets.
 4. Policy 2 in The East Midlands Regional Plan (2009) seeks to promote better design. Policies 26 and 27 seek to protect the natural and cultural heritage and the historic environment. Whilst the Government is proposing to revoke all Regional Strategies, these general policies are in accordance with good planning practice. Therefore, I have attributed considerable weight to these policies in my determination of this appeal.
 5. Policy EN1 in the South Kesteven Core Strategy (2010) seeks to protect and enhance the character of the district.
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Main Issues

6. I consider there to be two main issues:

the effect of the proposal on the character and appearance of the Barrowby Conservation Area; and

the effect of the proposal on the setting of The Malting House, a Grade II listed building, and the future viability and preservation of this building.

Reasons

7. The *Planning (Listed Buildings and Conservation Areas) Act 1990* imposes duties requiring special regard to be had to the desirability: firstly at Section 16(2), of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses; and secondly, at Section 72(1), of preserving or enhancing the character or appearance of a Conservation Area.
8. The appeal site is situated within the Barrowby Conservation Area. This covers a large area of the village and is characterised by a mix of primarily traditional properties with some modern development. There is modern backland residential development in the vicinity of the appeal site.
9. The Malting House is a Grade II listed building described in the listing as *C17 house. Rendered stone. At right angles to and with gable end to road. Three storeys and attic.* It is a large house and I consider its setting to be the immediate road frontage and the side access and rear garden. The garden area is of a limited size for such a large dwelling.
10. The proposal includes the extension of an existing outbuilding, which would include rooms in a raised roof that would reach some 6 metres in height. The detailing would reflect, on a smaller scale, the design elements in The Malting House.
11. In my opinion, due to the proposed height, massing and design of the building, I consider that it would compete within the streetscene with The Malting House. In addition, due to its design features and materials proposed, I consider that it would appear as an imitation of The Malting House, which would not be in keeping with the modern design of other backland development in the vicinity and would appear at odds with the authentic design features in The Malting House. This would be to the detriment of the setting of The Malting House and would not preserve the character or appearance of the Barrowby Conservation Area.
12. The appellant has stated that the proposed dwelling would remain in the same ownership as The Malting House and would not be independent from that dwelling. However, it is not realistic to expect that this arrangement would remain in the long term and the design of proposed dwelling would allow for independent use. Therefore, I consider it essential that I take into consideration the possibility of there being two independent dwellings at the appeal site.
13. The rear garden area is already rather small for such a large house and making it even smaller would result in The Malting House having a very limited



Appeal Decision

Site visit made on 10 October 2011

by **Janet L Cheesley BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 October 2011

Appeal Ref: APP/E2530/A/11/2157184

Mill Farm, Dallygate, Great Ponton, Grantham, Lincolnshire NG33 5DP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Stephen T Jackson, TRH Jackson and Partners against the decision of South Kesteven District Council.
 - The application Ref S10/2336/FULL, dated 1 October 2010, was refused by notice dated 9 February 2011.
 - The development proposed is a mobile caravan to be used as holiday accommodation.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. I note that the planning application was retrospective for the caravan that is already on the appeal site.

Planning Policy

3. National policy in *Planning Policy Statement 1: Delivering Sustainable Development (PPS1)* and *Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7)* seek a high quality of development. National policy in *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* emphasises the conservation of the historic environment and its heritage assets.
4. Policy 2 in The East Midlands Regional Plan (2009) seeks to promote better design. Whilst the Government is proposing to revoke all Regional Strategies, this general design policy is in accordance with good planning practice. Therefore, I have attributed considerable weight to this policy in my determination of this appeal.
5. Policies SP1 and EN1 in the South Kesteven Core Strategy (2010) seek to ensure that new development does not compromise the nature and character of an area.

Main Issue

6. I consider the main issue to be the effect of the development on the character and appearance of the surrounding area.

Reasons

7. The appeal site lies within a farmyard complex in open countryside. Apart from large modern agricultural buildings, there are traditional farm buildings adjacent to the farmhouse that have been converted to residential use as holiday accommodation or as an extension to the farmhouse. The retained traditional layout and design of these buildings make a positive contribution to the rural character and appearance of the surrounding area.
8. The caravan is partially screened by the remaining walls of a barn previously on the site. Nevertheless, it is partially visible from the garden of one of the holiday cottages and from distance views across the valley.
9. From my observations, I consider that the caravan is an incongruous addition to this group of buildings. It is neither a traditional farm building nor a modern large agricultural storage building. Due to the angular features and light colouring of the caravan adjacent to the traditional farm buildings, I consider that it appears as a discordant feature in this farmyard setting. In particular, I consider that it harms the setting of the traditional farmyard complex of buildings, which in my opinion have significant historic and visual interest.
10. For the above reasons, I conclude that the caravan has an adverse effect on the character and appearance of the surrounding area. This is contrary to national policy in PPS1, PPS5 and PPS7, Regional Plan Policy 2 and Core Strategy Policies SP1 and EN1.
11. In reaching my conclusion, I have had regard to all other matters raised. In particular, I note that the caravan provides tourist accommodation as part of a rural diversification scheme. However, in the light of the harm I have identified above, I do not consider that this justifies allowing the appeal.

Janet Cheesley

INSPECTOR



Appeal Decision

Site visit made on 10 October 2011

by **Janet L Cheesley BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 October 2011

Appeal Ref: APP/E2530/D/11/2160393

**85 Lady Margarets Avenue, Deeping St James, Peterborough, Lincolnshire
PE6 8TQ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr M Cox against the decision of South Kesteven District Council.
 - The application Ref S11/0936/HSH, dated 20 April 2011, was refused by notice dated 20 June 2011.
 - The development proposed is a two-storey rear extension.
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Decision

1. The appeal is dismissed.
2. The views of local residents have been taken into account in reaching this decision.

Preliminary Matter

3. The postcode on the planning application was stated as being PE6 9RS. It is clear from the representations that this was an error and the correct postcode is PE6 8TQ.

Main Issues

4. I consider there to be two main issues:

the effect of the proposal on the character and appearance of the surrounding streetscene; and

the effect of the proposal on the living conditions of occupiers of 25 and 26 Blackthorn Close, with particular reference to sunlight.

Reasons

5. The appeal dwelling is a detached property within a modern housing development. There is a range of different house types in the vicinity, including other dwellings of a similar house type to the appeal property. Due to the road configuration, this property is situated within an irregular shaped plot and is set at an angle. Thus, both the front and a side of the dwelling are visible within the streetscene of Lady Margarets Avenue.
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6. The proposal includes a full height rear extension of some 2.3 metres in depth. This would elongate the ridgeline of the existing dwelling, which would be clearly visible along the side elevation within the streetscene. In my opinion, due to the height, scale and depth of the proposed extension, I consider that it would result in a dwelling that would appear dominant, overbearing and cramped within the streetscene in this prominent location. In addition, the resultant dwelling would appear excessively long in comparison to those of a similar house type in the surrounding estate and thus would be out of keeping with the appearance of the original dwelling. Thus, it would appear incongruous within the streetscene and out of character with the surrounding area.
7. The appeal property already projects further back than the adjacent dwelling at 26 Blackthorn Close. As a result of the orientation of these properties, the appeal dwelling currently blocks sunlight to some degree to the rear garden at 26 Blackthorn Close. Due to the height and depth of the proposed extension and its proximity to this neighbouring property, I consider that the proposal would significantly reduce the already limited amount of sunlight into this neighbouring rear garden. Thus, this rear garden would become a less pleasant place to use.
8. 25 Blackthorn Close is some distance from the proposed rear extension. From my observations, I do not consider that the proposal would have an adverse effect on the living conditions of occupiers of that property. However, in the light of the harm I have identified above, I do not consider that this matter justifies allowing the appeal.
9. In conclusion, I consider that the proposal would have an adverse effect on the character and appearance of the surrounding streetscene and on the living conditions of occupiers of 26 Blackthorn Close. Thus, the proposal would be contrary to Policies SP1 and EN1 in the South Kesteven Core Strategy (2010). These policies, amongst other matters, seek to ensure that new development does not compromise the nature and character of an area.

Janet Cheesley

INSPECTOR