AGENDA

For a meeting of the

DEVELOPMENT CONTROL COMMITTEE

to be held on

TUESDAY, 10 JANUARY 2012

at

1.00 PM

*** 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:	Councillor Ashberry, Councillor Cook, Councillor Higgs, Councillor Howard, Councillor Mrs Kaberry-Brown, Councillor Vic Kerr, Councillor King, Councillor Morgan, Councillor Parkin (Chairman), Councillor Powell, Councillor Jacky Smith, Councillor Mrs Judy Smith, Councillor Stevens, Councillor Adam Stokes, Councillor Mrs Brenda Sumner, Councillor Wilkins (Vice-Chairman) and Councillor Wren
Committee Support Officer:	Malcolm Hall Tel: 01476 406118 E-mail: 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 13TH DECEMBER 2011

(Enclosure)

5. PLANNING MATTERS

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

6. APPEAL AGAINST NON-DETERMINATION - S11/0902/MJRF - CREATION OF 3 FLATS FROM 12 BEDSITS AND ERECTION OF 12 DWELLINGS/FLATS WITH ASSOCIATED PARKING AT LAND TO REAR OF 51-58 SCOTGATE, STAMFORD AND S11/0903/LB - PARTIAL DEMOLITION OF LISTED BUILDING (ELEMENTS TO THE REAR), AND ALTERATIONS TO FORM 3 APARTMENTS, BLENHEIM COURT, 51 SCOTGATE, STAMFORD

(To follow)

EXCLUSION OF THE PUBLIC

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

7. ENFORCEMENT ACTION - FAILURE TO COMPLY WITH THE LISTED BUILDING ENFORCEMENT NOTICE ISSUED IN RESPECT OF THE INSTALLATION OF UPVC WINDOWS IN A LISTED BUILDING, THE BLACK BULL, LOBTHORPE

Report No. PLA918 from the Planning Enforcement Officer ***(Enclosure)***

8. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

Report No. PLA921 by the Development Management Service Manager. ***(Enclosure)***

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

MINUTES

DEVELOPMENT CONTROL COMMITTEE TUESDAY, 13 DECEMBER 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 Sumner
Councillor Wilkins (Vice-Chairman)
Councillor Wren

OFFICERS

Head of Development and Growth (Mark Williets)
Development Management Service Manager (Pat Reid)
Area Planning Officers (Phil Moore, Alan Harvey, Peter Lifford, Nigel Bryan and Paul Milne)
Planning Technician (Tim Robertson)
Committee Support Officer (Malcolm Hall)
Assistant Solicitor (Paul Rushworth)

OTHER MEMBERS

Councillor Channell
(in accordance with council procedure rule 24.5, Councillor Channell spoke in connection with applications NB3 and NB4).

54. 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.

55. APOLOGIES

An apology for absence was received from Councillor Mrs Kaberry-Brown.

56. DECLARATIONS OF INTEREST

Councillor Mrs Brenda Sumner declared a personal interest in application NB1, as former secretary of the outdoor bowls club in Stamford.

Councillor Mrs Brenda Sumner declared a personal and prejudicial interest in application AH2, as she knew one of the objectors to the application.

Councillor Vic Kerr declared a personal interest in application PL1, as a neighbouring farmer and contractor.

57. MINUTES OF MEETING HELD ON 15TH NOVEMBER 2011

The minutes of the meeting held on 15 November 2011 were approved as a correct record of decisions taken, subject to a further small amendment to minute 48 to indicate that Councillor Ashberry declared a personal interest as a member of the Co-operative party.

58. PLANNING MATTERS

Decision:-

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

PWM1

Application ref:	S11/2030/MJRO
Description:	Residential development - 28 dwellinghouses
Location:	The Quarry site, Grantham Road, Ropsley, Grantham
Decision:	Refused

Noting comments made during thepublic speaking session from:-

Roman Hoffman – objecting
Mr G Machin – agent

together with comments from the Community Archaeologist, Highway Authority, SKDC Projects Officer (Drainage), SKDC Environmental Protection, SKDC Housing Solutions Officer (Affordable Housing), Ramblers Association, LCC (Footpaths), Environment Agency, Lincs Police Crime Prevention Design Advisor, Lincs Wildlife Trust, Natural England, SKDC Community Leisure Officer, LCC (Education), together with comments from the Parish Council and a number of representations from nearby residents and submissions in support from the applicants; late information report circulated to members present at the meeting including further comments from the Highway Authority, no objections from SKDC Arboriculturalist, a

further letter of objection from a nearby resident, further correspondence from the applicant's agent and officer comments thereon, together with additional and amended reasons for refusal, report of site inspection and comments made by members at the meeting.

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

1. The application site is greenfield land in the countryside, on the edge of a small village with limited local services or amenities. Ropsley is not designated as a Local Service Centre in the South Kesteven Core Strategy and is therefore not considered a sustainable location for most new developoment. It is considered a sustainable location for most new development. It is considered that the proposed development of 20 market dwellings and 8 affordable dwellings does not fall within any of the categories of development allowed in such a location, and that there are no other overriding material considerations relevant to the specific site or the district as a whole which justify development of an additional greenfield site for housing. Taking the above into account, it is considered to be an unsustainable site, the development of which would be contrary to national planning policy given in PPS1 (Sustainable Development), PPS3 (Housing), policies 1 & 3 of The East Midlands Regional Plan and policies SP1 and H1 of The South Kesteven Core Strategy.

2. It is considered that the development would extend the built up area of the village disproportionately to the northwest. The proposal would create an unacceptable pattern of development which would not be well integrated with the majority of the village which has a historically nucleated settlement pattern. Furthermore, it would be an encroachment onto greenfield land which although not cultivated for agricultural purposes, has effectively become part of the surrounding countryside and which contributes positively to the established character and appearance of this part of the village. Taking the above into account, it is considered that the proposal would be detrimental to the form and character of the village contrary to PPS1 (Sustainable Development), PPS3 (Housing), policies 1 & 3 of The East Midlands Regional Plan and Policy EN1 of the South Kesteven Core Strategy.

3. Core Strategy policy H3 requires residential developments of 5 or more dwellings to make provision for affordable housing. Although the application includes provision for 28.5% affordable housing, no evidence has been provided to demonstrate that provision of the target level of 35% would make the scheme unviable, contrary to Policy H3 of The South Kesteven Core Strategy.

4. Insufficient information has been submitted to demonstrate that the proposal would not be detrimental to highway safety or traffic capacity, contrary to national planning policy given in PPG13.

AH1

Application ref: S11/2064/FULL

Description: 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

Location: 12A, Green Lane, Stamford, Lincolnshire, PE9 1HE

Decision: Approved

Noting comments made during the public speaking session from:-

Mr J M Bales – agent

together with an objection from Stamford Town Council and comments from the Highway Authority, Heritage Trust of Lincolnshire and SKDC Environmental Protection together with a representation from a nearby resident; late information report circulated to members present at the meeting including additional information from the applicants and officer comment thereon, 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 to the following conditions:-

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

2. The approved odour abatement system shall be installed and brought into operation before the premises are first brought into use as a cafe and shall thereafter be retained in use at all times during the hours of operation of the premises.

3. The use hereby permitted shall not commence at the site until details of a scheme for the means of the collection of litter externally of the premises have been submitted to and approved by the Local Planning Authority. Upon the first commencement of the use the scheme shall be implemented in strict accordance with the agreed details and shall thereafter be retained at all times.

4. The use hereby permitted shall not commence until details of a

scheme for the storage of refuse and recycling at the premises have been submitted to and approved by the Local Planning Authority. Upon the first commencement of the use the scheme shall be implemented in strict accordance with the agreed details and shall thereafter be retained at all times.

5. The cafe use shall only operate between 0730 hours and 1630 hours Monday to Saturday and 1000 hours and 1630 hours on Sundays.

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

   Location plan (Scale 1:1250) received on 25 August 2011.
   Ground Floor Plan (Scale 1:100) received on 25 August 2011.
   Proposed Odour Abatement System received on 18 October 2011.

AH2

Application ref:	S11/1778/HSH
Description:	Single storey extension to side elevation of existing bungalow and associated works
Location:	High Bank, Little Casterton Road, Stamford, Lincolnshire, PE9 1BB
Decision:	Refused

Noting comments made during the public speaking session from:-

Joan Hayre – objecting
James Richardson – Agent

together with comments from Stamford Town Council and Heritage Trust of Lincolnshire, representations from neighbouring residents, report of site inspection and comments made by members at the meeting.

(2.20pm – Councillor Mrs Brenda Sumner left the meeting, having declared an interest).

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

1. Having regard to its relationship with the adjoining property at Winchenden the proposed extension would by reason of its siting and scale have an overbearing and overshadowing impact to the severe detriment of the residential amenities of the occupant of Winchenden. As a result the application is considered to be contrary to Policy EN1 of the South Kesteven Core Strategy.

(2.25pm – Councillor Mrs Brenda Sumner returned to the meeting).

(2.25pm – Councillor Vic Kerr left the meeting, having declared an interest).

PL1

Application ref: S11/2420/FULL

Description: Retention of general purpose agricultural building

Location: Odd House Farm, Holme Lane, Claypole, Newark, NG23 5AP

Decision: Approved

Noting comments made during the public speaking session from:-

Ben Wills – Agent

together with no objection from the Parish Council and comments from the Highway Authority and from the Case Officer in relation to a recent appeal decision in regard to the site, and also in relation to a suggested amendment to condition 2 to remove reference to the 'applicants' and insert ' owners, lessees or their contractors', together with comments made by members at the meeting.

It was proposed and seconded that the application be approved subject to the conditions listed in the report, and as amended.

As an amendment it was proposed and seconded that the application be approved, but with the removal of condition 2 prohibiting the use of the building for the housing of livestock.

On being put to the vote the amendment was lost. The proposition was then put to the vote and carried, and the application was approved subject to the summary of reasons set out by the case officer in the circulated report, and subject also to the following conditions:-

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

2. The agricultural building hereby permitted shall only be used for the purposes of, and in conjunction with, land farmed by the owners, lessees or their contractors and shall not be used to house livestock.

3. Within two months from the date of this permission a scheme of planting for the hedge boundary, using native species, to the south side of the application site, shall be submitted to and approved in

writing by the local planning authority. The approved scheme shall be implemented in the next available planting season. Any hedging removed, dying, becoming seriously damaged or diseased within 5 years of planting shall be replaced by hedging of similar size and species to that originally planted.

(2.48pm – Councillor Vic Kerr returned to the meeting).

PJM1

Application ref:	S11/2009/FULL
Description:	Change of use from D1 use to storage and display of double glazing products and ancillary offices
Location:	The Old Barn, Elms Farm, Frieston Heath Lane, Caythorpe, Grantham, NG32 3HD
Decision:	Deferred

Noting no objection from the Highway Authority and comments from Local Plans (Policy) and a note of the Section 106 Heads of Terms, 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 to ensure the route taken by vehicles and 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 six 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 contibutions essential to make what would otherwise be an unacceptable development acceptable, have not been forthcoming.

(The meeting adjourned from 3.00pm to 3.18pm).

(Councillor Mrs Brenda Sumner did not return to the meeting on its resumption).

NB1

Application ref: S11/1689/FULL

Description: Erection of club house (amendments to permission S10/2619)

Location: Stamford & District Indoor Bowling Club Ltd, Exeter Gardens, Stamford, Lincolnshire, PE9 2SA

Decision: Deferred

Noting comments made during the public speaking session from:-

Felicity Chedd – objecting

together with no objection from Lincolnshire Heritage, the Highway Authority, Planning Policy or Sport England, comments from Stamford Town Council and objections from nearby residents; late information report circulated to members present at the meeting including (in full) a further letter from a neighbouring resident together with officer comment thereon, and comments made by members at the meeting.

It was proposed and seconded that the application be refused, as being visually intrusive, out of keeping and overdominant in the area.

As an amendment, it was proposed and seconded that the application be deferred for consideration at a future meeting, pending a site inspection and further discussions with the applicants in regard to all the matters raised in relation to windows, lighting, proximity to nearby residents and boundary treatment. On being put to the vote the amendment was carried, and on being put as the substantive motion was also carried. The proposal was therefore deferred to a future meeting for the reasons noted above.

(Following further comments from members, the Development Management Service Manager was requested to ensure that the lighting at the premises was not used beyond the times currently permitted).

(4.03pm – Councillor Mrs Brenda Sumner returned to the meeting).

NB2

Application ref: S11/1723/MJNF

Description: Application under Section 73 of the Town & Country Planning Act for variation of conditions 3 (ecology), 4 (site clearance), 6 (fencing), 8 (construction method statement) & 11 (landscaping) of permission S11/0431; for the erection of a solar farm including 2.2m high boundary fence and associated equipment

Location: The Limes Farm, 32, Spalding Road, Bourne, Lincolnshire, PE10 0AU

Decision: Approved

Noting comments made during the public speaking session from:-

Jo Wall – Agent

together with an objection from Bourne Town Council, no objection from the Highway Authority or Natural England and comments from Heritage Lincolnshire, the Environment Agency and the Black Sluice Internal Drainage Board, together with an objection from a neighbouring resident; late information report circulated to members at the meeting, including a request from the agent for an amendment to the wording of condition 4, officer comment thereon and a suggested amended to condition 4, in full in the report, 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. Before development commences on phase II, as defined in drawing 3039 08, a working design, methods statement and timetable of works to mitigate any adverse impacts to badgers shall be submitted to and agreed in writing with the Local Planning Authority.

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

3. No permanent lighting shall be erected on the site without the prior written approval of the Local Planning Authority.

4. The fencing surrounding the site, including Phase 1, as defined in drawing 3039_08, shall be painted a green colour, namely RAL 6005. The colour as approved shall be utilised on the fencing.

5. No development shall take place in phase II, as defined in drawing 3039 08, including site clearing or preparation, until a detailed Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout and the detailed report shall provide for:

   i. Delivery details including proposed numbers and types of vehicles to the site.

ii. Access arrangements, including temporary or proposed and details of how any vehicle will turn within the site.

iii. Details of any junction improvements or widening required at the A151.

iv. Details of edge protection or strengthening works to accommodate such proposals.

Reason: To ensure that the proposal would not be detrimental to highway safety and to comply with guidnace contained in PPG13.

6. The development hereby permitted shall only be carried out in accordance with the approved Flood Risk Assessment undertaken by HSP Consulting (Rev. B) and dated January 2011. In particular, the finished floor levels of the inverter houses shall be set no lower than 0.822 metres above Ordnance Datum. The applicant shall confirm in writing to the Local Planning Authority that this has taken place within one month of completion.

7. In the event that the solar panels are no longer used for the generation of electricity all structures associated with the solar farm shall be removed and the land restored to its original condition within six months.

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out during the first planting season after the completition of each phase and any plants or shrubs that die within the first five years shall be replaced, unless otherwise agreed in writing with the Local Planning Authority.

Note(s) to Applicant

1. Please note that condition 2 of permission S11/0431/MJNF, relating to archaeology, has been partially discharged under S11/1724/DC, but there would still be a requirement for the remainder of the site e.g. phase 2, to be appropriately investigated for potential archaeological remains.

NB3

Application ref:	S11/1384/CAC
Description:	Demolition of timber buildings in Conservation Area
Location:	The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR
Decision:	Deferred

Noting comments made during the public speaking session from:-

Councillor Channell – local Ward member
Graham Campbell – objecting

together with comments from Heritage Lincolnshire, the Parish Council and Natural England and no objection from the Environment Agency or Lincolnshire Wildlife Trust, objections from nearby residents and comments made by members at the meeting.

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

Following further comments from members, it was agreed to consider this application together with application NB4, in relation to a proposed new driveway to the same property. The Development Management Service Manager and Assistant Solicitor gave information for members in relation to the Wildlife and Ecological Surveys which had been undertaken.

It was proposed and seconded that, in view of the lack of consistent information in regard to environmental matters connected to the application further consideration of both applications for the demolition of buildings and the new driveway be deferred until this information is complete and more detailed, and also for consultation with the Lincolnshire Ecological Society and Bat Group.

As an amendment, it was proposed and seconded that both applications be refused, as being against planning policy EN1 and also because of the impact on the setting of the listed building (The Old Rectory). Following further discussion, the amendment to refuse was withdrawn and the proposition to defer was put and carried.

NB4

Application ref:	S11/0979/FULL
Description:	New driveway to residential property
Location:	The Old Rectory, Carlby Road, Greatford, Stamford, Lincolnshire, PE9 4PR
Decision:	Deferred

Noting no objection from the Highway Authority or SKDC Property and Facilities, comments from the Parish Council, Heritage Lincolnshire, Natural England and the Consultant Arboriculturalist, no objection from the Environment Agency and comments from Lincolnshire Wildlife Trust together with objections from nearby residents; late information report circulated to members present at the meeting including an update on the ecological survey from Lincolnshire Wildlife Trust and the observations of

the Parish Council (in full) on both applications together with officer comment thereon, together with comments made by members at the meeting.

Following further comments from members, it was agreed to consider this application together with application NB3, in relation to a proposed new driveway to the same property. The Development Management Service Manager and Assistant Solicitor gave information for members in relation to the Wildlife and Ecological Surveys which had been undertaken.

It was proposed and seconded that, in view of the lack of consistent information in regard to environmental matters connected to the application further consideration of both applications for the demolition of buildings and the new driveway be deferred until this information is complete and more detailed, and also for consultation with the Lincolnshire Ecological Society and Bat Group.

As an amendment, it was proposed and seconded that both applications be refused, as being against planning policy EN1 and also because of the impact on the setting of the listed building (The Old Rectory). Following further discussion, the amendment to refuse was withdrawn and the proposition to defer was put and carried.

59. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY

The Development Management Service Manager submitted his report PLA919 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 November 2011.

60. CLOSE OF MEETING

The meeting closed at 5.09pm.

COMMITTEE: 10 JANUARY 2012

	NO	PAGE	PROPOSAL AND LOCATION	REC
KJC1	11/0967	1	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 NG31 9DE	AC
JJ1	11/2347	30	Erection of bungalow in connection with exotic pet refuse, 102 Station Road, Deeping St James, PE6 8RH	R
IVW1	07/0818	36	Erection of Community Health Centre, The Old Quarry, Castle Bytham	AC
RCL1	11/2646	45	Demolition of existing building and erection of dwelling (Plot 4) and the extension of gardens to Plots 1 and 2 (Revised submission), Plot to r/o land between 2 Coggles Causeway and 2 South Road, Bourne	AC
PL1	11/1525	54	Single storey extension to sports pavilion to form store and temporary storage container (3 years), Barrowby Sports Pavilion, Low Road, Barrowby	AC
PL2	11/1526	58	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	AC
PL3	11/2739	63	Ground floor extension to east side, removal of 2 doors and replace with windows, 3 new windows to first floor on west and north side and new door and ramp to north side, Corn Exchange, 3 Abbey Road, Bourne PE10 9EF	AC
PL4	11/2806	66	Two storey front extension, Block 1-22 Meadow Close, Bourne PE10 9EL	AC

AGENDA ITEM

Development Control Committee
10 January 2012

KJC1 **S11/0967/MJRF** Target Decision Date: 02-Aug-2011

Applicant	**McCarthy & Stone Retirement Lifestyles L** Ross House, Binley Business Park, Harry Weston Road, Coventry, CV3 2TR
Agent	Miss Lisa Mathewson, The Planning Bureau Ltd 2nd Floor, Hartington House, Hartington Road, Altringham, Cheshire, WA14 5LX
Proposal	**Demolition of 49 St Catherines Road and 1A Dudley Road and construction of retirement accommodation for the elderely including provision of communal facilities, landscaping and car parking**
Location	**49, St. Catherines Road, Grantham, NG319DE**
App Type	Major Full (Residential)
Parish(es)	Grantham

REPORT

Application Category

This application is categorised as a major planning application.

Reasons for Referral to Committee

The planning application is a major application and may be likely to cause wider concern.

The Proposal

The proposal relates to the demolition of the existing buildings 49, St Catherine's Road and 1A Dudley Road to facilitate the construction of 44 bed retirement apartments for the elderly.

The building would be roughly T shaped. Vehicular access would be off Dudley Road, although there would be pedestrian access of St Catherine's Road. The building would have a mix of two to four storeys taking into account the levels difference on the site.

The materials to be used would be a mix of facing brickwork and timber cladding and a mix of reclaimed slate from the existing property and new natural slate.

The proposed development would result in the removal of a number of trees from within the main body of the site to facilitate the new construction.

The application site and surroundings

The application site is located adjacent to the town centre of Grantham and is currently occupied by no. 49, St Catherine's House and no. 1A Dudley Road. St Catherine's House is a former children's home and is currently vacant. No.1A Dudley Road is a modern bungalow.

The site is bounded by mature trees on both frontages. There is a tree preservation order on the site.

Immediately to the south of the application site is a church hall. To the north of the application site is the former police station. Stonebridge House. This is listed building.

The site is surrounded by residential properties of varying types and styles, but predominantly a mix of terraced and semi-detached properties along Dudley Road.

Relevant Site History

The site has been the subject of number of planning applications in the past for alterations and extensions. As the property was a maintained by the County Council they were the local planning authority.

It is considered that these various planning applications are not material to the determination of this planning application.

Policy Considerations

National Policy

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS4: Planning for Sustainable Economic Growth
PPS5: Planning for the Historic Environment
PPG13: Transport
PPS25: Planning and Flood Risk

Regional Planning Policy – East Midlands Regional Plan

Policy 1: Regional Core Objectives
Policy 2: Promoting Better Design

On 27 May 2010 the Secretary of State for Communities and Local Government wrote to Council leaders, highlighting the Coalition Government's commitment to rapidly abolish

Regional Strategies and return decision making powers on housing and planning to local councils.

On 6 July 2010 the revocation of regional strategies was announced with immediate effect in November 2010. This decision was successfully challenged in the High Court by Cala Homes which resulted in the revocation of the 6 July being quashed. As such, Regional Strategies still form part of the development plan.

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

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

Localism Act 2011

This Act gives power to the SoS to abolish/revoke in full or part the regional strategies. However, to date this route has not been taken by the SoS.

Core Strategy Policy

EN1: Protection and Enhancement of the Environment

This policy sets out a number of criteria by which all new developments are to be assessed.

EN4: Sustainable Construction and Design

SP1 – Spatial Strategy - The majority of all new development should be focused upon Grantham to support and strengthen its role as a Sub-Regional Centre. New development proposals shall be considered on appropriate sustainable and deliverable brownfield sites and appropriate Greenfield sites (including urban extension sufficient to ensure the achievement of growth targets.

Grantham Area Action Plan – Preferred Approach Development Plan Document – Consultation March 2011

Representations Received

Local Highway Authority:

Initial Comments

The direct vehicular access off St Catherine's Road would seem to have limited benefit to the operation of the site as a whole. It is requested that the applicant retain the proposed access for pedestrians and cyclists only. This will avoid potential confrontation between cars and other users of the highway in this location. The visitor parking could be accommodated elsewhere within the site, possibly adjacent to the residents parking.

The proposal will lead to increased local use by elderly or infirm residents in the local of the site and in order to improve accessibility a contribution of £3000 is required under the terms of a Section 106 legal agreement. Such improvements will include dropped kerb crossing points with tactile paving at junctions.

An amended plan has been received and further comments from the local authority have been sought. These comments will be reported in the late items paper or verbally at committee.

Final Comments

Requests that any permission given by the local planning authority shall include the conditions below:

Within 7 days of the new access being brought into use the existing access onto St Catherines Road shall be permanently closed off.

The arrangements for parking turning and manoeuvring and unloading of vehicle shall be available at all times the premises are in use.

Development shall not be commenced until a travel plan has been submitted to and approved in writing by the local planning authority.

Further comments have been requested from the local planning authority in relation to the justification for the access being located off Dudley Road.

Anglian Water:

Initial Comments

The sewerage system has available capacity for these flows.

The surface water strategy submitted with the planning application is unacceptable.

Additional details have been requested to address the concerns in relation to surface water disposal.

Final Comments

On the understanding that the surface water drainage strategy is to pump at a rate of no more than 5 litres per second to the public surface water sewer in St Catherine's Road, Anglian Water would have no objections.

Condition – No dwelling/premises shall be occupied until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the local planning authority.

Environment Agency:

As the site is in flood zone 1 and is less than a hectare in area the Environment Agency does not wish to make any comments on the application.

Open Space Officer:

Given the nature of this development for retirement accommodation, I don't think any contributions for play equipment can be justified.

Lincolnshire Community Health Services:

I would be grateful if planning officers consider our request for a contribution of £39,776 based on £904 per dwelling.

Historic Environment Officer (Archaeology):

I am able to recommend that if planning permission was granted it should be the subject of a watching brief H102 Condition. The council should also seek to obtain a robust heritage statement detailing or justifying why it is proposed to demolish no. 49, St Catherine's Road. The council should also take into account local planning policy documents including the recent townscape assessment and its recommendations as well as the content and guidance outlined by national guidance PPS5.

If the council grant permission for demolition then appropriate measures should be taken to conserve the property by record by attaching a suitably worded condition.

Crime Prevention Officer:

Comments: Thank you for the opportunity to comment on the proposed scheme. I base my observations on your supplied plans and would like to raise the following points in respect of the security.

Public Access

It is recommended that there should be no unnecessary paths, which could be used to gain unobtrusive access or escape. Good signage should be provided to deter unauthorised access and to assist emergency services, trade persons etc.

Natural Surveillance

Optimum natural surveillance should be incorporated, whereby residents can see and be seen whilst approaching and leaving the accommodation.

It is important to eliminate all blind corners and recesses at the entrance points.

Formal Surveillance

It is recommended that a CCTV scheme be installed covering the development area, with particular focus on key access points. Consideration may be given to providing residents with visual access control. A comprehensive scheme would deter the potential criminal and reduce the possible fear of crime for the residents. Further consideration has to be given though to the necessary legislation with the Data Protection Act and Human Rights Act.

Perimeter

The perimeter fencing detail for the development if not shown should a robust fence, wall or railings to a minimum height of 1800 mm without footholds. The rails of any timber fence should face the properties. There will be a requirement to restrict access from Newport through the garden area and into the first parking area adjacent to the north elevation.

Lighting

A comprehensive lighting scheme has to be designed to deter intruders and reduce the fear of crime. All footpaths and access doors etc need to be illuminated.

The lighting scheme for the car park area should be design to cover all vulnerable areas without creating shadows. Well-specified and sited lighting will deter and reveal potential intruders.

Guidance for suitable lighting schemes may be obtained from BS 5489 Part 9 1996 and is sub titled Lighting for Urban Centres and Public Amenities.

All lighting must be automatically controlled by photoelectric sensor or time switch.

Fittings and wiring should be vandal resistant and located to minimise vulnerability to vandalism.

Physical Security

External doors

The secured by design requirement for all ground floor external doors and all individual ground floor flat entrance doors is PAS 24.1 (doors of an enhanced Security).

The entrances to a block should form a second line of defence. Often they form the physical barrier to access for outsiders. The minimum number of entrances compatible with resident's convenience and fire safety should be provided, and unnecessary entrances eliminated.

Main entrances should be fitted with an access control system. This may be PAC entry system, a door entry phone system and electrical lock release or a combination of these. Entrance and exit doors and frames to blocks should be of robust, vandal-resistant material, as specified later. Vandal resistant viewing panels should be fitted. Entrances should be well lit, both internally and externally.

Windows

Ground floor windows and those easily accessible above ground floor, should be successfully tested to BS 7950:1997 'Specification for enhanced security performance of casement and tilt/ turn windows for domestic applications', at an appropriately accredited UKAS test house, or if otherwise tested must be independently authenticated, in writing, by a test house suitably approved by UKAS. Windows installed within SBD developments must also meet the following performance standards:

i. BS 4873 (Aluminium)
ii. BS 7412 (PVC-U)
iii. BS 644 (Timber) or the BWF Timber Window Accreditation Scheme (TWAS).
iv. BS 6510 (Steel)

Glazing

Ground floor windows and those that are easily accessible to entry must have key operated locks. Where necessary, opening restrictors or similar built-in mechanisms will be required. Where windows are required under the Building Regulations to act as a fire escape route (inner room situation), the opening window must not have key operated locks.

These escape windows must not be obstructed in any way to prevent emergency exit from building. In these circumstances any glazing must be laminated to 6.4mm minimum.

Landscaping

Landscaping is an important feature of this initiative. Landscaping should not impede natural surveillance and must not create potential hiding places for intruders, especially adjacent to footpaths or close to buildings where it may obscure doors and windows.

Frontages should be in open view. Ornamental walls and hedges should not exceed one metre in height. Grass or low ground cover planting only should be used within 2 metres either side of a footpath. The location and species of trees should not allow them to obscure lighting or CCTV, or become climbing aids. The specification should take account of maintenance needs to ensure continued compliance as plants grow. The correct use of certain species of plants can help prevent graffiti and loitering, and in addition to fencing may be used to define/reinforce boundaries. Defensive planting i.e. Berberis or similar may be utilised to achieve this purpose.

Environmental Protection:

I would ask for a condition to be put on any permission given to limit the hours of construction and demolition to:

Mon to Fri 07.30 – 18:00
Saturdays 08:00 – 13:00

No working on Sundays and Bank Holidays.

I notice that there is no mention in the documentation of external lighting. I presume that there will be external lighting and I should like to see a full lighting plan including the indication of any lighting overspill onto neighbouring properties.

Tree Officer:

Initial Comments

Protected trees are positioned inside the site boundaries that provide a screen between the existing building & the adjacent roads. The tree survey accompanying the application briefly appraises these trees in accordance with guidelines in BS5837 (2005). It does not provide any significant detail on the trees condition or management recommendations. This survey appears to be intended by the arboriculturist to “provide sufficient information to enable decisions to be made on planning aspects of the site & potential development”. I generally concur with the retention categories.

The trees at the site are important in terms of visual amenity & where possible & practical their retention is very desirable.

The plans supplied with the application do not appear to show the new or existing buildings in relation to the existing trees. No information appears to be available relating to the protection/retention of the existing trees or the implication of the new development on those trees.

Further information as follows is therefore required for me to consider this application further:

* Accurate plans showing the proposes & existing buildings, hard surfaces etc in relation to the existing trees.

* An Arboricultural Implication Assessment detailing the relationship between the existing trees & the new development & how they are likely to co-exist now & in the long term.

* A Method Statement & Tree Protection Plan showing which trees are to be retained & how they are to be protected during development, what tree works are to be carried out & to what standards & how the installation of new hard surfaces (if any) is to be undertaken. Information should also be provided relating to site access, site storage etc.

Additional Comments

I generally concur with the retention classifications given in the accompanying tree survey and most of the recommended works; the majority of which appear to have been made on the grounds of good arboricultural management and to facilitate development.

I am however opposed to the re-pollarding works recommended for trees 1 to 4 and trees 10 to 17. It is true to say that they have been historically managed by pollarding or heavy pruning, but they have established vigorous new shoot growth which is typical of the species. Trees 1 to 4 and trees 10 to 17 are a valuable screen between the site and the neighbouring properties and are an important public visual amenity. It is my recommendation therefore that they should be retained in their current condition. I would

not object to some selective crown raising over the adjacent highway to provide a safe clearance for pedestrians etc. Further details of additional pruning works should be supplied to the local planning authority in writing and approved in writing.

I believe that the trees are already subject to a TPO. If they are not then I believe that a TPO should be served on the trees prior to any planning consent being approved. The trees are very prominent in the landscape and have significant merit as a visual amenity.

The site is tight and space is at a premium in some areas. Nonetheless, I am happy that the proposed development can go ahead in arboricultural terms subject to a condition requiring the protection of the retained trees as described on the method statement on the accompanying plan. Further detail should also be required by condition in the form of a detailed site specific method statement describing how new no-dig permeable hard surfaces will be installed and how scaffolding will be safely erected inside the root protection areas of retained trees.

The protective fencing should be approved by the councils arboriculturist before construction works start, which should be required by a condition.

A condition requiring the retention of a qualified arboricultural supervisor for the site is in my view necessary.

It appears from the site layout plan that the new structure/s are proposed outside the root protection areas of the retained trees. Therefore in arboricultural terms no special foundations will be required.

The details submitted in fulfillment of the conditions should be provided and approved by the local planning authority in writing.

(The applicant has agreed to the recommendations of the tree officer in relation to the works to trees 1-4 and 10-17. It is considered this matter can be addressed with an appropriately worded condition).

Affordable Housing Officer:

- All developments comprising 5 or more dwellings should make appropriate provision for affordable housing within the development. On small sites of between 5-14 housing units provision may be made on site; off site or as a commuted sum in lieu of provision, depending on the viability of the individual site.
- Where affordable housing is to be provided on site, a target of up to 35% of the total capacity of a scheme should be affordable. The affordable element will be expected to include a mix of social rented and intermediate (shared ownership) housing appropriate to the current evidence of local need.
- All units should be of an appropriate size and type to meet the need identified by the current evidence of housing need
- Consideration may be given to off site provision or as a commuted sum in lieu of provision of the affordable homes on site if it is not viable or suitable to provide the affordable units on site. Evidence will be required and agreed that on site provision is not viable.

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

- Preference for the Council is that due to the specialized nature of the proposed development, that an off-site commuted sum for affordable housing be agreed to enable the Council to provide affordable housing. A viability assessment will be required in order that the affordable housing contribution can be agreed.
- The affordable housing contribution to be paid in full prior to the occupation of the first
- dwelling on site.

Planning Policy:

The site in question is a preferred and allocated site for housing development in the Grantham Area Action Plan: Preferred Approach DPD. Generally, the proposed use is acceptable in planning policy terms. However, the following policy area needs noting:

Planning Policy Statement 3 section 15/16 require local Planning Authorities to encourage applicants to bring forward sustainable and environmentally friendly new housing developments, in doing so should reflect on Climate Change Policies and Code for Sustainable Homes.

In assessing design quality on proposed development the following are recommended:

Easy accessibility and well-connected to public transport and community facilities and services

Good access to, community and green and open amenity and recreational space

Well integrated with, and complements, the neighbouring buildings and the local area in terms of scale, density, layout and access

Creates, or enhances, a distinctive character that relates well to the surrounding and supports a sense of local pride and civic identity

Provides for the retention or re-establishment of the biodiversity within residential environment

A design-led approach to the provision of car-parking space, that is well-integrated with a high quality public realm, and streets that are pedestrian, cycle and vehicle friendly.

English Heritage:

It is not necessary to notify English Heritage of this application as it does not fall within one of the statutory categories.

Acting Principal Conservation Officer:

Initial Comments

The site comprises a late C19 house with modern extensions set in its own grounds at the corner of St Catherine's Road and Dudley Road and a modern bungalow erected in the 1980's.

The house retains a substantial part of its original garden area apart from at the southern end where a detached bungalow has been built.

The application site does not lie within a Conservation Area nor are the existing buildings on the site listed for their architectural or historic interest. However, the C19 house has been identified in the recently completed Townscape Character Assessment for Grantham as a building that makes a positive contribution to the character of the area and therefore worthy of inclusion on a Local List when we begin to compile one. The buildings identified in the TCA will be the starting point for a Local List for Grantham.

The proposal involves the demolition of the existing buildings and their replacement with a 2, 3 and 4 storey development of retirement flats.

The analysis of the building in the submitted heritage Statement focuses solely on its architectural qualities with no comment on its potential historic interest. There is no evidence that the Historic Environment Record has been consulted, as required by Policy HE6 of PPS5 so the potential historic significance of this undesignated heritage asset has not been fully assessed.

It may be that the original house was built for a local industrialist, as many of these types of properties in this part of the town were. Its historic interest has not been investigated by the applicants, so the statement as it currently stands is not Policy HE6 compliant.

English Heritage's accompanying Practice Guide to PPS5 explains that non-designated assets can make an important, positive contribution to the environment and the desirability of conserving them and the contribution their setting may make to their significance is a material consideration. Furthermore, the requirements under Policy HE12 of PPS5, to understand and record any assets which may be lost, applies equally to non-designated assets.

It may be that the benefits to the community of the proposed development are considered to outweigh the loss of the undesignated heritage asset. If this is the case, I would request that in accordance with Policy HE12 of PPS5, that a condition be imposed on any planning permission requiring that, prior to the commencement of development on site, the asset be recorded by a full measured survey and photographic record and that copies be deposited with the Local Planning Authority and the Lincolnshire Historic Environment. Any surviving garden features should also be recorded.

Furthermore, no works should commence on site until the Local Planning Authority have given written confirmation of the adequacy of the recording.

One final point, there is an attractive metal gate and posts, probably original, at an existing access onto St. Catherine's Road. It would be nice if these could be retained, if not in their existing position, re-used somewhere within the site.

Final Comments

I refer to your memorandum dated 31st October 2011 inviting further comment on the application for the above.

The site comprises a late C19 house with modern extensions set in its own grounds at the corner of St. Catherine's Road and Dudley Road and a modern bungalow erected in the 1980's.

The house retains a substantial part of its original garden area apart from at the southern end where the detached bungalow has been built.

The application site does not lie within a Conservation Area nor is the existing building on the site listed for its architectural or historic interest. However, St. Catherine's house has been identified in the recently completed Townscape Character Assessment for Grantham (TCA) as a building that makes a positive contribution to the character of the area.

The Positive Contributing Buildings identified in the TCA will be used as the starting point when the Authority compile a Local List for Grantham.

The proposal involves the demolition of the existing building and its replacement with a 2, 3 and 4 storey development of retirement flats.

The analysis of the building in the submitted Heritage Statement focuses solely on its architectural qualities with no comment on its historic interest. There is no evidence that the Historic Environment Record has been consulted, as required by Policy HE6 of PPS5 so the potential historic significance of this undesignated heritage asset has not been fully assessed.

A detailed, handwritten specification of this building survives (dated 1874) and this together with research undertaken by a local resident have identified that the house was in all probability built for a John Martin, a local Ironmonger. From the early part of the twentieth century until the 1940's it was occupied by the Grinling family who, in association with the Lee family, were prominent in the local malting industry.

Who the architect was is not known but from the specification it is clear that the materials used were of the highest quality available at the time. The white bricks were made in Bedfordshire and the external woodwork was St. Petersburg red deal. Despite various alterations and unsympathetic extension, the building essentially retains its original floor plan.

English Heritage's accompanying Practice Guide to PPS5 explains that non-designated assets can make an important, positive contribution to the environment and the desirability of conserving them and the contribution their setting may make to their significance is a material consideration. Furthermore, the requirements under Policy HE12 of PPS5, to

understand and record any assets which may be lost, applies equally to non-designated assets.

As with the recent application for redevelopment of the nearby Shirley Croft site, the issue has been raised as to whether the building is eligible for inclusion on the Statutory List of Buildings of Special Architectural or Historic Interest.

To be included on the Statutory List buildings such as St Catherine's House must meet the following criteria:

- Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

- Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.

The general principles of listing are based on the following considerations:

Age and rarity. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

• before 1700, all buildings that contain a significant proportion of their original fabric are listed;

• from 1700 to 1840, most buildings are listed;

• after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;

• particularly careful selection is required for buildings from the period after 1945;

• buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

Aesthetic merits. The appearance of a building – both its intrinsic architectural merit and any group value – is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

Selectivity. Where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

National interest. The emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

State of repair. The state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria irrespective of its state of repair.

It is questionable as to whether St. Catherine's House is of sufficient architectural or historic interest for a building of its period to warrant inclusion on the statutory list. Even though its historical associations are known and are of local significance, they are not of national significance. The building is, therefore, undoubtedly of Local Interest and worthy of consideration for inclusion on any Local List that may be compiled. However, inclusion on a Local List would not afford it statutory protection from demolition.

The proposed development would be of two, three and four storeys and will have a much greater impact on the character and appearance of the area than the existing building that is obviously of a much lesser scale and largely concealed from surrounding views by the dense foliage on the site perimeter.

There will be an impact on the setting of the grade II listed Stonebridge House (former Police Station) on the northern side of St. Catherine's Road, although this will be ameliorated to some extent by the mature trees that are covered by a Preservation Order and are to be retained. Four storey development was recently approved on Welham Street, overlooking Stonebridge Close and this, arguably, impacts to a greater or equal degree on the setting of Stonebridge House.

It is disappointing that the developers could not have devised a scheme that retained and utilised the existing building and thus preserved it as an undesignated heritage asset.

It may be that Members decide that the benefits to the community of the proposed development are considered to outweigh the loss of this undesignated heritage asset. If this is the case, I would request that in accordance with Policy HE12 of PPS5, that a condition be imposed on any planning permission requiring that, prior to the

commencement of development on site, the asset be recorded by a full measured survey and photographic record and that copies be deposited with the Local Planning Authority and the Lincolnshire Historic Environment. Any surviving garden features should also be recorded.

Furthermore, no works should commence on site until the Local Planning Authority have given written confirmation of the adequacy of the recording.

I note that there is an intention to re-use some of the materials form the existing house in the new development, in particular the roof slates and decorative ironwork to the ridge. I would suggest that consideration be given to reusing more of the materials, including the Gault clay bricks and retaining and restoring the two attractive metal gates and posts and length of railing, all seemingly original, on the St. Catherine's Road frontage, ideally in their existing position, or otherwise appropriately elsewhere on the site.

Representations received as a result of publicity

For clarity the description of the development has been amended to include the demolition of 49 St Catherine's Road and 1A Dudley Road as demolition is now a form of development.

The application has been advertised in accordance with the statement of community involvement. 11 letters of objection have been received. A summary of the concerns are listed below:

1. The development should adhere to building lines. The four storey element would be considerably further forward than other properties on Dudley Road.
2. Parking problems on Dudley Road.
3. 44 new units will only add to this problem.
4. Development is not in keeping with the surrounding area.
5. Disappointed that another handsome building is to be replaced by a building with little architectural value that will overwhelm the site.
6. Extra traffic.
7. Removing any of the trees and the underbush will directly impact on privacy.
8. Bedroom overlooked by many apartments.
9. We feel the main driveway should remain on St Catherines Road where visibility is better.
10. Sad that Grantham would lose yet another historic building.
11. It would be nice to see the façade retained and incorporated in the design.
12. The loss of Shirley Croft cannot be reversed we do not want the same to happen here.
13. Loss of a well built, attractive old property which reflects the aesthetics of the local area.
14. Currently it is a beautiful plot which provides a leafy, spacious aspect which adds value to the environment. It is sad to think this will be lost in order to cram in an intensity of housing with all its associated parking requirements.
15. The existing building is part of Grantham's heritage.

16. The proposed entrance in close proximity to the Seventh-Adventist Church/primary school will pose potential danger to both children and adults arriving and leaving our premises.
17. Moving all the car parking to Dudley Road side of the development will be more detrimental to the residents of Dudley Road.
18. Far too many parked vehicles on this road already. There is no parked traffic on St Catherine's Road.
19. The proposal whilst sympathetic to the church on Dudley Road and the neighbour on St Catherine's Road but not my property opposite the fourth storey elevation of the proposal. The height of the building being approximately 15 metres compared to the height of my property being 9 metres.
20. The trees shown on the plans are approximately 15 metres. However, in reality they are only 6 metres tall with a gap and will not screen very much of the 15 metres.
21. I am already overlooked by the Stonemasons Court flats and by building this property so tall I will have no privacy in my garden at all.
22. A more sympathetic development that is more tolerable to the existing residents would be:
    Keep in line with the properties on that side of Dudley Road, keep in line with the heights of the neighbouring properties – reduce the height of the fourth floor down to 3 floors;
    Plant further trees along the corner of St Catherine's Road and Dudley Road taking the tree line up to 13 metres along the whole of Dudley Road and therefore minimising the impact upon my family's privacy and enjoyment within our own garden.
23. Concern regarding loss of existing landscaping/screening.
24. Whilst the St Catherine's Road property line is maintained they have disregarded the building line on Dudley Road. No other residents would be allowed to that. They have followed the building line from the opposite side of the street.
25. The scale of the trees is not correct on the submitted information. The yew trees and evergreens along Dudley Road are less than 6 metres high (according to their own tree survey). The trees will not adequately screen the proposal as per the submitted drawings.
26. To protect the street scene the height of the building should be reduced at the prominent corner, not an incremental increase in height to the corner.
27. The shadow surveys do not show days in the later part of the year when the sun is lower.
28. PPS5 assessment is negative. It describes the house as 'modest' and similar to countless other surviving domestic Victorian buildings across England. In terms of our community and Grantham, St Catherine's House is a very limited group of villas (Stonebridge House, Beaconsfield, Riverside, Elsham, St Vincents and Norman Lees). We have lost Dudley House and now Shirley Croft.
29. The house demonstrates a build quality and design that is far better than most houses in the area.
30. Aesthetically the house is extremely handsome from the outside. Which was historically set in extensive gardens containing flower beds and fruit trees.
31. The history of the building is extensive. We know who had the house built and what their family did in Grantham, we know a significant family who lived there for over 40 years and ran a very successful malting business for 75 years. Their company's

malthouse on Bridge Street is listed. They had malthouses on Welham Street, Commercial Road, Brewery Hill, Springfield Road, Gonerby and Bridge Street.

32. We should strive to retain this building. Please do all you can to support us. We are part if your community. It will look bad if we lose this building.

In addition to the individual letters, a petition containing 35 names has been received objecting to the proposal. The main issues raised are:

1. Impact on street scene.
2. Undergrowth is extensive and deep and to be replaced with small new plants. They should retain and reinvigorate the existing hedging.
3. The building would be four floors in a prominent location especially with the reduced greenery.
4. In winter the building would be totally exposed and the street scene completely destroyed.
5. The neighbour across the street will be severely overlooked.
6. Alter the feel of the area significantly, particularly at the entrance to one of Grantham's most attractive Victorian streets.
7. Ecological impact – impact on protected species.
8. Disturbance to existing flora and fauna.
9. The report misrepresents St Catherine's home. It predates most remaining houses in the area.
10. Fine detailing/materials and well constructed. It is constructed of a quality far improved when compared to other areas and the town in general.
11. Maintain property frontage line. The frontage line along Dudley Road has not been followed. The front corner of the new building is much closer to the road than houses on that side of Dudley Road. The development should adhere to this.
12. Traffic and parking – 43% parking for the units is adequate based on their experience. The impact based on combining a nursery (which has not been used for years) with a single family residence. The comparison is not correct as for the last decade it has been used as young adult housing, not a nursery. This previous use would generate far less impact as there would be no picking up dropping off.
13. It is not considered that elderly car ownership comparisons with Torquay, Reading and Portsmouth are appropriate as they are far more densely populated and have less car ownership than South Kesteven.
14. Conflict with the traffic to the adjacent school, and Dudley Road is already congested.
15. It is their normal policy to charge for parking on the property. We know from experience that people will go to great lengths to avoid paying. This will result in increased on street parking.
16. Oversupply of category II properties. There is already a semi empty retirement home (Witham Place) just the other side of the river.
17. There is also another new development on the corner of Beacon Road/New Beacon Lane.
18. The proposed property will overwhelm the area with 44 new residents.
19. The proposal is too imposing and out of proportion with existing developments.
20. The 4 storey levels at the corner of the site will dwarf the 2 storey neighbours on the corner of Dudley Road and overlook into their gardens (which already suffer at the rear). It will replace a green corner with a huge complex peering through trees

with no mature shrubs remaining low. It will be much closer to the road, within 10 metres of the pavement. This will be even more evident once they lose their greenery in the winter.

21. The front corner of the building (the tallest and most imposing part) oversteps the front line of the buildings along Dudley Road. The church and the bungalow 1A maintains the line. The amount of setback decreases as you further down Dudley Road. But at this point the church is 18 metres back while these plans are only 10 metres.

An e-mail has been received from Councillor Morgan requesting the determination of the planning application be held in abeyance for the following reason:

I am writing to request that you consider holding in abeyance a decision regarding St Catherine's House, St Catherine's Road, Grantham for the following reasons:-

1. The building will fall within the boundary of a new Conservation Area
2. Listed Building Application has been submitted to English Heritage

I am a founder member of a new Conservation Group in Grantham, as well as a Ward Councillor and member of the Development Control Committee, and we are working with Ian Wright to identify:-
a. new Conservation Areas in Grantham
b. new listed buildings
c. trees which are currently unprotected by TPOs

Once established a key role of the organisation, with the support of other local conservation groups will be to monitor the areas identified and notify SKDC of any compliance issues following the model in Stamford.

We set up our organisation after the demise of Shirley Croft Hotel identified an issue with regard to the lack of protection in Grantham of our Victorian architecture which is out of parity with other SKDC Market Towns including Stamford which has Victorian architecture largely protected in Conservation Areas.

We are using the excellent work done on SKDC Townscape Assessment Document for key reference material. This includes St Catherine's House.

Two letters of support have been received. A summary of the comments are listed below:

a) the building would bring a bit of class to Grantham;
b) the premises have been an eyesore for over 3 years;
c) the proposed building to accommodate old people seems ideal;
d) local facilities would be in close proximity;
e) close to town centre.

Officer Evaluation

The main issues for consideration in relation to this application are highway safety, residential amenity, visual amenity and impact on heritage assets.

Highway Safety

There have been numerous discussions and negotiations during the life of the planning application. The scheme has been amended at a request of the local highway authority. This has resulted in the vehicular access to the site being off Dudley Road with pedestrian and cycle access of St Catherine's Road. This would remove any potential conflict with traffic on St Catherine's Road.

Local residents have concerns regarding the proposed access on Dudley Road, particularly in relation to the adjacent school/church access and conflict with the numerous parked vehicles on Dudley Road.

It is accepted that the proposed development would increase the vehicle movements accessing the site from Dudley Road. However, it is considered that it is preferable to serve the development off Dudley Road than St Catherine's Road.

As the access point off Dudley Road is at the request of the local highway authority, and they have not objected to the development, it is reasonable to assume that they would not support the access being revised or a refusal of planning permission for the development on highway grounds.

Residential Amenity

Loss of Daylight/Sunlight, Overshadowing

The proposal would clearly result in significant built form on the site above and beyond that currently existing. As such care has to be taken to ensure that the development would not result in any significant impact on the residential amenity of neighbouring occupiers via overlooking loss of privacy or overshadowing/loss of daylight/sunlight.

The scheme has been designed around the level change within the site resulting in the four storey element constructed at the corner of Dudley Road/St Catherine's Road. The proposal reduces in size to the adjacent properties to ensure that there would not be any significant overshadowing. The submitted assessment of overshadowing/loss of daylight sunlight indicates that there would not be any detrimental impact on the surrounding properties. A further assessment for the winter period, when daylight and sunlight is at a premium has been requested. Subject to the applicants demonstrating that there would be no significant impact during the winter period it is considered that a refusal of planning permission could not be justified on this ground.

Overlooking/Loss of Privacy

There are a number of windows proposed, including Juliet and walk on balconies looking outward from the site along the St Catherine's Road and Dudley Road frontages and on the rear elevations looking inward and a sun terrace roughly centrally located.

Concern has been raised that the numerous windows/balconies coupled with the height of the proposal, particularly the four storey element adjacent to St Catherine's/Dudley Road junction. It is accepted that the proposal would result in built form closer to the existing

properties along Dudley Road, and that the proposal would be higher than the existing properties. However, it is considered that there is sufficient separation distances between the proposal and the properties opposite on Dudley Road and St Catherine's Road to ensure that there would not be any significant overlooking or loss of privacy to the extent that a refusal of planning permission could be justified.

The windows to the rear inward facing elevations would have views over the rear garden of the adjacent property no.50, St Catherine's Road and the properties beyond and oblique views over the rear garden area of the Church Hall. However, as per the relationship with the existing properties along Dudley Road, it is considered that there would be sufficient separation distances to ensure that no significant loss of privacy. Particularly, as the distance between the rear elevation and boundary would be 20 metres or more.

Noise and Disturbance

The two main elements to the development that could be considered to be potential sources of noise and disturbance to existing neighbouring occupiers the demolition and construction phase and the operational element of the proposal.

It is considered that both the demolition and construction phase of the development could be controlled be the submission and approval of a method statement. This would include hours of operation, details of plant and machinery, and how noise, vibration and dust would be controlled using best practicable means. This would be achieved by and appropriately worded condition.

The operational element of the scheme would be unlikely to result in any significant harm beyond that of the noise and disturbance from vehicle movements and deliveries to the site and any operational plant and machinery (extract flues etc.). It is considered that the car parking and access points are located an acceptable distance away from the nearest residential properties as to ensure that neighbouring occupiers would not experience any significant harm to amenity.

A condition requiring details of any operational plant and machinery to be approved would ensure adequate control.

Light Spill

An appropriate condition would require the details of any external lighting to be submitted to and approved in writing. This would ensure that there would be no significant light spill beyond the boundaries of the site.

Visual Amenity

Numerous comments have been made in relation to the impact of the proposal on the street scene and surrounding area. It is accepted that the building would be visible, notwithstanding the existing tree screening on the site. The highest part of the scheme would be situated adjacent to the junction with the building fronting both St Catherine's and Dudley Road. This part of the boundary of the site has a number of smaller trees. But I do not consider that it is necessary to seek to screen the building, certainly not in its entirety. The building would be designed to incorporate roof and ridge materials from St Catherine's

House and high quality new materials elsewhere and is designed with a number of breaks and articulations to add interest to the facades.

There has also been much discussion by local residents in relation to building lines. It is accepted by all that the proposal adheres to the established building line for St Catherine's Road. The point of discussion revolves around the Dudley Road frontage. Clearly the eastern most element of the scheme projects beyond the building line of the adjacent church/school and is more akin to the properties opposite. However, would this result in any demonstrable harm? The front elevation would still be set back at least 10 metres from the boundary of the site and would form a focal point to the development. As such it is accepted that the development would project beyond the building line of Dudley Road, but it is considered that it is acceptable projection that would not result in such a detrimental impact on visual amenity and the character and appearance of the area to warrant refusal of planning permission on this ground.

It is accepted that the proposal would result in built form closer to the neighbouring dwellings than at present. However, it is considered that the separation distances would ensure that there would be no significant loss of residential amenity to the neighbouring occupiers that could justify refusal on these grounds.

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

Impact on Heritage Assets

It is clear from the comments of the Acting Principal Conservation Officer that it is unlikely that the building would be listed:

He states:

"It is questionable as to whether St. Catherine's House is of sufficient architectural or historic interest for a building of its period to warrant inclusion on the statutory list. Even though its historical associations are known and are of local significance, they are not of national significance. The building is, therefore, undoubtedly of Local Interest and worthy of consideration for inclusion on any Local List that may be compiled. However, inclusion on a Local List would not afford it statutory protection from demolition".

Impact on the adjacent listed building (Stonebridge House) is also discussed. Notwithstanding the fact that the building is four storeys, it is considered that the development would not have any more impact on the setting of the adjacent listed building than the four storey apartment development on Welham Street. It is not considered that cumulatively the developments would have an adverse impact that could justify refusal. (Members should be reminded of planning application S07/0854 which the Development Control Committee resolved to approve subject to a S106 but which was ultimately dismissed at appeal. That scheme proposed significantly more built form adjacent to the listed building than is proposed as part of this development).

As such the decision to be made is whether or not the proposed development is of such quality coupled with the community benefit that the retirement accommodation would provide outweighs the loss of the undesignated heritage asset.

Noting the comments of the local ward member, Cllr Morgan, and the comments of the acting Principal Conservation Officer, it is considered that it is unlikely that the building would be listed.

It is accepted that if the site was located within a conservation area, the existing building would be afforded a degree of protection. Conservation area consent for demolition would be required. Both the demolition and the new build element of the scheme would be the subject of the planning authority's duty to pay "special attention to the desirability of preserving or enhancing the character and appearance of the area".

Whilst in this instance the site is not within a conservation area, a similar assessment has already been undertaken. Both the loss of the existing building(s) and the impact of the new build element are considered as part of this planning application.

It is anticipated that the end to end time for a conservation area to be made is approximately 3 months. It is considered that it would be unreasonable to hold this application in abeyance for such a period.

Section 106 Heads of Terms

The following Developer Contributions are sought:

Affordable Housing (off site contribution)	up to 35%
Local Highway improvements	£3,000
Primary Care	£39,776

There have been significant discussions in relation to the amount of developer contributions appropriate for this proposal. The applicant's agent has submitted a development appraisal which indicates that the scheme can contribute £105,000.

The submitted development appraisal has been assessed by an external consultant acting on behalf of South Kesteven District Council. They consider that the submitted development appraisal is a fair assessment, and acknowledge that construction is difficult in the current economic climate.

Whilst the level of affordable housing contribution is significantly less than 35% members must take on board the advice given in relation to developer contributions from the Chief Planning Officer:

"Understanding the impact of planning obligations on the viability of a development will be an important consideration…."

"To further ensure that development can go ahead, all local authorities should reconsider, at developers' request, existing S06 agreements that currently render schemes unviable,

and where possible modify those obligations to allow development to proceed, provided this continues to ensure that the development remains acceptable in planning terms."

(Planning for Growth, Steve Quartermain, Chief Planner, 31st March, 2011).

In light of the above advice, and the general presumption in favour of sustainable development, it is considered that the proposal would result in an acceptable form of development, in a sustainable location, providing a community facility. Developer contributions to mitigate the development would be secured in relation to highway matters and Primary Care.

There would be an acknowledged shortfall in relation to affordable housing contribution. It is anticipated that the £62,224 would secure 1 or 2 affordable units. This represents a level of contribution of approximately 1.5% - 3%.

Our consultants do however suggest that this lower level of contribution could be supplemented with a claw back should the applicants secure a higher level of return. For example any returns above a 20% profit seems appropriate.

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 the act will be breached.

SUMMARY OF REASON(S) FOR APPROVAL

The proposal would relate to the demolition of 49, St Catherine's Road and 1A Dudley Road and the construction of a 44 bed retirement apartments for the elderly. It is considered that the proposal would result in a satisfactory form of sustainable development that would not result in any significant detrimental impact on the character and appearance of the street scene and surrounding area. Whilst the scheme would result in built form closer to existing properties it is considered that separation distances would be sufficient to ensure that there would not be any significant loss of amenity that could justify refusal of planning permission on this ground.

It is accepted that the existing building, St Catherine's House on the site is of local interest and makes a positive contribution to the character of the area. However, it is considered that the building is unlikely to be included in any statutory list. The replacement building would form a focal point at the corner of St Catherine's Road and Dudley Road and would add interest to the character and appearance of the area.

The local highway authority has assessed the scheme and negotiated amendments predominantly resulting in the vehicular access being located on Dudley Road to ensure the free flow of traffic along St Catherine's Road.

As such the proposal is considered to accord with the objectives of PPS1 Delivering Sustainable Development, PPS3 Housing, PPS4 Planning for Sustainable Economic Growth, PPS5 Planning for the Historic Environment, PPG13 Transport and PPS25 Planning and Flood Risk, East Midlands Regional Plan Policy 1 Regional Core Objectives and Policy 2 Promoting Better Design, South Kesteven Core Strategy Policy EN1 Protection and Enhancement of the Environment, EN4 Sustainable Construction and Design, and SP1 Spatial Strategy.

A number of concerns have been raised in relation to visual amenity, residential amenity, highway safety, loss of the existing building, impact on form and character of the area and street scene. However they are not considered to outweigh the policies referred to above.

Recommendation 1

That committee resolve to approve the application and delegate authority to the Development Management Service Manager in consultation with the Chairman and Vice Chairman to grant planning permission subject to the signing of a Section 106 legal agreement securing appropriate developer contributions and appropriate uplift and subject to the following conditions:

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

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

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

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

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

been submitted to and approved in writing by the Local Planning Authority.

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

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

   Reason: In the interests of highway safety.

5. The arrangements shown on the approved plan 1753-1-03 Rev A dated 7th September 2011 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.

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

6. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.

   Reason: In order that the local planning authority conforms to the requirements of PPG13 Transport, a Travel Plan has been conditioned to ensure that access to the site is sustainable and reduces dependency on the car.

7. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed.

   Reason: In the interests of residential amenity.

8. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before [the use hereby permitted is commenced] or [before the building(s) is/are occupied] or [in accordance with a timetable agreed in writing with the local planning authority]. Development shall be carried out in accordance with the approved details.

   Reason: To provide a satisfactory appearance by screening rear gardens from public view and in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. The premises shall not be occupied until the works been carried out in accordance with the surface water strategy unless otherwise agreed in writing by the local planning authority.

   Reason: To ensure a satisfactory means of surface water drainage.

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

    a) Hours of operation.
    b) Types of machinery and equipment to be used on site; and
    c) Details of how noise, vibration and dust are to be controlled, used best practicable means.
    d)The method statement shall also include details of the method of demolition and storage to ensure that the materials to be salvaged are not irreparably damaged beyond suitability for re-use. The demolition shall be undertaken strictly in accordance with such Method Statement as may be approved, unless the Local planning Authority gives its written agreement to any variation.

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

    Reason: To ensure that the demolition and construction of the development is carried out according to best practice to minimise disruption to neighbouring occupiers and to ensure that demolition of the building is undertaken in such a manner that will not compromise the re-use of materials and features of the existing building in the new development, as agreed with the Local Planning Authority.

11. Prior to the installation, details of any flue/extractor systems shall be submitted to and approved in writing by the local planning authority. Details shall include noise levels and method of mounting to minimise sound transmission. The development shall be undertaken in accordance with any such details that are approved.

    Reason: In the interests of residential amenity of neighbouring occupiers and in accordance with policy EN1 of the adopted South Kesteven Core Strategy.

12. Before any plant and machinery is used on the premises precise details of mounting, sound insulation and operating noise levels shall be submitted to and approved in writing by the local planning authority. The development shall operate in accordance with any such details that are approved.

    Reason: To protect the amenity of neighbouring occupiers and to accord with policy EN1 of the adopted South Kesteven Core Strategy.

13. Prior to the commencement of the development on site, the asset, including any surviving garden features, shall be recorded by a full measured survey and photographic record in accordance with details to be submitted to and approved in writing by the local planning authority. Copies shall be deposited with the local

planning authority and the Lincolnshire Historic Environment.

Reason: To ensure that records of the heritage asset are appropriately recorded and retained.

14. Notwithstanding the submitted information trees 1 to 4 and 10 to 17 shall be retained, and no works shall be undertaken to them until precise details of the proposed works have been submitted to and approved in writing by the local planning authority.

    Reason: In the interest of visual amenity and the character and appearance of the area.

15. All retained trees shall be protected in accordance with the approved method statement prior to any works commencing on site unless otherwise agreed in writing by the local planning authority.

    Reason: To ensure adequate protection of the trees on the site during the development.

16. Notwithstanding the submitted arboricultural method statement, the following additional information shall be provided prior to the commencement of any works on site:
    a) Precise details of no-dig permeable hard surfacing to be installed inside and adjacent to the root protection areas of the retained trees.
    b) Precise details of the protective fencing to be installed around the retained trees on the site.
    c) Precise details of how scaffolding will be erected inside the root protection areas of the retained trees.
    d) A qualified arboricultural supervisor shall be appointed to monitor and supervise works on the site and ensure that the retained trees on the site are adequately protected from the development. Contact details of the appointed arboricultural supervisor shall be provided to the local planning authority.

    The development shall be undertaken in accordance with the approved details.

    Reason: To ensure a satisfactory form of development and to ensure that the trees on the site are adequately protected during the duration of the development.

17. The development hereby permitted shall be undertaken in accordance with the approved ecological assessment specifically the recommendations and conclusions requiring the following:

    a) A dedicated bat survey shall be undertaken and its findings shall be submitted to and approved in writing by the local planning authority prior to any demolition works or any works to trees shrubs commencing on the site.

    b) Any clearance work shall be undertaken outside of the bird nesting season (March to August inclusive) unless otherwise agreed in writing by the local planning authority.

c) Details of bat and bird boxes to be incorporated into the design of the new building shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with any such details that are approved.

Reason: To ensure any protected species on the site are adequately protected and to ensure a satisfactory form of development.

18. Notwithstanding the requirements of Condition 2 above. Precise details shall be submitted to and approved in writing of how the following salvaged materials shall be incorporated into the new development.

    a) Gault Clay bricks
    b) Metal gates and posts
    c) Metal railings

    The development shall be undertaken in accordance with any such details that are approved.

    Reason: In the interests of visual amenity.

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

    Floor Plan 1753 -01 -05, Elevation Plan 1753-01-04 and location plan 1753/1/01.

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

Note(s) to Applicant

1. Please see attached comments from the Police Architectural Liaison Officer.
2. Prior to the submission of details for any acess works within the public highway you must contact the Divisional Highways Manager on 0152 782070 for application, specification and construction information.
3. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
4. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.
5. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

Recommendation 2

Where the agreement has not been concluded prior to the committee a period not exceeding six weeks post the date of the committee shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been concluded within the six week period and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman of the Development Control Committee, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the criteria essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

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JJ1 **S11/2347/FULL** Target Decision Date: 12-Dec-2011

Applicant	**Ms J Sneath, The Exotic Pet Refuge** 102, Station Road, Deeping St James, Peterborough, Lincolnshire, PE6 8RH
Agent	Mr M Vanner, TMV Architectural Design Flat 2, 1A, Douglas Road, Market Deeping, Peterborough, PE6 8PA
Proposal	**Erection of bungalow in connection with exotic pet refuge**
Location	**102, Station Road, Deeping St James, Peterborough, Lincolnshire, PE6 8RH**
App Type	Full Planning Permission
Parish(es)	Deeping St James

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

The application has been referred to the development control committee at the request of the local Member Cllr Judy Stevens as the proposed building is required in connection with the charity that operates from the site and because of the unusual nature of the work that they carry out.

The Proposal

This is a full application for the erection of a detached property with room in the roof space at 102 Station Road Deeping St James. The dwelling would be constructed from block and render with a tiled roof. The application plans have been amended to remove a dormer window from the north-eastern elevation. This report relates to the amended plans.

The proposed dwelling is to be used in connection with the Exotic Pet Refuge a small charity which provides home and care to both exotic and native animals that are in need. They take in animals from zoos, organisations such as the RSPCA, owners who cannot car for their pets anymore and wildlife which has been injured and require care. The refuge currently house over 400 different animals.

The Application Site and its Surroundings

The application site is located approximately 3km to the south east of the centre of Deeping St James, on the western side of station road. The application site is located within the grounds of the Exotic Pet Refuge which comprise the main two storey dwelling, numerous enclosures and pens and three static caravans (one which is currently occupied

and which would be replaced by the proposed bungalow, one used for storage and one used for work experience).

The proposed dwelling would be located in the eastern corner of the site and would replace the three existing unauthorised caravans. The access would be located towards the south eastern boundary of the site and would make use of an existing access on to Station Road.

Relevant Site History

SK.96/0580/25/25 – In September 1996 planning permission was granted for the use of the site as a refuge for exotic pets.

Condition 5 of the permission states:

"The residential occupation of the existing property on the site (Kalkara) shall only be used in conjunction with the use of the surrounding land and not as an independent dwelling."

SK.97/0250/25/11 – In April 1997 planning permission was granted for the erection of the animal houses.

Policy Considerations

National Planning Policies:

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS7: Sustainable Development in Rural Areas
PPS9: Biodiversity and Geological Conservation
PPG13: Transport
PPS25: Planning and Flood Risk

East Midlands Regional Plan 2009 Policies:

Policy 1: Regional Core Objectives
Policy 2: Better Design
Policy 29: Priorities for Enhancing the Region's Biodiversity
Policy 35: A Regional Approach to Managing Flood Risk

South Kesteven Core Strategy Policies:

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

Representations Received

Environment Agency: The Agency has withdrawn its objection to the proposed development and now raises no objection to the development.

Lincolnshire Wildlife Trust: Has advised that the site is located adjacent to Deeping Lakes Nature Reserve, Local Wildlife Site (LWS) and Local Geological Site (LGS) and close to Deeping Gravel Pits Site of Special Scientific Interest (SSSI).

Deepings Lakes Nature Reserve is an important ornithological site. The Trust has concerns that the development works may disturb birds using the site. However, as long as the screening boundary hedgerow is maintained they would not expect the development to have a significantly adverse impact on the nature conservation interests of the nature reserve.

They also note that the access is shared by adjacent landowners and that its use should not be restricted.

Natural England: Comments awaited and will therefore be reported in the late background papers circulated on the day of the meeting.

Local Highway Authority: No objections subject to the turning and off-street parking provision being provided in accordance with the submitted plans.

Representations as a Result of Publicity

The application has been advertised in accordance with the Council's adopted Statement of Community Involvement and one letter of comment has been received from a local resident. The comments state that in principle they have no objections to the bungalow. They did however raise concerns about the proposed dormer window on the eastern elevation which would result in a potential loss of privacy. The dormer window has now been removed from the proposals.

Officer Evaluation

Paragraph 10 of PPS7 makes clear that isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work.

Annex 'A' to PPS7 indicates that in considering proposals for such dwellings the assessment should be based on the fact that any proposed dwelling is essential to the needs of the enterprise concerned and not based on the personal preferences or circumstances of any of the individuals involved.

Annex 'A' to PPS7 goes on to state that

New permanent dwellings should only be allowed to support existing agricultural or rural activities on well-established units, providing:

(i) there is a clearly established existing functional need;

(ii) the need relates to a full-time worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;

(iii) the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining;

(iv) the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and

(v) other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.

The applicants have submitted a supporting statement which states that a continual presence is required on site constantly for 24 hours a day, every day of the year in order to care for the animals. At present Mrs Mansfield lives on site in a 3 bedroom dwelling. The applicants have advised that this dwelling is not tied to the Refuge but Mrs Mansfield is occupied full time by the Refuge with administration and care for the animals.

The statement that the dwelling is not tied to the Refuge is in correct. Condition 5 of planning permission SK.96/0580/25/25 for the original change of use of the site for the keeping of exotic pets states that:

“The residential occupation of the existing property on the site (Kalkara) shall only be used in conjunction with the use of the surrounding land and not as an independent dwelling.”

This condition was imposed following a statement from Mrs Mansfield’s agent at that time that the existing building would be renovated and used in connection with the business.

The applicant’s agent has indicated that Mrs Mansfield’s son, who works at the Refuge, has lived on site in a caravan so that he can provide additional help, and allow Mrs Mansfield time off especially at night and weekends. Other volunteers also help run the Refuge but these are generally part time and do not have the skills and experience to care for the animals without supervision. They are also not available at night times.

The agent has indicated that the caravan has been a stop gap measure and is not a permanent solution to providing suitable accommodation for a full time member of staff on site to ensure proper care and supervision of the animals.

The agent has indicated that the proposed three bedroom dwelling would enable Mrs Mansfield son to live permanently on site as a member of staff to share in the care of the animals and maintenance of the environment.

It is important to note at this point that the three existing caravans on site including the one occupied by Mrs Mansfield's son are unauthorised and there replacement with a more architecturally pleasing dwelling should not be considered as a beneficial justification for the approval of this application.

The national policy guidance contained with PPS7 is quite clear as set out above that it is the needs of the enterprise and not the needs of the individual which are critical to determining whether or not to permit an isolated dwelling in the countryside, which would otherwise be contrary to policy.

In this particular case it is evident that there is already a consent which links the use of the existing dwelling on the site to the operation of the Pet Refuge. The current proposal is therefore for a further additional dwelling. Whilst there is some sympathy for Mrs Mansfield's wish to provide a more suitable permanent form of accommodation for her son on site, it is considered that the provision of an additional dwelling in this isolated area would be contrary to the policy guidance set out in PPS7. In particular it is considered that the applicant has failed to demonstrate that the needs of the enterprise cannot be fulfilled by making use of the existing building on the site or a more modest extension / annex to that building.

Section 106 Heads of Terms

The development does not require a Section 106 Agreement to be entered into.

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.

Conclusion

Based on the above information the application is accordingly recommended for refusal for the following reasons.

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

1. This is a full application for the erection of a detached dwelling to be used in connection with the Exotic Pet Refuge. Based on the information provided it is considered that the proposed development would be contrary to the requirements of

National Planning Policy Statement 7 (PPS7) Sustainable Development in Rural Settlements and the requirements of policy H1 of the South Kesteven Core Strategy.

PPS7 advises that it is the needs of the enterprise and not the needs of the individual which are critical to determining whether or not to permit an isolated dwelling in the countryside, which would otherwise be contrary to policy.

In this particular case it is evident that there is already a consent which links the use of the existing dwelling on the site to the operation of the Pet Refuge. The current proposal is therefore for a further additional dwelling. It is the Council's opinion that the provision of an additional dwelling in this isolated area would be contrary to the policy guidance set out in PPS7. In particular it is considered that the applicant has failed to demonstrate that the needs of the enterprise cannot be fulfilled by making use of the existing building on the site or a more modest extension / annex to that building.

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IVW1 **S07/0818/OUT** Target Decision Date: 06-Aug-2007

Applicant	**Dr D Burston** C/o Agent
Agent	P J Frampton, Framptons Oriel House, 42, North Bar, Banbury, Oxfordshire, OX16 0TH
Proposal	**Erection of Community Health Centre**
Location	**The Old Quarry, Castle Bytham**
App Type	Outline Planning Consent
Parish(es)	Castle Bytham

REPORT

Application Category

This application is categorised as a 'minor' application.

Reason for Referral to Committee

The application has been referred to Committee because it is considered that the Committee need to be updated on this case prior to any decision being issued, given the time scale since the application was last considered by the Development Control Committee.

The Proposal

This is an outline application for the erection of a Community Health Centre to accommodate the practice of 3 GP's and supporting health care facilities.

The submitted, indicative drawings show a building with a rectangular shaped footprint, single storey in height built on the road frontage in the south-east corner of the former quarry. The development would be served by a new access formed at the northern end of the frontage with a car park at the rear of the building.

The application site and its surroundings

The 0.17ha application site is located at the southern end of the road frontage of a disused limestone quarry on the south side of the historic core of Castle Bytham.

To the south is a modern dwelling on a large plot at the corner of Clipsham Road and Station Road. To the north west is the remainder of the former quarry, most which is at a much lower level that the site and its surroundings.

There are several modern residential properties and a paddock on the opposite side of Station Road.

The site is located adjacent to Castle Bytham Quarry Site of Special Scientific Interest (SSSI)

Site History

The whole of the former quarry in which the application site is located was allocated in the former South Kesteven Local Plan 1995 for employment development and benefits from an extant Reserved Matters approval (S04/0382/19) granted in July 2005 for Class B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) development.

More recently planning permission has been granted for the erection of 15 affordable dwellings under application S07/0809 in October 2010.

Outline planning permission was refused (S07/0773) for a nursing home in August 2008 due to lack of information relating to parking provision and potential impact on the adjacent SSSI.

Outline planning permission was subsequently granted for the proposed nursing home under application S09/1511 in October 2010.

The proposals the subject of this application were originally report to the Development Control Committee on 21 August 2007. At the meeting members resolved to approve the application subject to the Government Office not calling the application in as it was a departure from the then development plan and the completion of a Section 106 to secure a £10,000 contribution towards the provision of pedestrian and cycle way improvements.

The Section 106 was finally signed in August 2010 and the application can now have a decision issued. It is however considered necessary and appropriate to update Members on the position relating to this application given the time since Members first considered these proposals.

Representations Received (these are a summary of the comments made when the application was originally considered in August 2007)

Lincolnshire Highways Authority:

> "Requests four conditions (See below) and a contribution, through a Section106 Agreement, of £10,000 towards upgrade of footpath link to village".

Lincolnshire County Council, Directorate for Development: Comments awaited

Lincolnshire County Council, Minerals Consultation Section: No comments to make

Community Archaeologist:

> "Proposal does not affect any known archaeological remains"

Natural England: No objections but request 2 conditions (See below)

Lincolnshire Wildlife Trust:

> "Recommend ecological survey to determine whether any Protected Species present and, if so, what mitigation measures may be required".

Parish Council:

> "The Parish Council held a public meeting on 17 July, at which Mr Frampton, planning consultant for Dr Burston, was present to answer questions. A majority of people voted in favour of the following proposal:
>
> The light industrial units should be built before the Health Centre and there should be other financial benefits for the community. Under these conditions, the villagers were in favour of the application for the Health Centre.
>
> The Councillors discussed this application again at the Parish Council Meeting on 18 July and made the following remarks:
>
> 1. The industrial development should be built first.
> 2. Section 106 should be applied to give financial support towards the cost of the clinic and other facilities for the community.
> 3. The work under section 106 should be carried out first
>
> The Parish Council was in favour of the application under the aforementioned conditions".

Representations as a result of publicity (this is a summary of the comments made when the application was originally considered in August 2007)

The application has been advertised in accordance with statutory requirements as a departure from the Development Plan. The closing date for representations under the 'Departure' advertisement is 24 August 2007.

At the time of writing, a single representation objecting to the proposed development has been received raising the following issues: -

a) Proposed development out of keeping with the character of the area.

b) Drainage issues. Ditch adjacent to site is frequently flooded

c) Increased traffic would have adverse impact on local environment, highway network and wildlife.

d) Increased noise and disturbance to local residents.

e) Existing Health Centre in centre of village and more accessible and has room to extend.

f) Medical Practice stated as intended occupiers no longer exists.

g) Contrary to Local Plan.

h) Insufficient evidence of need for facility.

i) Main aspect of nearby dwellings is facing road, not open countryside, as stated in supporting Design and Access Statement.

j) Loss of privacy to existing dwellings.

Policy Considerations

The application was original considered under the following policies

Central Government Guidance

PPS 1 – Delivering Sustainable Development

PPS 7 – Sustainable Development in Rural Areas

PPS 9 – Biodiversity and Geological Conservation

Lincolnshire Structure Plan

Policy S1 – Promoting Sustainable Development

Policy S2 – Location of Development

Policy S4 – Rural Communities

Policy NE3 – Sites of Nature Conservation Importance

South Kesteven Local Plan

Policy E7 - Allocated land for new Industrial and Business development

Policy EN1 - Protection and Enhancement of the Environment

Policy EN3 – Areas of Great Landscape Value

Policy EN8 – Protection of Wildlife and Geological Sites

Since the application was originally considered by the Development Control Committee the Lincolnshire Structure Plan and the South Kesteven Local Plan have been replaced and

therefore the policies within those documents are no longer a material planning consideration.

The application should therefore only be considered against the following policies

National Planning Policy:

PPS1 – Delivering Sustainable Development
PPS7 – Sustainable Development in Rural Areas
PPG13 – Transport
PPG16 – Archaeology and Planning

Saved Policies of the South Kesteven Local Plan 1995

Policy E7.9 – Employment Allocations.

South Kesteven Core Strategy

SP1 – Spatial Strategy
SP2 – Sustainable Communities
SP3 – Sustainable Integrated Transport
EN1 – Protection and Enhancement of the Character of the District
E1 – Employment Development

The Planning Policy Team has provided the following update in relation to the policy position:

"As previously stated, the application sites forms part of a saved employment allocation (E 7.9) in the South Kesteven Local Plan (adopted 1995). Saved Policy E7 allocates sites specifically for employment and industrial uses, and in this case reflected an outstanding planning consent (at the time the Local Plan was adopted). A healthcare centre can provide many jobs, including those for local people. As such whilst this use does not strictly accord with the Use Class for business or industry, it is employment generating. I do not therefore believe that the proposal is contrary to the objectives of this allocation.

It should be recognised, however, that work on the Local Development Framework which will replace the Local Plan is now quite advanced. The Core Strategy is adopted, and the Site Allocation and Policies DPD is expected to be submitted to the Secretary of State early in 2012. This plan will replace the allocations included in the Saved Local Plan. The DPD does not allocate employment sites in the villages, outstanding employment allocations in villages (such as this one at Castle Bytham) will therefore be "de-allocated". Whilst the site may no longer be allocated it is possible that a proposal for employment generating development in this location would still be considered acceptable in light of policies SP1 and E1 of the adopted Core Strategy and policy SAP3 of the emerging Site Allocation and Policies DPD, provided that the criteria included within these policies could be met. The proposal for a medical centre in this location would also satisfy the objectives of policy SP2 of the Adopted Core Strategy."

Officer Evaluation

The Development Control Committee has already considered this application back in August 2007 where they resolved to grant approval for the application subject to the completion of a Section 106 Agreement to provide £10,000 towards the improvement of cycleway and pedestrian links to the site, and the application not been called in by the Government Office.

The S106 Agreement has now been completed and the Government Office has previously indicated that they do not wish to call the application in for their consideration under the previous Development Plan.

Although there have been changes to the Development Plan since the application was last considered by the Development Control Committee it is considered that the proposed development is still acceptable and that the decision can now be issued. It is however recommended that the application be referred to the Government Office prior to a decision being issued in order to give the Secretary of State an opportunity to consider whether or not he wishes to call the application in given the changes to the Development Plan.

Crime and Disorder Implications

This application raises no significant crime and disorder implications.

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

The proposal accords with national and local planning policies set out in Planning Policy Statements PPS1, PPS5, PPS7, PPS9 and PPG 13 and policies SP1, SP2, SP3, EN1 and E1 of the South Kesteven Core Strategy. Whilst there is some conflict with the Saved Policies of the South Kesteven Local Plan 1995 in that the former quarry is allocated for Employment purposes under saved policy E7, it is considered that the issues raised do not outweigh the principle policies referred to above.

Recommendation 1:

That the application is deferred to the Chairman / Vice Chairman for approval subject to no objections being raised by the Secretary of State and subject to the following conditions:

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

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

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

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

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

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

3. Before any development is commenced, details including location and means of disposal of surface water and foul drainage shall be submitted to and approved by the District Planning Authority, and no building shall be occupied until the drainage works have been provided.

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

4. When application is made to the District Planning Authority for approval of the 'reserved 'matters', that application shall be accompanied by a scheme of landscaping and tree planting (indicating inter alia, the number, species, heights on planting and positions of all the trees) in respect of the land to which that application relates; and such scheme shall require the approval of the District Planning Authority before any development is commenced. Such scheme as may be agreed shall be undertaken in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

   Reason: Landscaping and tree planting contributes to the appearance of a development and assists in its assimilation with its surroundings. A scheme is required to enable the visual impact of the development to be assessed and to

create and maintain a pleasant environment and in accordance with Policy EN1 of the South Kesteven Core Strategy.

5. The development hereby permitted shall not be commenced until a working method statement, to include details of plant, equipment, spoil and materials, as well as methods of working, has been submitted to and approved in writing by the Local Planning Authority. The method statement will demonstrate how the works will be undertaken to in order to protect the features for which the SSSI is so designated.

   Reason: To ensure that the features for which the adjacent land is designated a Site of Special Scientific Interest are not harmed during the development period, as in accordance with PPS9.

6. Before the development hereby permitted is commenced a plan shall be submitted to the Local Planning Authority showing areas of stand-off from the faces of former quarry which are to be protected from damage during the development period and for access in the event that it is required for the management of the features of interest.

   Reason: To ensure that the features for which the adjacent land is designated a Site of Special Scientific Interest are not harmed during the development period, as in accordance with PPS9.

7. The vehicular access shall incorporate 10 metres radii tangential to the nearside edge of the carriageway of Station Road and the minimum width of the access shall be 5.0 metres.

   Reason: In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Planning Policy Guidance Note 13 - PPG13.

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

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

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

   Reason: In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Planning Policy Guidance Note 13 - PPG13.

9. No development shall take place before the detailed design of the arrangements for surface water drainage has been agreed in writing by the Local Planning Authority and no building shall be occupied before it is connected to the agreed drainage system.

   Reason: To ensure satisfactory provision is made for the disposal of foul and surface water drainage from the site and in accordance with Policy EN1 of the South Kesteven Core Strategy.

10. Before any dwelling is commenced, all of that part of the estate road and associated footways that forms the junction with the main road and which will be constructed within the limits of the existing highway, shall be laid out and constructed to finished surface levels in accordance with details to be submitted to and approved by the Local Planning Authority.

    Reason: In the interests of safety of the users of the public highway and the safety of the users of the site, and in accordance with Planning Policy Guidance Note 13 - PPG13.

* * * * *

RCL1 S11/2646/FULL Target Decision Date: 22-Dec-2011

Applicant	**Mr D Fox** 46, Kingsway, Bourne, Lincolnshire, PE10 9DP
Agent	David Wells, Building Design Services 15, West Road, Pointon, Sleaford, NG34 0NA
Proposal	**Demolition of existing building and erection of dwelling (Plot 4) and the extension of gardens to Plots 1 and 2 (Revised submission)**
Location	**Plot to r/o land between, 2, Coggles Causeway & 2 South Road, Bourne**
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT

Application Category

This application is categorised as a minor application

Reason for Referral to Committee

An earlier application for 4 dwellings that included this site was refused planning permission in June 2011 because of the objection to the erection of the dwelling on the current application site. An application for 3 terraced dwellings was subsequently approved on the frontage under reference S11/1751. For this reason Cllr David Higgs has requested that the application be referred to this committee for consideration.

The Proposal

The proposal relates to the erection of a dwelling to the rear of 3 plots previously approved on the site frontage. The proposed new dwelling would have 3 en-suite bedrooms and play room/gym on the first floor. It would take access for South Road using the same access as those approved for the 3 frontage dwellings and would have on site turning space and double garage.

The application site and its surroundings

The site consists of a single storey commercial unit that fronts the highway with glazed shop windows to the front elevation. A further building, which has a more pre-fabricated appearance, adjoins this at the rear.

A large wooden building some 8 metres to ridge with a footprint of 15m by 10m is situated on the western part of the plot and is positioned close to its northern boundary. Two single

storey commercial units are sited between that building and the public highway. Access to these commercial premises is off South Road. All these buildings are proposed to be felled – the front two to enable the development of 3 dwellings on the frontage.

The boundaries are a mix of fencing and block walls, parts of which are further screened by mature hedging and small trees.

Dwellings are located adjacent to the north and south of the site and an office building to the rear, which has been granted planning permission for rebuilding with vehicular access to the north.

Relevant Site History

S10/2877/FULL – erection of 4 dwellings – refused 1 June 2010

S11/1751/FULL – erection of 3 terraced dwellings – Approved 27 September 2011-12-12

S11/ 2766/FULL – proposal to extend the time limit on application for one storey office building and new access –not yet determined

Policy Considerations

National Policy

Planning Policy Statement 1 'Delivering Sustainable Development'
Planning Policy Statement 3 'Housing'
Planning Policy Statement 9 'Biodiversity and Geological Conservation
Planning Policy Statement 23 'Planning and Pollution Control'

Regional Policy

Policy 2 of the East Midlands Regional Plan (2009)

Local Policy

Policies H1, SP1, EN1 and EN4 of the South Kesteven Core Strategy (2010)

Representations Received

Bourne Town Council – no observations and no agreement reached

Highway Authority – the proposal will not be detrimental to highway safety or traffic capacity

Natural England – the protected species survey has identified that bats may be affected but Natural England determine that the application does not involve a medium or high risk building, but the local planning authority could consider requesting enhancements.

Heritage Trust – No archaeological intervention required

Lincolnshire Wildlife Trust – Subject to the recommendations in the consultant's protected species survey, no objections and strongly support the recommendation for bat roosting and also suggest consideration is given to provide nesting facilities for declining species such as swifts and swallows.

Property and Facilities Section – the applicant should be aware that there is a culverted water course, exact alignment unknown, running east-west adjacent to the southern boundary – there is a chamber on the line of the culvert in the rear garden of 20 Austerby Close.

Healthy Communities – A Phase 2 study will be required since the desk top study identifies a potential contamination..

Representations as a result of publicity

The application has recently been advertised as a departure from the development plan since Policy H1 of the adopted Core Strategy limits new residential development in Bourne to that already committed via planning approval at the date of adoption of the Core strategy. The period for public comment expires on the 13 January 2012. and if members are minded to approve the application any new material planning considerations received after the committee date will be considered and if appropriate referred back to committee for consideration.

At the time of committee preparation one letter of objection had been received following neighbour notifications. The objector occupies a property on South Road and in summary refers to the following: the three terraced dwellings are out of keeping with the frontage development including the height; insufficient car parking; noise form gravel surface of driveway; Plot 4 will overlook habitable rooms and the garden resulting in loss of privacy; query future maintenance of boundary fence topping low wall; the majority of the garden trees indicated on the plans are deciduous fruit trees and will offer little privacy half the year; the alterations to the plans do not alter the fact the bedrooms and gym windows are the same height and overlook the garden and windows; the amount of glass, the style and the scale of the proposal is far from in keeping with the character of the area and is visually intrusive, dominant and oppressive – the barn is bigger but does not have windows.

Officer Evaluation

A previous application for 4 dwellings, including the current plot (plot4), and 3 terraced dwellings on the site frontage, was refused planning permission solely in relation to plot 4, application S10/2877.

Then reasons for refusal were as follows:

The proposed dwelling on Plot 4 by reason of its size, height and siting close to the boundaries of Nos 2 and 4 Coggles Causeway will have a significant impact upon the light and outlook to those properties and therefore upon the residential amenities of the

occupiers. The proposal is therefore considered to be contrary to Policy EN1 of the South Kesteven Core Strategy and PPS1 Delivering Sustainable Development.

An application for the 3 terraced dwellings on the frontage was subsequently approved under reference S11/1751.

The current application seeks to address the reasons for refusal on application S10/2877 and although the proposal states that the application also seeks to extend the rear garden areas of the 3 plots on the site frontage, the layout and garden lengths are as agreed on the planning permission for 3 units under reference s11/1751 and this does not form part of the description from this application.

The main planning considerations are considered to be as follows:

Principle of development;
Size, height and siting in relation Nos 2 & 4 Coggles Causeway;
Impact on neighbours' residential amenity in relation to privacy;
Contamination issues; and
The impact on the character and appearance of the area.

Principle of development

The Core Strategy limits new residential development in Bourne to that already committed via planning approval at the date of adoption of the Core Strategy, i.e. as at 5th July 2010.

Whilst planning permission has not been granted for the development of this plot; 3 frontage plots have recently been granted permission and the principle of development based on SP1and H1 was not included as a reason for refusal. The development of the site would also remove a non-conforming use in a highly sustainable area and subject to an appropriate form of development is considered acceptable in land use terms.

Size, height and siting in relation to Coggles Causeway

The previous application was refused specifically in relation to the impact to Nos.2&4 and,, the applicant has revised the earlier scheme including:

1) a reduction in the overall footprint of building – depth of main section reduced from 14m to 13.7m and the secondary element from 7.8 to 7.1m;
2) the overall height of the building reduced from 6.1 to 5.8 m;
3) the pitch of the false roof reduced from 85 to 60 degrees to present a 1.5 storey; and
4) the dwelling has been re-sited further away from the Nos 2&4 – the eastern/rear elevation of the proposed dwelling is still sited 4.2 metres from the northern boundary with these dwellings, but the western end is now 3.75 metres from the northern boundary of the application site as opposed to 1.35 metres.

The revisions help to reduce the impact in terms of light and outlook

Impact on neighbours' privacy

Whilst the objections from a property fronting South Road are noted, they are not considered sufficient to warrant a refusal of the application given the separation distance and limited height of the proposed dwelling.

Contamination issues

The area has been the subject of a longstanding industrial use and a contamination report has been submitted with the application which will need to be covered by condition as previously imposed on planning permission s11/01751.

Impact on the character and appearance of the area

The area is characterised by predominantly 2 storey dwellings on this side of South Road, with the exception of the application site. On the opposite side of South Road are industrial buildings.

Whilst the design of the proposed dwelling, with regard to the external appearance, does not entirely reflect the character of those nearby, the back land siting is such that it will be partly screened by the terraced block on the frontage. In addition the previous refusal reasons made no reference to design issues.

Others

There are no other material considerations that would indicate a refusal including those relating to highway safety, back land development, contamination issues and protected species survey.

In conclusion, the proposal is a departure from the development plan but is considered acceptable in policy terms given the existing non-conforming use and poor appearance of the existing buildings.

The current application has addressed the reasons for refusal on application reference S10/2877 and reduced any impact that is likely to result to neighbouring dwellings such that the proposal is considered acceptable.

There are no other material planning considerations that would result in reasons to refuse the application including those relating to highway safety, back-land development, contamination issues and protected species survey.

Section 106 Heads of Terms

The proposal is not subject to a Section 106 Agreement.

Crime and Disorder Implications

The application will not raise any significant issues.

Human Rights Implications

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

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

Conclusion

The development is considered acceptable for the reasons outlined in this report and is recommended for approval subject to appropriate conditions.

The application will need to be referred to the Secretary State under the departure procedure if members are minded to approve the application.

Recommendation: That the development be approved subject to the following conditions and subject to the application not being called-in by the Secretary of State;

SUMMARY OF REASON(S) FOR APPROVAL

In the opinion of the local planning authority the development will replace existing commercial buildings in a predominantly residential area and will make efficient use of a previously developed site in a sustainable location. The proposed dwelling will be sited in a back land position to the rear of a proposed development of 3 terraced dwellings on the frontage, which will use the same access from South Road.

The design of the dwelling differs from nearby more traditional detached dwellings, but since the dwelling is set back from the road and screened to a large degree by existing and proposed development, will not be seen directly in the context of nearby dwellings.

The application has been revised to address the reasons for refusal on an earlier application reference S10/2877/FULL and the proposed development will have no undue adverse effects on the material planning considerations that apply in this case including residential amenity, highway safety, character and appearance of the area, and setting a precedent for further applications for new dwellings in Bourne under the terms of policy H1 of the adopted Core Strategy dated 5 July 2010 .

It is therefore considered that the proposal is in accordance with Planning Policy Statement 1 ‘Delivering Sustainable Development’; Planning Policy Statement 3 ‘Housing’; Planning Policy Statement 9 ‘Biodiversity and Geological Conservation and Planning Policy Statement 23 ‘Planning and Pollution Control’. Policy 2 of the East Midlands Regional Plan

(2009). Local Policy -Policies H1, SP1, EN1 and EN4 of the South Kesteven Core Strategy (2010).

RECOMMENDATION: That the development be Approved subject to the following conditions and subject to the application not being called-in by the Secretary of State:

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

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

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

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

3. The proposed boundary treatment shall be carried out in accordance with those identified on drawing reference 2622/20A received on 27 October 2011.

   Reason: To provide a satisfactory appearance by screening rear gardens from public view and in the interests of the privacy and amenity of the occupants of the proposed dwellings and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

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

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

5. The ground levels and heights of buildings shall accord with the details shown on the submitted plans unless otherwise agreed in writing by the local planning authority

   Reason: In the interests of residential and visual amenity and in accordance with Policy EN1 of the adopted Core Strategy (2010).

6. The development shall be carried out in accordance with the mitigation measures proposed within the submitted protected Species Survey dated March

2010, including the recommendations and specific measures to be agreed in writing by the local planning authority before development commences

Reason: To ensure that wildlife habitats are protected during demolition and construction works and after completion of the development

7. No works pursuant to this permission shall commence, unless otherwise agreed in writing by the Local Planning Authority, until there have been submitted to and approved in writing by the Local Planning Authority:

   (a) A site investigation report assessing the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; and

   (b) A detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

   Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in Planning Policy Statement PPS23 (Planning & Pollution Control).

8. The development hereby permitted shall not be occupied or brought into use until a verification report has been submitted to and approved in writing by the Local Planning Authority. The report shall be submitted by the agreed competent person and identify that approved remedial works have been implemented. The report shall include, unless agreed in writing:

   (a) A complete record of remediation activities, and data collected as identified in the remediation scheme, to support compliance with agreed remediation objectives;

   (b) As built drawings of the implemented scheme;

   (c) Photographs of the remediation works in progress; and

   (d) Certificates demonstrating that imported and/or material left in situ is free from contamination.

   Thereafter the scheme shall be monitored and maintained in accordance with the approved remediation scheme.

   Reason: Previous activities associated with this site may have caused, or had the potential to cause, land contamination and to ensure that the proposed site investigations and remediation will not cause pollution in the interests of the

amenities of the future residents and users of the development; and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010) and national guidance contained in Planning Policy Statement PPS23 (Planning & Pollution Control).

9. Before development commences further details relating to the vehicular access and turning area and ancillary works including drainage works to the public highway, including materials, specification of works and construction method shall be submitted to and approved in writing by the LPA and the approved details shall be implemented on site, including works within the highway before the development is first brought into use and thereafter retained at all times.

   Reason: In the interests of highway safety.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building(s) shall be carried out without Planning Permission obtained from the Local Planning Authority.

    Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties or to the character of the area, and for this reason would wish to control any future development, and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Note(s) to Applicant

1. The Council's Property and Facilities Section advise that the applicant should be aware there is a culverted watercourse, exact alignment unknown, running east-west adjacent to the southern boundary – there is a chamber on the line of the culvert in the rear garden of 20 Austerby Close.
2. This site is within 50m of a Land Contamination Concern. Please contact Environmental Protection Services on 01476 406300 for further information.

* * * * *

PL1 **S11/1525/FULL** Target Decision Date: 29-Aug-2011

Applicant	**Mr B Harper, Barrowby Parish Council** 6, Adamstiles, Barrowby, Grantham, Lincolnshire, NG32 1TG
Agent	Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	**Single storey extension to sports pavilion to form store and temporary storage container (3 years)**
Location	**Barrowby Sports Pavilion, Low Road, Barrowby**
App Type	Full Planning Permission
Parish(es)	Barrowby

REPORT

Application Category

This application falls within the category of minor development.

Reason for Referral to Committee

At the request of the Chairman and there has been local interest in the proposal.

The Proposal

Permission is sought for the erection of a single storey extension, 6.1 m long and 3m wide on the north side of the pavilion, to provide additional storage space for the uses taking place in the pavilion.

The application site and its surroundings

The sports pavilion was granted permission in 2007 (S07/1240) and is located towards the north-eastern corner of the playing field within the village of Barrowby. There are dwellings to the eastern boundary of the site/playing field. These dwellings front onto Low Road. Between the pavilion and the principal car park to the south east is an access track, approved and constructed under planning permission S07/1240.

Representations Received

Barrowby Parish Council – No comment.

Archaeological – no affect upon any known sites.

Lincolnshire County Council Highways – does not wish to restrict the grant of planning permission.

Environmental Protection: No comments.

Representations as a result of publicity

A total of 3 representations have been received in relation to the proposed development. The issues raised as summarised as follows;

1. No objection to the temporary use of the Pavilion whilst they are unable to use the Memorial Hall due to repair works.
2. The extension provides effective access to the roof of the pavilion by vandals.

Site History

S09/0805 - Change of Use to mixed use - sports pavilion to include provision for childcare facilities (re-submission of S08/1315 to include outdoor play area).

S08/1315 – Change of Use to Mixed Use Sports Pavilion and Provision of Before and After School and Holiday Childcare – Approved Conditionally.

S07/1240 – Erection of Sports Changing Facilities – Approved Conditionally – Conditions relating to the use of the proposed access track were included within the permission that the track was not to be used by members of the general public.

S04/1190 – Erection of Single Storey Sports Changing Facilities – New changing facilities were approved prior to the 2007 application, the 2004 application was for a smaller building and did not include the access track – Approved Conditionally.

SK.947/74 – Use of Land for Village Playing Field and Alterations to Existing Access – Reserved Matters - Approved Conditionally.

SK.346/74 – Use of Land for Village Playing Field with Alteration to Existing Access – Outline Application - Approved Conditionally.

Policy Considerations

<u>South Kesteven Core Strategy</u>

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

This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments.

Key Issues

Impact on the pavilion and neighbouring residential properties.

Assessment

Having regard to the nature and location of the proposed extension and the relationship with surrounding adjacent residential properties there will be no detrimental affect upon the overall appearance neither of the pavilion itself nor on the residential amenities of the surrounding properties.

The existing storage container on site, whilst not ideal, is only proposed for a temporary period and due to its location and colour has no detrimental visual impact on the area as a whole.

Crime and Disorder Implications

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

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

In terms of the mass and height of the proposed extension together with the use of matching materials, the proposal is considered to be sympathetic to the host building and would have no detrimental impact on the character and appearance of wider area. Furthermore due to the relationship with adjacent dwellings the extension will have no adverse effect upon the residential amenities of these properties in terms of loss of light, privacy or outlook.

Accordingly, the proposal is considered to conform to Policy EN1 the South Kesteven Core Strategy.

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

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

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

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

   Reason: In the interests of the visual amenities of the locality and to ensure a satisfactory development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

3. The storage container hereby approved shall be removed from the site within 3 years from the date of this permission.

   Reason: In the interest of visual amenity.

* * * * *

PL2 **S11/1526/FULL** Target Decision Date: 29-Aug-2011

Applicant	**Mr B Harper, Barrowby Parish Council** 6, Adamstiles, Barrowby, Grantham, Lincolnshire, NG32 1TG
Agent	Mike Sibthorp Planning Logan House, Lime Grove, Grantham, NG319JD
Proposal	**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**
Location	**Barrowby Sports Pavilion, Low Road, Barrowby**
App Type	Full Planning Permission
Parish(es)	Barrowby

REPORT

Application Category

This application falls within the category of minor development.

Reason for Referral to Committee

An earlier application was considered by the Committee and there has been local interest in the proposal.

The Proposal

Permission is sought for the variation of condition 4 of S09/0805, which states:

'The premises as identified in Condition 3 shall not be used for the purposes of Childcare, as authorised by this permission, outside the hours of 07:30 - 09:00 and 15:30 - 18:00 Monday to Friday, and between 07:30 - 18:00 Monday to Friday during school holidays for a maximum of eight weeks per year', to allow childcare use between 09.00 and 15.30 by Barrowby Pre-School.

The Pre-School was previously located at Barrowby Memorial Hall but early in 2011 the hall was forced to close due to structural issues with the roof and the Pre-School relocated to the sport pavilion and has been operating there ever since.

The application site and its surroundings

The sports pavilion was granted permission in 2007 (S07/1240) and is located towards the north-eastern corner of the playing field within the village of Barrowby. There are dwellings to the eastern boundary of the site/playing field. These dwellings front onto Low Road.

Between the pavilion and the principal car park to the south east is an access track, approved and constructed under planning permission S07/1240.

Representations Received

Barrowby Parish Council – No comment.

Archaeological – no affect upon any known sites.

Local Highways Authority: The submitted Travel Plan addresses any concerns regarding the proposal.

Environmental Protection: Comments will be reported verbally.

Representations as a result of publicity

A total of 7 representations have been received in relation to the proposed development. The issues raised as summarised as follows:

1. No objection to the temporary use of the Pavilion whilst they are unable to use the Memorial Hall due to repair works.
2. Memorial Hall is now available for bookings as the structural works have been completed.
3. Question the limit of 32 places, this limit was placed on the site by OFSTED.
4. The Pre-School is being advertised to a wider area than Barrowby, conclude that the childcare use will increase and that the original use as a sports pavilion is being eroded.
5. The access road is still being used by all members of the public, all day, most evenings and is severely disruptive at weekends.
6. Traffic continues to speed.
7. Cars parked on Low Road make access and egress to our property very difficult.
8. Concerned for the safety of these young children.
9. There are other locations within Barrowby where the Pre-School could relocate to.
10. Noise from traffic using the access track as the rubber granules have compressed/spread.
11. Requirement to park in the main car park is flaunted on a regular basis.
12. Concerned regarding the continued use/misuse of the access track seven days a week.
13. Since approval of the access track there has been an increase in anti-social activity on Low Field.
14. Creeping erosion of planning controls.
15. Support the condition that uses should park on Low Road and walk through the ‘snicket’ to the pavilion.
16. Cars should be parked on the sports field not on Low Road.
17. Noise and light pollution.
18. Support the use of the Pre-School at the Pavilion.
19. Application is fundamentally misleading – the Memorial Hall has reopened.

Site History

S09/0805 - Change of Use to mixed use - sports pavilion to include provision for childcare facilities (re-submission of S08/1315 to include outdoor play area).

S08/1315 – Change of Use to Mixed Use Sports Pavilion and Provision of Before and After School and Holiday Childcare – Approved Conditionally.

S07/1240 – Erection of Sports Changing Facilities – Approved Conditionally – Conditions relating to the use of the proposed access track were included within the permission that the track was not to be used by members of the general public.

S04/1190 – Erection of Single Storey Sports Changing Facilities – New changing facilities were approved prior to the 2007 application, the 2004 application was for a smaller building and did not include the access track – Approved Conditionally.

SK.947/74 – Use of Land for Village Playing Field and Alterations to Existing Access – Reserved Matters - Approved Conditionally.

SK.346/74 – Use of Land for Village Playing Field with Alteration to Existing Access – Outline Application - Approved Conditionally.

Policy Considerations

South Kesteven Core Strategy

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

This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments.

Key Issues

Highway Safety
Public Safety
Impact on Neighbouring Residential Properties.

Assessment

The proposal seeks to use the existing childcare area as a pre-school nursery during the hours that the authorised childcare use cannot operate under condition 4 attached to the 2009 consent.

The mixed use of the site has previously been accepted and it is considered that the additional use of the building for the pre-school is acceptable. The main concern from neighbouring properties is the noise and vehicular movements to and from the building.

In support of the application a Travel Plan has been submitted which sets out how vehicular and pedestrian movements will be managed. Lincolnshire County Council Highways have raised no objection to this Travel Plan and it is considered that the measures set out in the Plan together with the existing conditions imposed should minimise any affect upon adjacent residential properties.

Crime and Disorder Implications

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

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

The proposal is in accordance with Policy EN1 of the South Kesteven Core Strategy, however, it is considered by the local planning authority that due to concerns in relation to public safety and noise and disturbance to occupiers of adjacent residential dwellings, conditions should be attached to ensure that these concerns are overcome and ensure that the development is satisfactory.

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

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

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

2. The track connecting the car park to the area adjacent to the pavilion shall be surfaced in rubber granules. This surfacing material shall be retained thereafter at all times that the premises are operated under the terms of this planning permission.

   Reason: In the interests of protecting the amenities of adjacent residents.

3. The area of the premises available for the Mixed Use (Sports Pavilion and Childcare Provision) shall relate solely to the area as outlined on plan G/1368-30 Rev A.

   Reason: For the avoidance of doubt.

4. The premises as identified in Condition 3 shall not be used for the purposes of Childcare, as authorised by this permission, outside the hours of 07:30 and 18:00 Monday to Friday, and between 07:30 - 18:00 Monday to Friday during school holidays for a maximum of eight weeks per year.

   Reason: Operation of the use outside these hours would result in unacceptable levels of noise nuisance to local residents contrary to Policy EN1 South Kesteven Core Strategy.

5. The access track and parking adjacent to the pavilion shall be limited in its use to match officials, team coaches, emergency collection, maintenance vehicles and those attending or working at the childcare facility.

   Reason: To avoid disturbance to neighbouring properties and in the interests of public safety contrary to Policy EN1 South Kesteven Core Strategy.

6. The number of staff and child places shall not exceed 6 members of staff and 32 child places.

   Reason: Exceeding this capacity could result in increased noise and disturbance to residents of neighbouring properties and have a detrimental impact on parking/highway safety contrary to Policy EN1 South Kesteven Core Strategy.

7. The permitted uses within the pavilion, i.e. childcare facility and sports changing facilities shall not take place simultaneously.

   Reason: Both uses operating at the same time would result in parking and other traffic problems contrary to Policy EN1 South Kesteven Core Strategy.

8. The pavilion shall be limited in its use to that of Sports Changing/Recreation facilities and a childcare facility and for no other purpose.

   Reason: An unrestricted permission could result in further noise and disturbance to occupiers of nearby residential properties and in unacceptable levels of car parking and other traffic issues, contrary to Policy EN1 of the South Kesteven Core Strategy.

9. Within 6 months from the date of this permission, the submitted Travel Plan shall be amended/reviewed and submitted to the Local Planning Authority for approval in writing. Thereafter annually a staff survey shall be undertaken and analysed and its findings submitted to and approved in writing by the local planning authority. The submited information shall provide details of the implementation of the Travel Plan.

   The site shall operate in accordance with the approved travel plan arrangements unless the local planning authority agree, in writing to any variation.

   Reason: In accordance with the requirements of PPG13 to ensure that the site is accessed in a sustainable manner reducing the dependency on the private motor car.

* * * * *

PL3 **S11/2739/FULL** Target Decision Date: 11-Jan-2012

Applicant	**Mr M Rouse, South Kesteven District Council** Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ
Agent	
Proposal	**Ground floor extension to east side, removal of 2 doors and replace with windows, 3 new windows to first floor on west and north side and new door and ramp to north side.**
Location	**Corn Exchange, 3, Abbey Road, Bourne, Lincolnshire, PE10 9EF**
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

This application has been referred to the Development Control Committee as the applicant is SKDC.

The Proposal

This is a full application for a ground floor extension to the south east side of the building and the removal of two doors and their replacement with windows and the creation of a total of 3 new windows on the west and north elevations with a new door and access ramp to a toilet on the north side. The use of the building is to be as a one stop shop for the library, County, District and Town Councils, Citizen's Advice and as a venue for entertainment and functions.

The application site and its surroundings

The application site is located to the rear of commercial buildings fronting Abbey Road within the Bourne Conservation Area and is currently used as an entertainment and function venue. To the north of the application site there is a car park with further commercial buildings to the east.

Relevant Planning History

None.

Representations Received

Conservation Officer – No objections.

Archaeological – no affects on any known sites.

Representations as a result of publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement. No representations have been received.

Planning Considerations

National Policy

Planning Policy Statement 5: Planning for the Historic Environment.

South Kesteven Core Strategy

Policy EN1 – Protection and Enhancement of the Character of the District. This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments.

Key Issues

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

Impact on site and surroundings.

Officer Evaluation

The proposed works will have no detrimental affect upon the overall appearance of the building itself or on the character and appearance of the Conservation Area. Having regard to the location of the proposed works there will be no detrimental affect upon the surrounding commercial units.

Crime and Disorder Implications

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

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that the proposed alterations and additions would not detract from the design of the building and its overall appearance and would not spoil or compromise the Bourne Conservation Area.
As such the proposal would preserve the historic character of the conservation area and would have no detrimental affect upon the surrounding commercial units.
It is therefore considered that the proposal complies with national planning policy advice contained in PPS5 Historic Environment and Policy EN1 of the South Kesteven Core Strategy.

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

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

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

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

   Reason: In the interests of the visual amenities of the locality and to ensure a satisfactory development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

3. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: J80090/10, J80090/11, Proposed South and East Elevation drawings received 16 November 2011.

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

* * * * *

PL4 **S11/2806/FULL** Target Decision Date: 06-Jan-2012

Applicant	**Mr I Powell, South Kesteven District Council** Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ
Agent	
Proposal	**Two storey front extension**
Location	**Block 1-22, Meadow Close, Bourne, Lincolnshire, PE10 9EL**
App Type	Full Planning Permission
Parish(es)	Bourne

REPORT

Application Category

This application is categorised as a minor application.

Reason for Referral to Committee

This application has been referred to the Development Control Committee as the applicant is SKDC.

The Proposal

This is a full application for a two storey front extension to the sheltered housing scheme. As a result of this development there will be an overall reduction of two units within the scheme.

The application site and its surroundings

The application site is located within a residential area to the north east of Bourne town centre. It is a two storey building on the north side of Meadow Close close to the junction with Meadow Gate. The surrounding development is two storey in height.

Relevant Planning History

None

Representations Received

Lincolnshire County Council Highways – Does not wish to restrict the grant of planning permission.

Archaeological – no affect upon any known sites.

Representations as a result of publicity

The application has been advertised in accordance with the adopted Statement of Community Involvement. No representations have been received.

Planning Considerations

South Kesteven Core Strategy

Policy EN1 – Protection and Enhancement of the Character of the District. This is a general policy containing a list of criteria which seeks to preserve and enhance the visual quality and amenity of the built and countryside environments.

Key Issues

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

Impact on site and surroundings.

Officer Evaluation

The proposed extension due to its design, location and use of matching materials will have no adverse affect upon the overall appearance of the building. Also due to the relationship with adjacent residential buildings there will be no adverse affect upon residential amenities in terms of loss of light, outlook or privacy.

Crime and Disorder Implications

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

Human Rights Implications

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

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

SUMMARY OF REASON(S) FOR APPROVAL

It is considered that, due to the mass and height of the proposed extension together with the use of matching materials, the proposal is considered to be sympathetic to the host building and would have no detrimental impact on the character and appearance of the street scene or the wider area. Furthermore due to the relationship with adjacent dwellings the extension will have no adverse effect upon the residential amenities of these properties in terms of loss of light or privacy.

Accordingly, the proposal is considered to conform to Policy EN1 the South Kesteven Core Strategy.

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

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

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

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

   Reason: In the interests of the visual amenities of the locality and to ensure a satisfactory development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

3. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application: HGE1003-PA03, HGE1003-PA04.

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

* * * * *

Agenda Item 7

By virtue of paragraph(s) 5, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

AGENDA ITEM

Report No: PLA. 921

DEVELOPMENT CONTROL COMMITTEE
10 JANUARY 2012

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) =

TABLE 2 **Applications dealt with under delegated powers from 28 November – 09 December 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 Application Performance November 2011**

TABLE 1

DEVELOPMENT MANAGEMENT

Applications not determined within the statutory period

Date Prepared: 13 December 2011
No of applications over 8 weeks: 62

MAJOR APPLICATIONS
(13 weeks)

S07/1267/MJRF/KJC

Date received:
13-Sep-2007
No of days: 1552

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: 1182

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

S10/1283/MJRO/KJC

Date received:
24-Jun-2010
No of days: 537

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

S10/2106/MJRF/KJC

Date received:
21-Jan-2011
No of days: 326

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 (including uplift)

S11/0902/MJRF/NB

Date received:
21-Apr-2011
No of days: 236

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:
Awaiting consultee responses

S11/1157/MJRO/JJ

Date received:
25-May-2011
No of days: 202

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: 207

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: 168

The Orders of St John Care Trust
64 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:
Development Management Service Manager to approve in consultation with Chairman/Vice Chairman subject to S106 agreement

ALL OTHER APPLICATIONS
(8 weeks)

S09/2155/FULL/KJC

Date received:
30-Sep-2009
No of days: 804

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: 789

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: 746

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: 746

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: 609

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/NB

Date received:
15-Jul-2010
No of days: 516

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:
To be processed following receipt of conservation comments

S10/1583/LB/NB

Date received:
15-Jul-2010
No of days: 516

David Pennell, Burghley House Preservation Trust
Alteration and extension to listed building
43A, High Street, Stamford, Lincolnshire, PE9 2LP
Reason for non-determination:
To be processed following receipt of conservation comments

S10/1805/FULL/KJC

Date received:
13-Oct-2010
No of days: 426

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 addition info – heritage assessment

S10/1978/FULL/JJ

Date received:
01-Oct-2010
No of days: 438

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: 469

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:
Highways are in negotiations with Town Council to clear this situation

S10/2020/FULL/JJ

Date received:
03-Sep-2010
No of days: 466

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 amended plans

S10/2021/LB/JJ

Date received:
03-Sep-2010
No of days: 466

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 amended plans

S11/0406/FULL/JJ

Date received:
17-Feb-2011
No of days: 299

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: 281

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:
Processing latest info

S11/0408/LB/RV

Date received:
07-Mar-2011
No of days: 281

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:
Processing latest info

S11/0409/FULL/RV

Date received:
07-Mar-2011
No of days: 281

Mr C Richardson
Double garage with hobbies room above
Dane House, 7, Stamford Road, Market Deeping, Peterborough, Lincolnshire, PE6 9JA
Reason for non-determination:
Processing latest info

S11/0410/LB/RV

Date received:
07-Mar-2011
No of days: 281

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:
Processing latest info

S11/0485/FULL/RCL

Date received:
06-Sep-2011
No of days: 98

Mr P Taylor
Erection of dwelling on land adjacent to No10 The Grove.
8, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD
Reason for non-determination:
Notice required to be served on owners of access

S11/0572/FULL/RV

Date received:
22-Mar-2011
No of days: 266

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 details on light pollution

S11/0594/FULL/KJC

Date received:
14-Mar-2011
No of days: 274

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 comments in relation to noise assessment

S11/0903/LB/NB

Date received:
21-Apr-2011
No of days: 236

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:
Awaiting consultation responses

S11/0979/FULL/NB **Andrew Wood**

New driveway to residential property

Date received: The Old Rectory, Carlby Road, Greatford, Stamford,
13-May-2011 Lincolnshire, PE9 4PR
No of days: 214 Reason for non-determination:
Deferred at Committee

S11/0989/FULL/PWM **Janette Broadbent**

Change of use of land (path) to domestic garden (C3)

Date received: 32, Minerva Close, Ancaster, Grantham, NG32 3LJ
04-May-2011 Reason for non-determination:
No of days: 223 Awaiting amended landscaping scheme

S11/1344/FULL/AH **Mrs R Robinson & Mrs S Taylor**

Conversion (partial) of existing building to 3 flats and erection

Date received: of 4 dwellings
05-Jul-2011 Roebuck House, 33, Broad Street, Stamford, PE9 1RB
No of days: 161 Reason for non-determination:
Still awaiting revised scheme from applicants

S11/1345/LB/AH **Mrs R Robinson & Mrs S Taylor**

Internal alteration to listed building

Date received: Roebuck House, 33, Broad Street, Stamford, PE9 1RB
05-Jul-2011 Reason for non-determination:
No of days: 161 Still awaiting revised scheme from applicants

S11/1384/CAC/NB **Mr A Wood**

Demolition of timber buildings in Conservation Area

Date received: The Old Rectory, Carlby Road, Greatford, Stamford,
23-May-2011 Lincolnshire, PE9 4PR
No of days: 204 Reason for non-determination:
Deferred at Committee

S11/1387/TCA/RV **South Kesteven District Council**

Work to 2 Horse Chestnut trees

Date received: St James' Church, Church Gate, Deeping St. James, Lincs
08-Jun-2011 Reason for non-determination:
No of days: 188 Awaiting service of Tree Preservation Order

S11/1401/LDE/LDPP **Mr Martin Foster**

Lawful Development Certificate (Existing) - Use of land as

Date received: residential garden
21-Jun-2011 Greenfields House, 5, Greenfields Lane, Folkingham,
No of days: 175 Sleaford, NG34 0SH
Reason for non-determination:
Awaiting comments from Legal Services

S11/1431/FULL/PJM

Date received:
16-Jun-2011
No of days: 180

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: 166

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, Lincolnshire, NG32 1DL
Reason for non-determination:
Awaiting additional info

S11/1509/LB/PJM

Date received:
29-Jun-2011
No of days: 167

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

S11/1650/CAC/AH

Date received:
12-Jul-2011
No of days: 154

Mrs R Robinson & Mrs S Taylor
Demolition of garage and store
33, Broad Street, Stamford, Lincolnshire
Reason for non-determination:
Still awaiting revised scheme from applicants

S11/1683/HSH/RV

Date received:
26-Jul-2011
No of days: 140

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 scaled drawings from applicant

S11/1689/FULL/NB

Date received:
19-Jul-2011
No of days: 147

Graham Hedley, Stamford Bridge Club
Erection of club house (amendments to permission S10/2619)
Stamford & District Indoor Bowling Club Ltd, Exeter Gardens, Stamford, Lincolnshire, PE9 2SA
Reason for non-determination:
Deferred at Committee

S11/1922/FULL/PWM

Date received:
09-Sep-2011
No of days: 95

Mr Dick Baines
Two wind turbines (hub height 26.9m, rotor diameter 20m and total ground to tip height 39.6m) and associated works
Lodge Farm, Main Street, Carlton Scroop, Grantham, NG32 3AU
Reason for non-determination:
Awaiting further info

S11/2002/OUT/KJC

Date received:
24-Aug-2011
No of days: 111

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:
Ongoing discussions

S11/2009/FULL/PJM

Date received:
19-Aug-2011
No of days: 116

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

S11/2047/FULL/TF

Date received:
19-Sep-2011
No of days: 85

Manorgrove Estates
Single storey rear extension and internal alterations and use of building for either existing retail use (A1) or restaurant (A3)
11, Broad Street, Stamford, Lincolnshire, PE9 1PG
Reason for non-determination:
Further info/revisions requested

S11/2048/LB/TF

Date received:
19-Sep-2011
No of days: 85

Manorgrove Estates
Single storey rear extension and internal alterations and use of building for either existing retail use (A1) or restaurant use (A3)
11, Broad Street, Stamford, Lincolnshire, PE9 1PG
Reason for non-determination:
Further info/revisions requested

S11/2065/FULL/PWM

Date received:
08-Sep-2011
No of days: 96

Mr Rob Johnson
Residential development - 8 dwellings (including demolition of former hotel)
Shirley Croft Hotel, Harrowby Road, Grantham, NG31 9EA
Reason for non-determination:
Awaiting amended plans

S11/2109/HSH/PL

Date received:
01-Sep-2011
No of days: 103

Mr & Mrs D Rose
Erection of double garage in rear garden
28, Croft Drive, Grantham, NG31 9EB
Reason for non-determination:
Additional info requested

S11/2159/FULL/PJM

Date received:
08-Sep-2011
No of days: 96

Mr A Beale
Change of 3 existing lakes to fishing ponds and erection of 3 holiday lodges
Gonerby Grange, Gadds Lane, Belton, Grantham, Lincolnshire, NG32 2NX
Reason for non-determination:
Awaiting response from English Heritage

S11/2177/FULL/RCL — **Mr P Day**

Date received: 12-Sep-2011
No of days: 92

Detached dwelling and garage r/o 55 Church Street
55, Church Street, Market Deeping, Peterborough, Lincolnshire, PE6 8AN
Reason for non-determination:
Notice required to be served on owner

S11/2181/FULL/JJ — **David Pannell, Burghley House Preservation Trust Ltd**

Date received: 06-Sep-2011
No of days: 98

Proposed alteration to ventilation and extract ducting to ground floor kitchens
William Cecil Hotel, 36, High Street, Stamford, Lincolnshire, PE9 2LJ
Reason for non-determination:
Awaiting amended plans

S11/2182/LB/JJ — **David Pannell, Burghley House Preservation Trust Ltd**

Date received: 06-Sep-2011
No of days: 98

Proposed alteration to ventilation and extract ducting to ground floor kitchens
William Cecil Hotel, 36, High Street, Stamford, Lincolnshire, PE9 2LJ
Reason for non-determination:
Awaiting amended plans

S11/2188/FULL/KJC — **Ablehomes Ltd**

Date received: 09-Sep-2011
No of days: 95

Construction of 4no. dwellings - Substitution of housetypes on Plots 10, 11, 12 & 14 of planning permission S10/2176
Elm Farm, Lilley Street, Long Bennington, Newark, NG23 5EJ
Reason for non-determination:
Awaiting a Deed of Variation

S11/2193/ADV/TF — **Mr R J Smith**

Date received: 12-Oct-2011
No of days: 62

Display of notice board
United Reformed Church, Star Lane, Stamford, Lincolnshire, PE9 1PH
Reason for non-determination:
Awaiting comments from Conservation Officer

S11/2206/FULL/KJC — **Mr Jennifer Sherlock, Grantham Investments Ltd & Alderforce**

Date received: 29-Sep-2011
No of days: 75

Demolition of public house and construction of fast food takeaway with associated restaurant
Isaac Newton Public House, Harlaxton Road, Grantham, Lincolnshire, NG31 7SA
Reason for non-determination:
Amended details received

S11/2212/FULL/RCL — **Mrs S Renner**

Date received: 11-Oct-2011
No of days: 63

Retention of mobile home for annexe use to existing dwelling
Bridge House, Main Road, Toft, Bourne, PE10 0JT
Reason for non-determination:
To be advertised as affecting the setting of listed buildings

S11/2290/NMA/AH

Date received:
27-Sep-2011
No of days: 77

Andrew Brown, Ash Mill Developments
Non-material amendment to planning permission S10/0636
Belton Street/Gas Street, Stamford, Lincs
Reason for non-determination:
Awaiting approval of Discharge of Condition application

S11/2371/HSH/PWM

Date received:
26-Sep-2011
No of days: 78

Mr & Mrs P Sowerby
Retention of two conservatories, veranda, extension to Coach House and various structures within the curtilage (including fountain, fencing, CCTV cameras and landscaping works), erection of leisure building, greenhouse and cold frames within existing walled garden, construction of tennis court
Caythorpe Hall, Church Lane, Caythorpe, Grantham, NG32 3EL
Reason for non-determination:
To go to February Committee

S11/2372/LB/PWM

Date received:
26-Sep-2011
No of days: 78

Mr & Mrs P Sowerby
Extensions and alterations to listed building including retention of two conservatories, veranda, and extension to Coach House, erection of leisure building and greenhouse within existing walled garden, replacement of Coach House doors and other associated works
Caythorpe Hall, Church Lane, Caythorpe, Grantham, NG32 3EL
Reason for non-determination:
To go to February Committee

S11/2410/FULL/RCL

Date received:
05-Oct-2011
No of days: 69

Mr & Mrs R Evans
Redevelopment of bungalow to form 2 storey dwelling
The Mayfields, 30, Church Street, Baston, Peterborough, Lincolnshire, PE6 9PE
Reason for non-determination:
Conservation issues

S11/2414/FULL/PJM

Date received:
17-Oct-2011
No of days: 57

Mr & Mrs O Andresen
Change of use and conversion of agricultural building to holiday accommodation
Thorns Farm Leisure, Thorns Farm, Thorns Lane, Barrowby, Grantham, Lincolnshire, NG32 1EQ
Reason for non-determination:
Consulting on amended plans

APPLICATIONS DECIDED UNDER DELEGATED POWERS FROM 28 NOVEMBER – 09 DECEMBER 2011

S11/0385/FULL

Applicant:	Mr S Newbegging
Proposal:	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
Location:	43A, King Street, West Deeping, Peterborough, Lincolnshire, PE6 9HU
Decision:	Approved conditionally - 09 December 2011

S11/0386/LB

Applicant:	Mr S Newbigging
Proposal:	Erection of link passageway between existing dwelling and barn and alteration to Listed Building
Location:	43A, King Street, West Deeping, Peterborough, Lincolnshire, PE6 9HU
Decision:	Approved conditionally - 09 December 2011

S11/0760/HSH

Applicant:	Mrs Hamilton
Proposal:	Single storey extension to rear of existing dwelling
Location:	39, Alma Park Road, Grantham, Lincolnshire, NG31 9SX
Decision:	Approved conditionally - 08 December 2011

S11/1663/FULL

Applicant:	Dean Lockton
Proposal:	Detached dwelling with attached garage
Location:	land r/o, 45, High Street, Corby Glen
Decision:	Approved conditionally - 02 December 2011

S11/1884/FULL

Applicant:	Mr Wallace/John Holland, Priory Contracts
Proposal:	Erection of bungalow (with ground and first floor accommodation)
Location:	2a, Oxford Road, Stamford, Lincolnshire, PE9 1BT
Decision:	Refused - 05 December 2011

S11/1890/FULL

Applicant:	Alison Lea, Larkfleet Homes
Proposal:	4 no residential dwellings and associated garages along with new detached garage to Tricklebank
Location:	Tricklebank, Uffington Road, Stamford, Lincolnshire, PE9 3AA
Decision:	Refused - 08 December 2011

S11/1898/FULL

Applicant:	Mr W Addison
Proposal:	Three storey dwelling (amendments to S01/1047)
Location:	Adj 3 High Street, Pointon, Sleaford, NG34 0LX
Decision:	Refused - 06 December 2011

S11/1973/FULL

Applicant:	Mr & Mrs B Soar
Proposal:	Demolition of existing dwelling and garage and replacement dwelling and garage
Location:	Palace Close, Witham On The Hill
Decision:	Refused - 02 December 2011

S11/2031/HSH

Applicant:	Mr Peter Sullivan
Proposal:	Erection of conservatory and new timber boundary fence
Location:	Hawthorns, Kings Road, Stamford, PE9 1HA
Decision:	Refused - 08 December 2011

S11/2086/FULL

Applicant:	Mr Ian Blacklock
Proposal:	Repairs and alterations
Location:	The Old Hall, Hall Road, Brandon, Grantham, Lincolnshire, NG32 2AS
Decision:	Approved conditionally - 29 November 2011

S11/2087/LB

Applicant:	Mr Ian Blacklock
Proposal:	Alterations to listed building
Location:	The Old Hall, Hall Road, Brandon, Grantham, NG32 2AS
Decision:	Approved conditionally - 29 November 2011

S11/2098/FULL

Applicant:	Gilbert Burrows, Cummins Generator Technologies
Proposal:	Installation of 2 no. water storage tanks and pumproom housing (for automatic sprinkler fire-fighting purposes)
Location:	Cummins Generator Technologies, Barnack Road, Stamford, Lincolnshire, PE9 2NG
Decision:	Approved conditionally - 01 December 2011

S11/2203/LB

Applicant:	Mr & Mrs P Cannon
Proposal:	Alteration of listed building (retrospective) amendments to previous consents S05/LB/6438 and S05/LB/6439
Location:	Old Rectory, The Avenue, Carlby, Stamford, Lincolnshire, PE9 4NA
Decision:	Approved - 28 November 2011

S11/2286/FULL

Applicant:	Arthur Rasell, Rasell's Nurseries
Proposal:	Erection of glasshouse
Location:	The Nursery, Station Road, Little Bytham, Grantham, Lincolnshire, NG33 4RA
Decision:	Approved conditionally - 05 December 2011

S11/2308/FULL

Applicant:	Philip Hakim, Hakim Osteopaths Ltd
Proposal:	Change of use from (restaurant/cafe) A3 to (osteopath surgery) D1
Location:	13-13B, Abbey Road, Bourne, PE10 9EF
Decision:	Approved conditionally - 02 December 2011

S11/2331/FULL

Applicant:	Mr & Mrs J V Moore
Proposal:	Extension and conversion of outbuilding to create a new dwelling
Location:	Manor Farm, Newgate Lane, Londonthorpe, Grantham, Lincolnshire, NG31 9RY
Decision:	Approved conditionally - 01 December 2011

S11/2342/HSH

Applicant:	Mr & Mrs AL Nickson
Proposal:	Side extension to garage with two bedrooms above with internal alterations
Location:	40, Aquila Way, Langtoft, Peterborough, Lincolnshire, PE6 9NN
Decision:	Approved conditionally - 29 November 2011

S11/2437/FULL

Applicant:	Mr A White
Proposal:	Single storey link extension to existing restaurant to form restroom and facilities
Location:	A1 Truckstop, Bourne Road, Colsterworth, Grantham, NG33 5JE
Decision:	Approved conditionally - 06 December 2011

S11/2438/FULL

Applicant:	Mrs Jill Smith, County Car Auctions
Proposal:	Change of use of store to A1 retail
Location:	County Car Auctions, East Gate, Bourne, Lincolnshire, PE10 9JY
Decision:	Refused - 29 November 2011

S11/2443/FULL

Applicant:	Mr Peter Sears
Proposal:	Conversion of barn to dwelling including detached double garage and stable block, summer house & stand-alone solar array (amendments to previously approved scheme)
Location:	Granary Barn, Hill Top Farm, Croxton Kerrial, Grantham, NG32 1QJ
Decision:	Approved conditionally - 08 December 2011

S11/2448/FULL

Applicant:	Seagate Homes Ltd
Proposal:	Detached 2 storey dwelling with 2-storey detached garage to rear of no. 40 Main Street
Location:	40, Main Street, Baston, Peterborough, Lincolnshire, PE6 9PB
Decision:	Approved conditionally - 07 December 2011

S11/2463/ADV

Applicant:	Mr Anthony Bailey, Grantham Engineering Ltd
Proposal:	Display fascia sign
Location:	Grantham Engineering Ltd, Harlaxton Road, Grantham, Lincolnshire, NG31 7SF
Decision:	Approved conditionally - 07 December 2011

S11/2471/LB

Applicant:	Mr Martin Stevens
Proposal:	Repairs and alterations to listed building
Location:	12, High Road, Hough On The Hill, Grantham, NG32 2AZ
Decision:	Approved conditionally - 29 November 2011

S11/2473/NMAH

Applicant:	Mr Mark Hastings
Proposal:	Non material amendment to originally approved scheme under S11/1699 to omit rooflights, amend window types and proposed levels amended to that of existing conservatory
Location:	The Maltings House, 1, Mill Drive, Grantham, Lincolnshire, NG31 6JL
Decision:	Approved - 28 November 2011

S11/2489/HSH

Applicant:	Mr Trevor Cady
Proposal:	Detached garage
Location:	Heath Cottage, Newgate Lane, Londonthorpe, Grantham, Lincolnshire, NG31 9RY
Decision:	Approved conditionally - 08 December 2011

S11/2492/TPO

Applicant:	Brian Coleby
Proposal:	Fell 1 no sycamore
Location:	Windmill Lodge, Windmill Way, Stamford, Lincolnshire, PE9 2RH
Decision:	Refused - 05 December 2011

S11/2508/HSH

Applicant:	Mr A Brady
Proposal:	Detached garage with new vehicular access
Location:	Rose Cottage, 1, Spring Lane, Horbling, Sleaford, NG34 0PF
Decision:	Approved conditionally - 08 December 2011

S11/2512/HSH

Applicant:	Mr & Mrs P McQuillin
Proposal:	Detached garage
Location:	The Old Rectory, 6, Church Lane, Caythorpe, Grantham, NG32 3DU
Decision:	Approved conditionally - 08 December 2011

S11/2521/HSH

Applicant:	Mr G Howson
Proposal:	Two storey side extension and conversion of existing garage to utility/playroom
Location:	2, Lavender Way, Stamford, Lincolnshire, PE9 4BT
Decision:	Approved conditionally - 09 December 2011

S11/2522/FULL

Applicant:	Mr Robert Hodgson, Hodgson Properties Ltd
Proposal:	Alterations to shop front
Location:	29, 30 & 31 Market Place, Grantham, Lincolnshire, NG31 6LR
Decision:	Approved conditionally - 09 December 2011

S11/2523/LB

Applicant:	Mr Robert Hodgson, Hodgson Properties Ltd
Proposal:	Alterations to shop front (Listed Building)
Location:	29, 30 & 31 Market Place, Grantham, Lincolnshire, NG31 6LR
Decision:	Approved conditionally - 09 December 2011

S11/2525/HSH

Applicant:	Mr Chris Goodale
Proposal:	Garage/workshop with self contained annex
Location:	The Paddock, Bridge Street, Marston, Grantham, Lincolnshire, NG32 2HL
Decision:	Approved conditionally - 06 December 2011

S11/2527/HSH

Applicant:	Mr Alan Bond
Proposal:	Single storey extension to side/ rear of existing dwelling
Location:	219, Denton Avenue, Grantham, Lincolnshire, NG31 7JQ
Decision:	Approved conditionally - 07 December 2011

S11/2537/TCA

Applicant:	Ms Dianne Miller
Proposal:	Fell sycamore tree
Location:	Folly Farm Cottage, Village Street, Oasby, Grantham, NG32 3NA
Decision:	TC&P - Work allowed - 08 December 2011

S11/2540/HSH

Applicant:	Mr M Buckley
Proposal:	Erection of two storey side extension
Location:	29, Moray Close, Stamford, Lincolnshire, PE9 2YT
Decision:	Approved conditionally - 05 December 2011

S11/2541/ADV

Applicant:	Sainsburys Supermarkets Limited
Proposal:	Display of 3 advertisement boards (2 x Sainsbury's will open and 1 x business park trading)
Location:	Sainsbury's Store, UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG
Decision:	Approved conditionally - 01 December 2011

S11/2563/TCA

Applicant:	Mr Higgins
Proposal:	Reduce the height of Copper Beech by 8' (2.4m) and reduce laterals shape
Location:	Longacre, Main Street, Witham On The Hill, Bourne, Lincolnshire, PE10 0JH
Decision:	TC&P - Work allowed - 29 November 2011

S11/2589/HSH

Applicant:	Mr & Mrs Wray
Proposal:	Conservatory to rear
Location:	The Old Tavern, Bakers Lane, Westborough, Newark, NG23 5HL
Decision:	Approved conditionally - 29 November 2011

S11/2611/HSH

Applicant:	Mr Mike Cole
Proposal:	Single storey extension to front of detached dwelling
Location:	45, Hedgefield Road, Barrowby, Grantham, Lincolnshire, NG32 1TA
Decision:	Approved conditionally - 07 December 2011

S11/2621/TCA

Applicant:	Mr John Brewin
Proposal:	Pruning and lowering of crowns to three sycamore trees
Location:	Woodnook, Side Street, Allington, Grantham, NG32 2DZ
Decision:	TC&P - Work allowed - 06 December 2011

S11/2622/HSH

Applicant:	Mr Richard Jenks
Proposal:	Single storey side extension with pitched roof
Location:	43, Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham, NG33 5NU
Decision:	Approved conditionally - 06 December 2011

S11/2643/FULL

Applicant:	Roseland Group Ltd
Proposal:	Provision of car parking
Location:	Units 14 and 16, Roseland Business Park, Long Bennington, Newark, NG23 5FF
Decision:	Approved conditionally - 06 December 2011

S11/2676/LB

Applicant:	Mr Peter Sears
Proposal:	Conversion of barn to dwelling (amendments to previously approved scheme)
Location:	Granary Barn, Hill Top Farm, Croxton Kerrial, Grantham, NG32 1QJ
Decision:	Approved conditionally - 08 December 2011

S11/2681/HSH

Applicant:	Mr John Halfhead
Proposal:	Timber garden shed to cover above ground swimming machine
Location:	Chestnuts Farm, Village Street, Sapperton, Sleaford, NG34 0TB
Decision:	Approved conditionally - 06 December 2011

S11/2685/HSH

Applicant:	Mr & Mrs D McLaren
Proposal:	Ground floor rear extension and alterations to dwelling
Location:	1, Middle Street, Rippingale, Bourne, PE10 0SU
Decision:	Approved conditionally - 06 December 2011

S11/2728/TPO

Applicant:	Mrs Hill
Proposal:	Reduce foliage of copper beech (T1) to allow 1m clearance to adjacent buildings
Location:	5, Carisbrooke Grove, Stamford, Lincolnshire, PE9 2GF
Decision:	TC&P - Work allowed - 07 December 2011

S11/2751/DC

Applicant:	Sainsbury's Supermarkets Limited
Proposal:	Approval of details of condition 9 (puffin crossing detail) required by S11/1804
Location:	UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG
Decision:	Approved - 01 December 2011

S11/2752/DC

Applicant:	Sainsbury's Supermarkets Limited
Proposal:	Approval of details of condition 6 (puffin crossing detail) required by S11/1805
Location:	UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG
Decision:	Approved - 01 December 2011

S11/2797/DC

Applicant:	Camstead Homes
Proposal:	Discharge of condition 10 (boundary treatment) required by S07/1546
Location:	Roman Mill, Little Casterton Road, Stamford, Lincolnshire, PE9 1BG
Decision:	Approved - 09 December 2011

S11/2830/LDE

Applicant:	Mr N Pell
Proposal:	Lawful Development Certficate for existing use as dwellinghouse
Location:	Highbury, Frieston Heath Lane, Caythorpe, Grantham, NG32 3HF
Decision:	Lawful Development - 06 December 2011

S11/2841/NMA

Applicant:	Sainsbury's Supermarkets Limited
Proposal:	Non material amendment to planning permission S11/1805/MJNF (window in west elevation splitting into 3 rather than 2 bay)
Location:	UNIT 1, Markham Retail Park, Ryhall Road, Stamford, Lincolnshire, PE9 1UG
Decision:	Approved - 07 December 2011

S11/2866/TCA

Applicant:	Peter Eustance, Symphonic Gardens
Proposal:	Removal of 1 cedar tree, 1 whitebeam, an oak and an ornamental conifer hedge
Location:	Hightree House, Main Street, Greatford, Stamford, Lincolnshire, PE9 4QA
Decision:	TC&P - Work allowed - 07 December 2011

S11/2877/TCA

Applicant:	Mrs E Jacobson
Proposal:	Fell 1 no Norway spruce
Location:	1, Pinfold Lane, Stamford, Lincolnshire, PE9 2ET
Decision:	TC&P - Work allowed - 05 December 2011

S11/2878/LB

Applicant:	Mr Graham Anderson
Proposal:	PV solar panels on garage/outbuilding
Location:	Eastleigh, The Green, Allington, Grantham, Lincolnshire, NG32 2EA
Decision:	Withdrawn - 28 November 2011

S11/2888/NMA

Applicant:	Alex Reilley, Loungers Limited
Proposal:	Non-material amendment in relation to planning permission S11/0216/FULL in respect of treatments of rear alley elevation and shopfront to south elevation
Location:	Former Royal Mail Delivery Office, Horseshoe Lane, Stamford, PE9 2EY
Decision:	Approved - 05 December 2011

S11/3001/CDC

Applicant:	Lincolnshire County Council
Proposal:	Application seeking planning permission to change the use of school kitchen to B2 (General industry - catering food preparation place) to provide meals for other schools (PL\0205\11)
Location:	Malcolm Sargent Gm School, Empingham Road, Stamford, Lincolnshire, PE9 2SR
Decision:	No objections made - 07 December 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	31
DISMISSED	37	35	38	32½	25½	21½
ALLOWED	11	14	18	12½	13½	7½
WITHDRAWN	5	2	2	2	1	0
OUTSTANDING	**32**	**17**	**13**	**16**	**15**	**14**

APPEALS OUTSTANDING AT 13 DECEMBER 2011

S09/2490/HSH PL Mr Simon Lewis Erection of 1.8m fence and gates 118, Fifth Avenue, Grantham, NG319TJ	**Written Evidence**	Start Date 06-May-2010 **Date of H / I** **N/A**	
S09/2806/LB JST Mr J Harding External canopy to front Cafe Black, 21, High Street, Stamford, PE9 2AL	**Written Evidence**	Start Date 15-Jun-2011 **Date of H / I** **N/A**	
S10/0142/EIAOL 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	**Public Inquiry**	Start Date 31-May-2011 **Date of H / I** **13-Sep-2011**	

S10/2051/HSH PWM Mr & Mrs I M Crowther Two and three storey side extension to dwelling Castle View, 220, Bridge End Road, Grantham	**Written Evidence**	Start Date 29-Dec-2010 **Date of H / I** **N/A**	
S10/2141/ADV RV Mr R Edwards, Larkfleet Homes Display of four non-illuminated fascia signs Larkfleet House, Falcon Way, Bourne, Lincolnshire, PE10 0FF	**Written Evidence**	Start Date 17-Feb-2011 **Date of H / I** **N/A**	
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	**Written Evidence**	Start Date 07-Sep-2011 **Date of H / I** **N/A**	
S10/2388/MJRF KJC Mr David Defusto, Hungerton Developments Ltd Erection of 22 apartments 85, Manthorpe Road, Grantham, NG31 8DE	**Written Evidence**	Start Date 24-Oct-2011 **Date of H / I** **N/A**	
S10/2760/FULL RV Mr P Perring Erection of dwelling 43, Haconby Lane, Morton, Bourne, Lincolnshire, PE10 0NP	**Written Evidence**	Start Date 09-Sep-2011 **Date of H / I** **N/A**	
S11/0798/LDP JJ Mr M Thurlby, M Thurlby & S Oliver Lawful Development Certificate (LDC) for proposed use to holiday let 6, Barn Hill, Stamford, Lincolnshire, PE9 2AE	**Written Evidence**	Start Date 15-Aug-2011 **Date of H / I** **N/A**	
S11/1381/HSH PJM Mr Colin Thornton Double garage to front of existing property 148, Dysart Road, Grantham, Lincolnshire, NG31 7DU	**Written Representation**	Start Date 12-Sep-2011 **Date of H / I**	
S11/1404/ADV PJM Miss Emma Prince, Bodyzone Massage Therapy Centre Perspex panel sign to frontage 1, Dysart Road, Grantham, Lincolnshire, NG31 6TE	**Written Representation**	Start Date 29-Sep-2011 **Date of H / I**	

S11/1584/HSH LDPP Mr Gary Bellamy Single storey garage and spa room extension The Willows, Birthorpe Road, Billingborough, Sleaford, Lincolnshire, NG34 0QT	**Written Representation**	Start Date 08-Aug-2011 **Date of H / I**	

S11/2180/TPO AH Stuart Kent Fell 1 no beech tree North House, Casewick, Stamford, PE9 4RX	**TPO Fast track**	Start Date 10-Nov-2011 **Date of H / I**	

S11/2683/FULL NB Peverel Properties Limited Erection of 2 town houses Land Adjacent Newcomb Court, Radcliffe Road, Stamford	**Written Evidence**	Start Date 31-Oct-2011 **Date of H / I** **N/A**	

RECENT APPEAL DECISIONS TO 13 DECEMBER 2011

Application Ref: S11/0263/ADV PL

Planning Inspectorate No: APP/E2530/H/11/2153663

Appeal Type: **Written Evidence**

Appellant:	Mr J Cooke, Wagtail Country Park
Proposal:	Advance directional sign for Wagtail Country Park
Site:	Land Adjacent A1 Northbound, Tollbar Road, Marston

Appeal Decision – Date:	Appeal dismissed - 01 December 2011

SUMMARY

The application was to erect an advance directional sign for Wagtail County Park adjacent to the A1.

In dismissing the appeal the Inspector agreed with the Highways Agency that the proposed sign is in direct contravention to the Regulations and they considered that any highway safety gain from the advance warning to drivers of the turn would be outweighed by the presumption against advertisements which would distract drivers.

Application Ref: S11/0264/ADV PL

Planning Inspectorate No: APP/E2530/H/2153664

Appeal Type: **Written Evidence**

Appellant:	Mr J Cooke, Wagtail Country Park
Proposal:	Advance directional sign for Wagtail Country Park
Site:	Land Adjacent A1 Southbound, Tollbar Road, Marston

Appeal Decision – Date:	Appeal dismissed - 01 December 2011

SUMMARY

The application was to erect an advance directional sign for Wagtail County Park adjacent to the A1.

In dismissing the appeal the Inspector agreed with the Highways Agency that the proposed sign is in direct contravention to the Regulations and they considered that any highway safety gain from the advance warning to drivers of the turn would be outweighed by the presumption against advertisements which would distract drivers.

Application Ref: S11/0737/FULL JST

Planning Inspectorate No: APP/E2530/A/11/2159520

Appeal Type: **Written Evidence**

Appellant:	Mr K Singh Sunner
Proposal:	Erection of dwelling on garden land adjacent 1 Fane Close
Site:	Adj 1, Fane Close, Stamford

Appeal Decision – Date:	Appeal dismissed - 07 December 2011

SUMMARY

This application was determined under delegated powers and related to the proposed erection of a two storey dwelling on land forming part of the side and rear garden areas to No. 1 Fane Close. The application was refused on the grounds that the proposal would lead to a cramped form of development which was out of character with its locality and that insufficient private amenity space would be provided for the future residents.

In dismissing the appeal, the Inspector upheld the Council's refusal reasons in concluding that the scheme would not be in keeping with the existing more spacious form of development on Fane Close and that the small size of the garden being proposed would cause harm to the living conditions of future occupiers. The Inspector noted the appellant's arguments in respect of the site being sustainable in terms of its urban location and the contention that there was a shortfall in the supply of deliverable housing, but did not consider that these matters would outweigh the identified negative impacts of the scheme. The Inspector therefore agreed that the proposed development would be contrary to Policy EN1 of the South Kesteven Core Strategy (2010).

Application Ref: S11/0795/OUT NB

Planning Inspectorate No: APP/E2530/A/11/2159612/NWF

Appeal Type: **Written Evidence**

Appellant:	Mr & Mrs P Briggs
Proposal:	Erection of dwelling
Site:	Land adjacent Glen Lodge, Greatford

Appeal Decision – Date:	Appeal dismissed - 09 December 2011

SUMMARY

The application was determined under delegated powers and refused permission on the grounds that it would contrary to policies SP1 & H1 of the Adopted Core Strategy. The application was for the erection of a new dwelling in open countryside with no justification for it other than that it would be adjacent to a recently constructed dwelling that was a replacement for a Dutch barn.

The Inspector dismissed the appeal on the grounds of the proposal being contrary to the aforementioned policies. In addition the appeal decision made reference to the fact that the proposal would detrimental to the open character of the countryside.

Application Ref: S11/1296/HSH NB
Planning Inspectorate No: APP/E2530/D/11/216922

Appeal Type: **Written Representation**

Appellant:	Mrs J Digby
Proposal:	Two storey side and front extension
Site:	4, Caesar Close, Baston, Peterborough, Lincolnshire, PE6 9PN

Appeal Decision – Date:	Appeal dismissed - 08 December 2011

SUMMARY

The application was refused permission under delegated powers on the grounds that the front aspect of the extension, a room above an existing detached garage, would be out of character with the area as well as result in an overbearing impact that would be detrimental to the amenity of neighbouring impacts.

The Inspector dismissed the appeal and in doing so considered there to be two key issues, firstly, impact on the character of the area and, secondly, on the living conditions of neighbouring properties. On both points the Inspector agreed with the reason for refusal attached to the permission and, as a result, dismissed the appeal.

TABLE 4

PLANNING APPLICATIONS PERFORMANCE

NOVEMBER 2011

New end to end times for determining applications	Total in time	Total	Days	Target (days)
Average no of days to determine Majors	14	20	77.8	90
Average no of days to determine Minors	98	147	56.1	55
Average no of days to determine Others	290	371	51.5	50
Average no of days taken to validate applications			1.24	5