

# AGENDA



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| For a meeting of the   |
| <b>DEVELOPMENT CONTROL COMMITTEE</b>   |
| to be held on  |
| <b>TUESDAY, 14 MAY 2013</b>  |
| at   |
| <b><u>1.00 PM</u></b>  |
| <b>* PLEASE NOTE TIME OF MEETING *</b>   |
| <b>(THE LATE REPORT WILL BE EMAILED TO MEMBERS ON THE<br/>FRIDAY BEFORE THE MEETING)</b> |
| in the   |
| <b>COUNCIL CHAMBER, COUNCIL OFFICES, ST PETERS HILL,<br/>GRANTHAM</b>                    |
| <b>Beverly Agass, Chief Executive</b>  |

|                            |  |
|----------------------------|--|
| Committee Members:         | Councillors Wilkins (Chairman); Parkin (Vice-Chairman); Ashberry; Cook; Higgs; Howard; Mrs Kaberry-Brown; Vic Kerr; King; Morgan; Powell; Jacky Smith; Mrs Judy Smith; Stevens; Adam Stokes; Mrs Brenda Sumner and Wren. |
| Committee Support Officer: | Malcolm Hall Tel: 01476 406118<br><a href="mailto:m.hall@southkesteven.gov.uk">m.hall@southkesteven.gov.uk</a>   |

**(PLEASE NOTE THAT THERE WILL BE A COMFORT BREAK AT  
3.00PM 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. DISCLOSURE OF INTERESTS**

Members are asked to disclose any interests in matters for consideration at the meeting

**4. MINUTES OF MEETING HELD ON 23 APRIL 2013**

**(Enclosure)**

**5. PLANNING MATTERS**

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

*The anticipated order of consideration is as shown on the index attached to this report, but may be subject to change, at the discretion of the Chairman of the Committee.*

**6. NEIGHBOURING AUTHORITY CONSULTATION - SOUTH HOLLAND APPLICATION REF. H14-0110-13 - INSTALLATION OF NINE 126 METRE (TIP HEIGHT), WIND TURBINES, SUB-STATION AND ACCESS TRACK AT FEN FARM, SOUTH FEN, WEST PINCHBECK**

Report from the Development Management Service Manager.

**(To follow)**

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

Report No. PLA991 by the Development Management Service Manager. **(Enclosure)**

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

## **PUBLIC SPEAKING**

Anyone who would like to speak at the meeting should notify the Committee administrator one working day before the time of the meeting. The deadline by which you must notify us for the 2013/14 meetings are:

| <b>Meeting Date</b>            | <b>Notification Deadline</b>  |
|--------------------------------|-------------------------------|
| Tuesday 14 May 2013, 1pm       | Monday 13 May 2013, 1pm       |
| Tuesday 4 June 2013, 1pm       | Monday 3 June 2013, 1pm       |
| Tuesday 25 June 2013, 1pm      | Monday 24 June 2013, 1pm      |
| Tuesday 16 July 2013, 1pm      | Monday 15 July 2013, 1pm      |
| Tuesday 6 August 2013, 1pm     | Monday 5 August 2013, 1pm     |
| Tuesday 27 August 2013, 1pm    | Friday 23 August 2013, 1pm    |
| Tuesday 17 September 2013, 1pm | Monday 16 September 2013, 1pm |
| Tuesday 8 October 2013, 1pm    | Monday 7 October 2013, 1pm    |
| Tuesday 29 October 2013, 1pm   | Monday 28 October 2013, 1pm   |
| Tuesday 19 November 2013, 1pm  | Monday 18 November 2013, 1pm  |
| Tuesday 10 December 2013, 1pm  | Monday 9 December 2013, 1pm   |
| Tuesday 31 December 2013, 1pm  | Monday 30 December 2013, 1pm  |

If you would like to include photographs or other information as part of your presentation to the Committee, please send the information in an electronic format (e-mail with attachments, memory stick or disc) to the relevant case officer at least one working day before the meeting. If you are submitting hard copy information, please send it to the relevant case officer at least two working days before the meeting.

All speakers are at the Committee Chairman's (or Vice-Chairman's) discretion. Each person is allowed to speak for 3 minutes. Members of the Council are allowed to speak for 5 minutes in accordance with Council Procedure Rules.

Only one speaker for the applicant or the town and parish council will be allowed to speak. If there are several supporters or objectors to an application, they are encouraged to appoint a representative to present a joint case.

Development Control Committee members are able to ask questions about speakers' presentations. There is a time limit of 10 minutes for each speaker.

## **ORDER OF PROCEEDINGS**

1. Short introductory presentation by the case officer
2. Speakers (Committee members will ask questions after each speaker)
  - a. District Councillors who are not Committee members
  - b. Representative from town/parish council
  - c. Objectors to an application
  - d. Supporters of an application
  - e. The applicant or agent for the applicant
3. Debate – Councillors will discuss the application and make proposals
4. Vote – the Committee will vote to agree its decision

# MINUTES

DEVELOPMENT CONTROL  
COMMITTEE  
TUESDAY, 23 APRIL 2013



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## COMMITTEE MEMBERS PRESENT

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

Councillor Powell  
Councillor Jacky Smith  
Councillor Stevens  
Councillor Adam Stokes  
Councillor Mrs Brenda Sumner  
Councillor Wilkins  
Councillor Woolley  
Councillor Wren

## OFFICERS

Head of Development and Growth (Mark Williets) – Last item only  
Development Management Service Manager (Pat Reid)  
Principal Planning Officer (Kevin Cartwright)  
Area Planning Officer (Phil Moore, Alan Harvey, Nigel Bryan and Satu Pardivalla)  
Systems Support Officer (Gavin Hutchinson)  
Committee Support Officer (Malcolm Hall)  
Solicitor (Paul Rushworth)

## OTHER MEMBERS

Councillor Channell

*(In accordance with Council Procedure Rule 16.5, Councillor Channell spoke in connection with application AH1).*

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## 106. 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 Woolley for Councillor Parkin, for this meeting only.

**107. APOLOGIES**

Apologies for absence were received from Councillor Parkin.

**108. DISCLOSURE OF INTERESTS**

Councillor Woolley asked that it be noted that she was Clerk to Braceborough and Wilsthorpe Parish Council, who had been consulted and made representations on application S11/2619 (AH1). As Clerk she had taken no part in the decision making.

Malcolm Hall, Committee Support Officer, asked that it be noted that, as Clerk to Barkston and Syston Parish Council, he had made representations on that Council's behalf on applications S13/0322 (SP1) and S12/2411 (PWM1). As Clerk he had taken no part in the decision making process.

**109. MINUTES OF MEETING HELD ON 26TH MARCH 2013**

The minutes of the meeting held on 26<sup>th</sup> March 2013 were accepted as a correct record of decisions taken.

**110. PLANNING MATTERS**

*Decision:-*

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

KJC1

|                  |   |
|------------------|---|
| Application ref: | S11/2002/MJRO   |
| Description:     | Outline planning permission for residential development and the formation of new vehicular access |
| Location:        | Land off Main Road, Long Bennington   |
| Decision:        | Approved, subject to the completion of a Section 106 agreement                                    |

Noting an addendum to the report including responses and comments in relation to matters raised at the previous meeting from the Highway Authority and officer comment thereon, comments in relation to an ecological survey on bats, and officer comment thereon, and information in response to queries on the housing land supply and progress of the site allocations DPD; together with

comments from Local Plans, Open Space Officer, Partnerships Projects Officer (Affordable Housing), Police Architectural Liaison Officer, Environmental Protection, Property and Facilities (Drainage), Arboricultural Consultant, Highway Authority, Anglian Water, Environment Agency, Upper Witham Internal Drainage Board, Heritage Lincolnshire (Archaeology), Principal Conservation Officer, Lincolnshire Wildlife Trust, Lincolnshire PCT, Lincolnshire Children's Services and Environmental Protection (Noise), no objection from Severn Trent Water, Natural England or the Highways Agency, objections from the Parish Council and a number of local residents, and a note of the proposed Section 106 Heads of Terms; late information report circulated to Members before the meeting including a letter from the occupier of a neighbouring property in relation to bats, and comments from the applicants Agent in response to this and other matters and officer comments thereon, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be approved, subject to the completion of a Section 106 agreement, to the conditions on pages 27 to 31 of the report, to an amendment to condition 8 to add at the end:

"The landscaping scheme to include for planting a hedge to the northern boundary, and its maintenance to a height of not less than 2 metres."

and to condition 23 remaining as in the main report, rather than as amended in the late re[port, but subject to the height of the hedge being 3 metres, not 4 metres.

A Member drew attention to a reference on page 4 of the report in regard to the ecological survey that native species should be used in any planting of hedgerows, and asked if this could be included in amended condition 8. The proposer and seconder agreed that this reference could be included in the condition, so that the first sentence would read:

"Landscaping details pursuant to condition 2c above shall include specific planting details including native species in relation to rein forcing the existing hedgerows along the boundaries of the site."

The proposal was then put to the vote and it was agreed that the application be approved, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman subject to the summary of reasons set out in the Case Officer's report, to the signing of a legal agreement to secure developer contributions and subject also to the conditions and notes set out in the report, and as amended above. Where the legal agreement has not been completed prior to the committee meeting a period of six weeks post the date of the committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman and Vice-Chairman of the committee there are no extenuating circumstances which

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

KJC2

Application ref: S12/0484/MJRO

Description: Erection of 55 residential units (including 8 affordable units) Outline

Location: Barrack Gardens/Beacon Lane Allotments, Beacon Lane, Grantham

Decision: Deferred

Noting comments made during the public speaking session from:-

Mark Mann – agent

together with comments from the Highway Authority, no objection from Natural England, Lincolnshire Wildlife Trust or Planning Policy, comments from Lincolnshire Wildlife Trust, Environment Agency, LCC Children’s Services, NHS Lincolnshire, Arboricultural Consultant, Environmental Protection, Police Architectural Liaison Officer, Heritage Trust Lincolnshire, Anglian Water, Upper Witham Internal Drainage Board, Affordable Housing Officer, Principal Conservation Officer and Grantham Civic Society and a number of letters of objection from nearby residents; late information report circulated to all Members before the meeting, including, in full, a letter and accompanying photographs from a nearby resident, officer comment thereon and a suggested amended condition, advice from the Case Officer that a new drainage condition would be required, report of site inspection and comments made by Members at the meeting.

It was proposed and seconded that the application be approved, subject to the conditions in the report on pages 51 to 54, to the condition in the late report and to the condition in regard to drainage.

Following a lengthy discussion, particularly in relation to the access, traffic and parking problems, the proposition was put to the vote and was lost.

It was then proposed and seconded that the application be refused on highway grounds, specifically the cumulative impact of the application on traffic and parking, ecological grounds, density of the development and its impact on the new conservation area and the street scene.

The Solicitor reminded Members of the rules in the Constitution which must be

followed when the Committee were proposing to take a decision against the advice of the Development Service Manager, which was to approve.

The Development Management Service Manager reiterated points made earlier in regard to traffic, and the assessment which had been carried out, and confirmed that previous objections of a similar nature had been discounted at appeal. Similarly the ecological report had been completed and re-surveyed by a reputable person and no concerns had been raised. He confirmed that he could not support a refusal for the reasons raised.

The Committee Support Officer then detailed the provisions in the Constitution relating to the procedure to be followed. Members were advised that if the proposition was carried, any Member voting for it should then submit the detailed reasons for refusal to the Development Management Service Manager within 5 working days. The vote today, and any subsequent vote, would be recorded, and on this first vote they would be minded to refuse.

A recorded vote was then taken as follows:-

| <u>For</u>          | <u>Against</u>         | <u>Abstain</u>           |
|---------------------|------------------------|--------------------------|
| Councillor Ashberry | Councillor Higgs       | Councillor Cook          |
| Councillor Morgan   | Councillor Howard      | Councillor Kaberry-Brown |
| Councillor Powell   | Councillor Vic Kerr    | Councillor Adam Stokes   |
| Councillor Stevens  | Councillor King        | Councillor Brenda Sumner |
| Councillor Wren     | Councillor Jacky Smith | Councillor Woolley       |
|                     | Councillor Wilkins     |                          |

The proposition was lost.

It was then proposed and seconded that further consideration of the application be deferred for further information/clarification to be obtained in regard to the access and traffic (and for comments from the highway authority), the impact on the conservation area, density and ecology.

On being put to the vote, the proposal was carried and the consideration of the application deferred for the reasons above.

### AH1

|                  |   |
|------------------|---|
| Application ref: | S11/2619/FULL   |
| Description:     | Use of land as grass airstrip and erection of building for storage of aircraft and agricultural machinery |
| Location:        | Manor Farm, Wilsthorpe Road, Braceborough, Stamford, PE9 4NX  |
| Decision:        | Approved  |

Noting comments made during the public speaking session from:-

Councillor Channell – local representative  
Mr P Shotbolt – in support

together with comments from the Parish Council and Environmental Protection, no objections from the Highway Authority, Civil Aviation Authority or Ministry of Defence and objections/support from local residents together with representations from and on behalf of Spa House; late information report circulated to Members before the meeting, including further information from a local resident 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, as follows:-

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Unless otherwise required by another condition(s) of this permission the development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Site Plan (Scale 1:1250) received on 25 October 2011  
Proposed Building Drawing (Scale: 1:100) received on 31 October 2011  
Site Plan of Proposed Air Strip and Building (Scale 1: 2500) received on 15 November 2011

3. This permission insofar as it relates to the use of part of the agricultural lands at Manor Farm as an air strip shall operate solely for the benefit of Mr Philip Shotbolt (Pilot licence No. UK/PP/253327H/A) as the sole pilot of the light aircraft and shall not run with the land comprising the application site. Upon the cessation of the airstrip use by Mr Philip Shotbolt (Pilot licence No. UK/PP/253327H/A), the land shall be returned to agricultural use and the storage building hereby permitted shall thereafter solely be used for agricultural storage purposes in association with Manor Farm.
4. Except in an emergency, and unless otherwise agreed in writing by the local planning authority, the air strip hereby permitted shall only be used for the taking off/landing of the following specific light aircraft:-

Tiger Moth ref: DH82A  
Auster ref: J1N  
Vans ref: RV6

5. The air strip hereby permitted shall be used for the taking off and landing of light aircraft purposes only and no business or commercial uses or training activities shall be carried out from the airstrip.
6. The air strip hereby permitted shall not be used by light aircraft for the purposes of aerobatics or parachute activity.
7. There shall be no circuit flying or touch and go flying at any time and there shall be no light aircraft testing or taxiing on the airstrip at any time unless it is in association with take off or landing movements.
8. The use of the airstrip for the taking off and landing of light aircraft shall be in accordance with the following requirements :-
  - (a) There shall be a maximum total of one hundred (100) take-offs and one hundred (100) landings on the airstrip in any calendar year, of which no more than a maximum total of ten (10) take-offs and ten (10) landings on the airstrip shall be undertaken within a single week period.
  - (b) There shall be no take-offs and landings on the airstrip on at least one weekend in every period of four weekends.
  - (c) There shall be a maximum total of two (2) take-offs and two (2) landings on the airstrip on any day

For the purposes of this condition the 'calendar year' (referred to at paragraph (a)) shall run from 1 January - 31 December, a 'single week period' (referred to at paragraph (a)) shall run from Monday to Sunday, a 'weekend' (referred to at paragraph (b)) shall comprise Saturday and Sunday only and the first 'period of four weekends' (referred to at paragraph (c)) shall commence on the first Saturday following the first bringing into use of the airstrip.
9. All light aircraft movements from the air strip shall be kept in a 'movement log' which shall be made available for inspection by the Local Planning Authority within 14 days of a written request by the Authority.
10. There shall be no take-offs and landings on the airstrip outside the hours of 08:00 to 20:00 on any day except in an emergency.
11. Auxiliary power units shall not be used at the site at any time.
12. The proposed storage building shall have a dark green finish to its external elevations as per the details set out on the submitted application forms.

13. Posts with warning flags/windsocks shall be provided within the lands at Manor Farm to the north and south of the proposed air strip in accordance with a scheme that has been first submitted to, and approved in writing by, the Local Planning Authority before the airstrip hereby permitted is first brought into use. The scheme shall be implemented in strict accordance with the agreed details and the posts retained available for use at all times. The approved warning flags/windsocks shall be flown from the posts continuously on all days of operation from before the first aircraft movement to/from the airstrip until the completion of the final aircraft movement to/from the airstrip.
  
14. There shall be no storage of aircraft or associated equipment outside the storage building hereby permitted at any time.
  
15. No flying activities shall commence to/from the air strip hereby approved by this permission until details of a scheme(s) for the publicising by electronic media of the use of the air strip on any day prior to any flying activities taking place to/from the airstrip have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Note(s) to Applicant

1. Your attention is drawn to the attached comments of the Civil Aviation Authority and the Ministry of Defence.

*(The meeting adjourned from 3pm to 3.20pm).*

*(Councillor Wren did not return to the meeting on its resumption).*

SP1

Application ref: S13/0322/OUT

Description: Erection of one dwelling – outline application with details of layout provided

Location: Rear of Holmleigh, Honington Road, Barkston, Grantham, NG32 2NG

Decision: Refused

Noting comments made during the public speaking session from:-

Councillor Maryan Nussey – Chairman of Barkston and Syston Parish Council

together with an objection from the Parish Council, comments from the District Archaeologist and no objection from the Highway Authority, subject to conditions, together with objections from nearby residents; late information report circulated to Members before the meeting with further objections from nearby residents, and officer comments thereon, and a suggested additional condition in relation boundary treatment, and comments made by Members at the meeting.

It was proposed and seconded that the application be refused on grounds of backland development resulting in a lack of privacy for surrounding residents, density and highway grounds (access onto a busy road).

The Development Management Service Manager said that he would have no objection to a refusal on the grounds mentioned, except for the highway grounds, as the Highway Authority had not objected. This was accepted by the proposer and seconder.

On being put to the vote, the proposition was carried, and the application was refused for the following reasons:-

The proposal would constitute backland development with an unacceptable density and would result in development which would be unduly intrusive on the amenities of the occupiers of the neighbouring dwellings.

As such the proposal would be contrary to Policy EN1 (Protection and Enhancement of the Character of the District) of the adopted Core Strategy (July 2010), and the advice contained in national policy guidance, Planning Policy Statement 1 (Delivering Sustainable Growth), Planning Policy Statement 3 (Housing).

## SP2

Application ref: S13/0671/FULL  
Description: Erection of permanent storage unit  
Location: 9, Ruston Road, Grantham, Lincolnshire, NG31 9SW  
Decision: Approved

*(3.48pm – Councillor Wren returned to the meeting).*

Noting no objection from the Highway Authority or Environmental Health; late information report circulated to Members prior to the meeting with comments from the District Archaeologist, 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. 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.

Note(s) to Applicant

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

PWM1

Application ref: S12/2411/FULL  
Description: Wind turbine (500kw, hub height 50m, height to blade tip 74m and rotor diameter 48m) and associated works  
Location: Land off Green Lane, Marston, Grantham  
Decision: Refused

Noting comments made during the public speaking session from:-

Christina Lees – objecting  
Roger Kingscott – objecting  
David Smith – objecting  
Patrick Traynor – objecting  
Peter Caswell – objecting  
Tracey Gardner – objecting  
Emma Winter – agent

together with comments from the Community Archaeologist, Principal Conservation Officer, English Heritage (comments in full), National Trust, CPRE, Highway Authority, Civil Aviation Authority, Anglian Water and the Joint Radio Company, no objection from the Highways Agency, Natural England, NATS, MOD, Environment Agency, Upper Witham Internal Drainage Board or Ofcom, objections from Marston, Foston, Allington, Sedgebrook, Barkston and

Syston, Long Bennington, Carlton Scroop and Normanton and Westborough and Dry Doddington Parish Councils, no objection from Great Gonerby Parish Council, objections from Belvoir Locals Opposing Turbines, a large number of objections from local residents and an additional statement from the applicant in support; late information report circulated to Members before the meeting including a note about the revocation of Policy RSS8, comments (in full) from the National Trust, further objections from the members of the public, further representations from Marston Parish Council, issues raised by Members on the site visit, further information submitted by the applicant and officer comments thereon, photomontages/plans circulated at the meeting by the applicant's agent, and a note from the Case Officer of a further 15 letters of objection, report of site inspection and comments made by Members at the meeting.

*(5.20pm – Councillor Higgs left the meeting).*

*(5.23pm – Councillor Higgs returned to the meeting).*

It was proposed and seconded that the application be refused on grounds of the adverse visual impact on heritage assets and the impact on landscape character.

On being put to the vote, the proposition was agreed, and the application refused for the following reasons:-

#### REASON 1

It is considered that the proposed wind turbine, by virtue of its scale, nature and location would be a visually intrusive feature which would be detrimental to the landscape character of the area. It is considered that in this case the positive benefits of renewable energy are outweighed by the negative impact set out above. The proposal is therefore considered to be contrary to The National Planning Policy Framework (Section 11 Conserving and enhancing the natural environment, Section 10 Meeting the challenge of climate change and flooding and Section 7 Requiring good design), and policies EN1 and EN3 of the South Kesteven Core Strategy

#### REASON 2

It is considered that the proposed wind turbine, by virtue of its scale, nature and location would have a harmful impact on the settings of nearby heritage assets including Belton House (Grade I), Belton Park and Gardens (Grade I), Belmont Tower (Grade II\*), St Mary's Church, Marston and St Peter's Church Foston. Whilst the harm is considered to be less than substantial, in this case the positive benefits of renewable energy are considered to be outweighed by the negative impact set out above. The proposal is therefore considered to be contrary to The National Planning Policy Framework (Section 12 - Conserving and enhancing the historic environment and Section 10 - Meeting the challenge of climate change and flooding) and policies EN1 and EN3 of the South Kesteven Core Strategy.

It is considered that the reasons given above are fundamental issues that cannot be overcome by mitigation measures or amended plans. Consideration has not been delayed by discussions which cannot resolve the reasons for refusal and a decision has been issued in a timely fashion. As such it is considered that the decision is in accordance with paras 186 -187 of the National Planning Policy Framework.

#### NB1

Application ref: S13/0270/FULL

Description: Conversion of building (old bakery) to a dwelling

Location: R/O 54, North Street, Bourne

Decision: Approved

Noting no objection from Planning Policy, the Highway Authority or Bourne Town Council, a letter from a local resident and comments made by Members at the meeting.

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

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. 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.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no window, dormer window or rooflight other than those expressly authorised by this permission shall be constructed without planning permission having first been obtained from the Local Planning Authority.
4. Notwithstanding the detail identified on the application form, only timber doors and windows shall be used in the external elevation of the building.

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

200113/01  
200113/02  
200113/05a

### PJM1

Application ref: S13/0594/HSB

Description: Elevated single story external scooter store

Location: 82, Kinoulton Court, Grantham, Lincolnshire, NG31 7XR

Decision: Approved, subject to no adverse observations by the 25<sup>th</sup> April 2013

*(5.40pm – Councillor Powell left the meeting).*

*(5.44pm – Councillor Powell returned to the meeting).*

Noting comments made by Members at the meeting.

It was proposed, seconded and agreed that the application be approved, with authority delegated to the Development Management Services Manager, in consultation with the Chairman and Vice-Chairman, if no adverse observations by the 25<sup>th</sup> April 2013, 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 development hereby permitted shall be constructed from the materials specified within the submitted application forms dated 28th February 2013.
3. The development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing Number DFA 1201-02 dated 7th March 2013  
Drawing Number DFA 1201-03 dated 7th March 2013

Note(s) to Applicant

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

**111. S12/2038 - ERECTION OF POULTRY BROILER UNIT - INCLUDING 8 NEW BROILER SHEDS WITH SERVICE BUILDINGS & ASSOCIATED STORES, FEED BINS & ASSOCIATED EQUIPMENT AND NEW ACCESS TRACK, MILL FARM, CAYTHORPE HEATH LANE, CAYTHORPE**

*Decision:-*

*That application S12/2038 be approved, with authority delegated to the Development Management Service Manager in consultation with the Chairman and Vice-Chairman subject to the signing of a legal agreement to secure an HGV routing agreement, and subject also to the conditions set out below. Where the legal agreement has not been completed prior to the committee meeting a period not exceeding six weeks post the date of the committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman and Vice-Chairman of the committee there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.*

The Development Management Service Manager submitted his report PLA985 in relation to a request received to amend the above application.

Members were reminded that at the last meeting they had approved the application, subject to the completion of a Section 106 agreement in relation to an HGV routing plan. The agreement had not yet been completed, and the applicant had since asked that the wording of proposed condition 4 be slightly amended to permit the development to proceed earlier. Details of the proposed amended condition were set out in full in the report, with the original condition for comparison. The details required by other conditions had now been submitted and it was considered that these should be reworded or omitted entirely. Details were again set out in the report.

Following comments from Members it was proposed, seconded and agreed that the application be approved, and the conditions be amended as below:-

1. The development hereby permitted shall be commenced before the

expiration of three years from the date of this permission.

2. The development shall be built in accordance with the details specified on the application form, drawings and the applicant's emails received 11 April 2013 unless otherwise agreed in writing by the local planning authority.
3. Prior to the occupation of the poultry units hereby approved, the site entrance on Caythorpe Heath Lane (C326) shall be improved in accordance with the details shown on the approved plan reference Prior to the occupation of the poultry units hereby approved, the site entrance on Caythorpe WARD-21 received on 4 January 2013.
4. The use shall not commence until Caythorpe Heath Lane has been widened and improved to a minimum width of 6m between the site entrance on Caythorpe Heath Lane (C326) and the junction with High Dyke (B6403).
5. The arrangements shown on the approved site plan referenced WARD-01J received 14 March 2013 for the parking/turning/manoeuvring/loading/unloading of vehicles shall be available at all times when the premises are in use.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

7. Notwithstanding the details submitted with the application relating to two proposed new dwellings (drawing nos WARD-04A, 05 and 11), these elements of the proposal are considered withdrawn by the applicant's agent in accordance with the email from Acorus Rural Property Services Ltd dated 12 March 2013 and the amended plans submitted 14 March 2013

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

Proposed Site Plan WARD-01J received 14 March 2013

Location Plan WARD-06E received 14 March 2013

Proposed New Units 303-01 received 15 August 2012

Proposed Site Plan with annotated drainage details WARD-01D received 15 August 2012

Access Detail Plan WARD-21 received 04 January 2013

## **112. INFORMATION RELATING TO DEVELOPMENT CONTROL AND OTHER PLANNING ACTIVITY**

The Development Management Service Manager submitted his report PLA984

listing details of applications not determined within the eight week time period. Also submitted was a list of applications dealt with under delegated powers. A planning appeals update/summary as at 8<sup>th</sup> April 2013 was also submitted.

The Head of Development and Growth had circulated to Members at the meeting a table showing a Development Management performance report as at the current date. The report was to inform Members of the end of year performance figures and to comment on actions designed to secure improvements in the service. Tables showing the performance in determining various types of applications as at certain dates were set out, together with proposals for future improvements and a series of charts showing end to end times for the determination of applications in the various categories.

Members commended the report and thanked the Head of Development and Growth for providing it in such an easy to understand fashion. It was noted that it was the intention to provide similar reports in the future.

*(6.05pm – Councillors Mrs Kaberry-Brown, Sumner and Wren left the meeting).*

### **113. SITE INSPECTIONS**

The Chairman advised the committee that for an experimental period, site visits would comprise all Members of the committee, and would, as usual, be held on the Wednesday prior to the meeting. Transport would be by a mini-bus, and Members would be advised as usual of the location of visits and the starting point.

### **114. CLOSE OF MEETING**

The meeting closed at 6.12pm

# Agenda Item 5

**COMMITTEE: 14 May 2013**

|      | <b>NO</b> | <b>PAGE</b> | <b>PROPOSAL AND LOCATION</b>   | <b>REC</b> |
|------|-----------|-------------|--|------------|
| NB1  | S13/0728  | 1           | Replacement dwelling and new vehicular access<br>1a Castlegate, Castle Bytham, Grantham, NG33 4RQ  | AC         |
| NB2  | S13/0729  | 10          | Demolition of existing bungalow<br>1a Castlegate, Castle Bytham, Grantham, MG33 4RQ  | AC         |
| AH1  | S13/0150  | 15          | Erection of 15 no.dwellings with access (off Belvoir Close),<br>parking, landscaping and associated works<br>Land off Belvoir Close, Stamford  | AC         |
| PL1  | S12/2469  | 30          | Variation of Condition 5 (delivery hours) of p/p S09/2256<br>to 06.00 to 23.00 hours Monday to Saturday and 07.00 to<br>20.00 hours on Sundays<br>Tesco's Stores Ltd, Godsey Lane, Market Deeping, PE6 8UD | R          |
| PJM1 | S13/0821  | 37          | Ground floor rear extension and installation of lift.<br>29 Hobart Road, Grantham, NG31 9QF  | AC         |

|                                  |   |
|----------------------------------|---|
| Applicant                        | <b>Mrs Jane Kaye</b> 6, Old North Road, Wansford, Peterborough, PE8 6LB   |
| Agent                            | Richard Garnett, ARC Survey & Design 10, Thurlaston Close, Peterborough, PE43 7LD   |
| <b>Proposal</b>                  | <b>Replacement dwelling and new vehicular access</b>  |
| <b>Location</b>                  | <b>1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ</b>  |
| App Type                         | Full Planning Permission  |
| Parish(es)                       | Castle Bytham   |
| Reason for Referral to Committee | The application is of wider local interest and at the request of the local Councillor.  |
| Recommendation Summary           | <p><b>Grant permission subject to the imposition of conditions</b></p> <p>The replacement dwelling would be larger than the property to be demolished. However, the design, scale and siting of the property is considered to respect the character of the Conservation Area and be an improvement on the existing. The site is within close proximity to a Scheduled Ancient Monument and Listed Building but it is not considered that the setting of these would be unduly affected.</p> <p>Furthermore, it is not considered that residential amenity would be compromised through a dominating or overlooking impact.</p> <p>A number of trees would be removed from the site but they are in the last 1/3 of their life and a landscaping scheme need to be approved. It is not considered that the replacement dwelling would be at a greater risk of flooding than the existing.</p> <p>The applications is, therefore, deemed to comply with Core Strategy Policies SP1, SP2 and EN1 along with guidance contained in the National Planning Policy Framework (NPPF); with no other material planning considerations to indicate that the application should be determined otherwise.</p> |

**Key Issues**

- Impact on the historic character of the area including the Conservation Area, Scheduled Ancient Monument and nearby Listed Buildings
- Impact on residential amenity
- Trees in the locality
- Flood risk issues
- Highway considerations

**Technical Documents Submitted with the Application**

- Design and Access Statement
- Elevation drawings – proposed and existing
- Floor plans - proposed and existing

- Flood Risk Assessment
- Heritage Impact Assessment
- Archaeological report

## **REPORT**

### **Application category**

The application is categorised as a minor application.

### **Reason for referral to Committee**

The application is considered to be locally controversial and at the request of the local Councillor.

### **The proposal**

The application is for a replacement dwelling following the demolition of an existing bungalow. The dwelling would be predominantly two storey with single storey elements to each side. The main block of the dwelling would have a footprint of approximately 11 metres by 9 metres, eaves of 3.9 metres and a ridge height of 7.7 metres. The double garage would have a footprint of 6.05 metres by 5.8 metres and would be set back from the facade by 3.2 metres. The single storey element to the south would also be set back from the front elevation and project beyond the rear building line. An associated application, S13/0729/CAC, seeks the demolition of the bungalow.

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

The site is to the eastern side of Castlegate with 1-3 Castlegate to the south a Grade II listed building. There are dwellings opposite and open space to the east comprising a Scheduled Ancient Monument (Motte and Bailey Castle) and the site is within Castle Bytham Conservation Area. The site is well landscaped with grass verges adjacent to the highway and a number of mature trees, including Lombardy Poplar and Leylandii. To the immediate east of the site runs Glen Brook.

### **Relevant history**

None.

### **Policy Considerations**

#### National Planning Policy Framework

Section 1: Delivering sustainable development  
Section 4: Promoting Sustainable Transport  
Section 6: Delivering a wide choice of high quality homes  
Section 7: Requiring good design  
Section 10: Meeting the challenge of climate change, flooding and coastal change.  
Section 11: Conserving and enhancing the natural environment  
Section 12: Conserving and enhancing the historic environment

#### South Kesteven Core Strategy 2010

Policy SP1 – Spatial Strategy  
Policy EN1 – Protection and Enhancement of the Character of the District

Policy EN2 - Reducing the Risk of Flooding  
Policy EN4 – Sustainable Construction and Design  
Policy H1 – Residential Development

### **Representations received**

The Principal Conservation Officer raises no objection to the application on the grounds of impact on the character of the Conservation Area.

Castle Bytham Parish Council object to the application for the following reasons;

“The proposed dwelling would be an overdevelopment of the site and would be totally inappropriate for the plot in the position it is in

The street scene in the Conservation Area of the village would be dominated by the proposed dwelling

The plot is adjacent to a Grade II Listed dwelling and Ancient Monument

The view to the Ancient Monument (Castle Motte and bailey), would be blocked by such a dominant dwelling

The plot is in a flood plain

The Councillors believe the size and location of the site could accommodate a suitable/appropriate dwelling, which this application does not offer.”

Lincolnshire Heritage request that a condition be added requiring a watching brief of the site.

English Heritage have requested that additional information be submitted to identify what the likely impacts of the development will be on the setting of the adjacent Scheduled Ancient Monument (SAM).

The Environment Agency does not object to the application.

Lincolnshire County Council, as Highway Authority, have requested that a parking and turning area be incorporated within the scheme to ensure that vehicles can enter and leave in a forward gear. Alternatively, the current access may need to be used.

The observations of the consultant tree officer will be reported in the late items paper.

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

The application has been advertised in accordance with the Council's Statement of Community Involvement with the closing date for representations being 12 April 2013.

As a result of consultation a total of 8 letters of objection have been received. A summary of their observations are summarized below;

- The scale of the replacement dwelling is too big and should be like for like e.g. a bungalow;
- The area is prone to flooding and no development should be allowed in this location or mitigation put forward;
- The height of the property is too large and should be reduced;
- Views of the SAM would be restricted and its setting compromised;
- Residential amenity would be compromised through overlooking and overbearing impacts;
- General overdevelopment of the plot;

- The character of the Conservation Area would be compromised as well as the setting of the adjacent Listed Building also being undermined;
- Highway safety would be compromised with the access having poor visibility on Castlegate;
- Trees within and close to the application site would need to be removed but they should be retained as they contribute to the character of the area;
- The area is prone to flooding and the replacement dwelling will exacerbate existing problems and could have safety implications for future occupiers.

### **Officer evaluation**

There is a presumption in favour of replacement dwellings under local and national policies subject to certain issues being satisfactorily addressed. These include the visual impact of the replacement dwelling, the impact on identified heritage assets and the relationship with neighbouring properties.

The demolition of the dwelling is to be formally considered under application S13/0729. However, it is considered that the dwelling is of limited historic or architectural merit and no objection is likely to be raised to its demolition. The site does occupy a sensitive location being highly visible on the approach from the north and given the surrounding heritage assets and designations.

The proposed replacement dwelling would be two storey and constructed of Clipsham stone with dressed limestone quoins and natural red clay pantiles. The dwelling comprises a traditional design with small scale dormer windows and cottage style elevations and proportions. The single storey elements would be subordinate to the main dwelling and reduce the apparent mass of the building. Although the proposal would have a greater visual impact on the site and street scene it would be sympathetic and represent an enhancement over the existing dwelling.

This part of the Conservation Area incorporates a number of styles of buildings and the proposal would not harm the character or appearance of the designation. Although the proposed dwelling would be set in relatively close proximity to the boundary with the adjacent listed building the setting of the protected building would not be adversely affected with the dwelling subordinate to the main ridge height of 1-3 Castlegate. The proposal incorporates one and two storey elements and a design that reflects, but does not challenge, the listed building. The Scheduled Ancient Monument, by reason of the size, siting and design of the proposal, would also not be unduly impacted upon, although the observations of English Heritage are pending.

Although the proposal would be relatively large in footprint compared to the overall site area it is not considered to represent overdevelopment. Sufficient space would remain for an adequate area of private amenity space and off street parking. Policy would generally encourage like for like replacements of dwellings and whilst the proposal would be larger in terms of accommodation provided the proposal is considered acceptable in that it would be an enhancement on the existing.

The access would be re-sited from the southern part of the site to the north. The final observations of the Highway Authority as to its suitability, or otherwise, will be reported in the late items paper. It is identified that visibility splays of 60 metres to the north and 70 metres to the south can be achieved.

The proposal would result in the removal of a number of mature trees from the site. A tree report has been submitted and concludes that the most prominent trees are the Poplars which are in the last third of their safe useful life. Due to the relatively short useful life of these species their presence in the landscape is relatively transient and their visual importance is considered limited. No objection is raised to the proposed tree removal on visual grounds and the observations of the tree officer will be reported to Members in the late items paper.

It is noted that the site backs onto a water course and it would appear from information submitted from local residents that the site has flooded in the past. A flood risk assessment has been submitted in support of the application and notes that the site is not within the functional flood plain and the main potential flooding would be from the adjacent Glen Brook. However, the likely impact is minimal and a floor level of 52.00m OD, combined with the occupiers signing up to the floodline direct, should ensure that any flood risk would be minimal; the Environment Agency does not object to the application. Given that there is an existing dwelling on site it is not considered that the replacement would be at any greater risk of flooding, or increase flood risk on other sites, with the first floor accommodation likely to be of benefit should flooding occur in the future.

The proposed dwelling would have a greater impact on the residential amenities of neighbouring properties by virtue of its increased size and scale compared to the existing dwelling. However, it is considered the relationship would be acceptable with the occupiers of neighbouring dwellings. There are no dwellings to the north and east and the dwellings to the west are separated by the highway. The proposed dwelling would be set in close proximity to the southern boundary; however, the two storey element would be set further into the site with the single storey part closer to the boundary. The adjacent dwelling is also set away from the boundary and it is not considered the proposal would adversely impact upon the amenity of that property.

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

A section 106 is not required for this application.

### **Crime and Disorder**

The proposed development does not raise any significant crime and disorder implications for the local area.

### **Human Right Implications**

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

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

### **Recommendation:**

Grant permission subject to conditions

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

The principle of a replacement dwelling is supported. The design of the dwelling would be appropriate in the context and would not adversely affect the setting of the adjacent listed building, the character or appearance of the Conservation Area or the setting of the Scheduled Ancient Monument. The proposal would also have a satisfactory relationship with the occupiers of neighbouring properties. The applications is, therefore, deemed to comply with Core Strategy Policies SP1, SP2 and EN1 along with guidance contained in the National Planning Policy Framework (NPPF); with no other material planning considerations to indicate that the application should be determined otherwise.

In reaching the decision the Council undertook pre application discussions with the applicant and determined the application positively and expeditiously and it is considered that the decision is in accordance with paragraphs 186-187 of the NPPF.

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

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

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

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

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

3. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

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

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

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

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surface materials, planting plans with written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

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

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

Reason: To ensure timely provision of the approved landscape details and to comply with South Kesteven Core Strategy July 2010.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration of the building, including the installation of solar panels on the roof or the installation of satellite dishes, 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).

8. 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 outbuildings shall be erected 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).

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

Reason: To ensure the boundary treatment does not detract from the setting of the adjacent heritage assets and in accordance with policy EN1 of the South Kesteven Core Strategy July 2010.

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

1217/PL1 Location Plan,  
1217/PL4 rev A Site Plan,  
PL.05 Proposed floor plans,  
PL.06 Proposed elevations,  
1217/PL8 street scene  
1217/PL9 Visibility splay,  
1217/PL10 Site and building section.

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

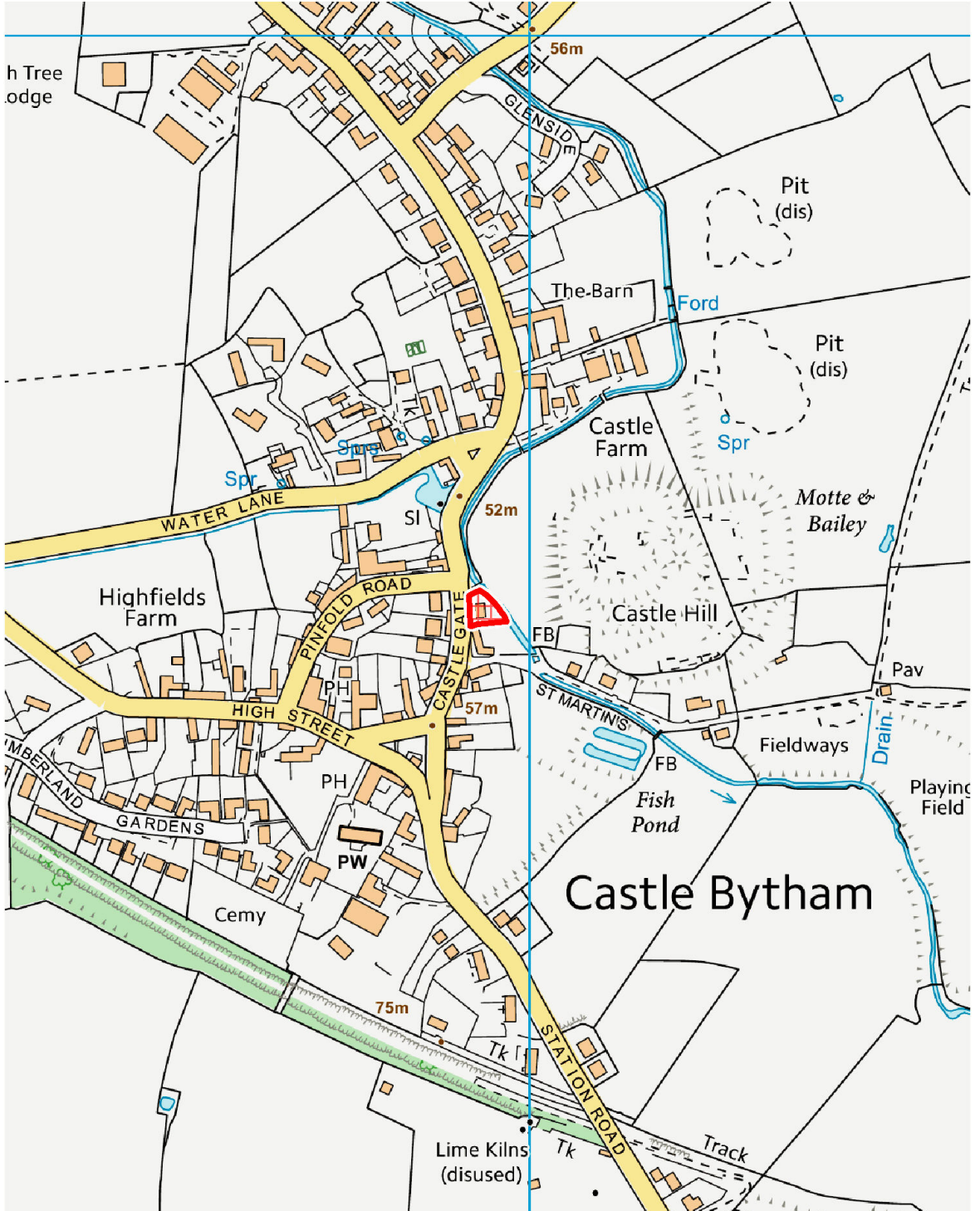
#### Note(s) to Applicant

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

\* \* \* \* \*

# Site Location Plan

|          |  |
|----------|--|
| Ref      | <b>S13/0728</b>  |
| Proposal | <b>Replacement dwelling and new vehicular access</b>                   |
| Location | <b>1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ</b> |



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|                                  |  |
|----------------------------------|--|
| Applicant                        | <b>Mrs Jane Kaye</b> 6, Old North Road, Wansford, Peterborough, PE8 6LB  |
| Agent                            | Richard Garnett, ARC Survey & Design 10, Thurlaston Close, Peterborough, PE43 7LD  |
| <b>Proposal</b>                  | <b>Demolition of existing bungalow</b>   |
| <b>Location</b>                  | <b>1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ</b>   |
| App Type                         | Conservation Area Consent  |
| Parish(es)                       | Castle Bytham  |
| Reason for Referral to Committee | The application is of wider local interest and at the request of the local Councillor.   |
| Recommendation Summary           | <p><b>Grant consent subject to the imposition of conditions</b></p> <p>The existing bungalow is not one that makes any great contribution to the character of the Conservation Area or one that could be described as traditional in character.</p> <p>The principle of replacing the bungalow is, therefore, supported subject to the approval of an application to replace that structure that would be an enhancement on the existing.</p> <p>The application is, therefore, deemed to comply with Core Strategy policy EN1 along with guidance contained in the National Planning Policy Framework (NPPF); with no material planning considerations to indicate that the application should be determined otherwise.</p> |

**Key Issues**

- Impact on the historic character of the area including the Conservation Area, Scheduled Ancient Monument and nearby Listed Buildings
- Impact on residential amenity
- Trees in the locality
- Flood risk issues

**Technical Documents Submitted with the Application**

- Design and Access Statement
- Elevation drawings – proposed and existing
- Floor plans - proposed and existing
- Heritage Impact Assessment
- Archaeological report

## **REPORT**

### **Application category**

The application is categorised as an other application.

### **Reason for referral to Committee**

The application is considered to be locally controversial and at the request of the local Cllr.

### **The proposal**

The application is for the demolition of a bungalow within Castle Bytham Conservation Area.

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

The site is to the northern side of Castlegate with 1-3 Castlegate to the south a Grade II listed building. There are dwellings opposite and open space to the east comprising a Scheduled Ancient Monument ((SAM) (Motte and Bailey Castle). The site is within Castle Bytham Conservation Area. The site is well landscaped with grass verges adjacent to the highway and a number of mature trees, including Lombardy Poplar and Leylandii, forming a landscaped character.

### **Relevant site history**

None.

### **Policy Considerations**

#### National Planning Policy Framework

Section 1: Delivering sustainable development  
Section 6: Delivering a wide choice of high quality homes  
Section 7: Requiring good design  
Section 10: Meeting the challenge of climate change, flooding and coastal change.  
Section 11: Conserving and enhancing the natural environment  
Section 12: Conserving and enhancing the historic environment

#### South Kesteven Core Strategy 2010

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

## **Representations received**

The Principal Conservation Officer does not object to the demolition of the bungalow subject to an appropriate scheme for its replacement.

Castle Bytham Parish Council make no representation on the application

Lincolnshire Heritage does not object to the application

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

The application has been advertised in accordance with the Council's Statement of Community Involvement with the closing date for representations being 12 April 2013.

As a result of consultation a total of 7 letters of objection have been received. Many of the observations relate to the possible future redevelopment of the site with the comments specific to this application summarized below;

- Trees and birds would be affected by the demolition
- The replacement structure should be a bungalow too

## **Officer evaluation**

The dwelling is of limited historic or architectural merit. It is a single storey structure that does not sit well within the context of the site and at best has a neutral impact on the character and appearance of the Conservation Area. The site occupies a sensitive location being highly visible on the approach from the north and given the surrounding heritage assets and designations.

No objection is raised to the demolition of the building, subject to the approval of a scheme that would enhance the character of the Conservation Area nor unduly affect the setting of the adjacent SAM.

## **Section 106 Heads of Terms**

A section 106 is not required for this type of application.

## **Crime and Disorder**

The proposed development does not raise any significant crime and disorder implications for the local area.

## **Human Right Implications**

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

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

**RECOMMENDATION:**

Grant consent subject to conditions

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

The principle of demolishing the dwelling is accepted. The dwelling does not unduly benefit the character or appearance of the Conservation Area and its removal is deemed to be acceptable. The application is, therefore, deemed to comply with Core Strategy policy EN1 along with guidance contained in the National Planning Policy Framework (NPPF); with no material planning considerations to indicate that the application should be determined otherwise.

In reaching the decision the Council has determined the application positively and expediently and it is considered that the decision is in accordance with paragraphs 186-187 of the NPPF.

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

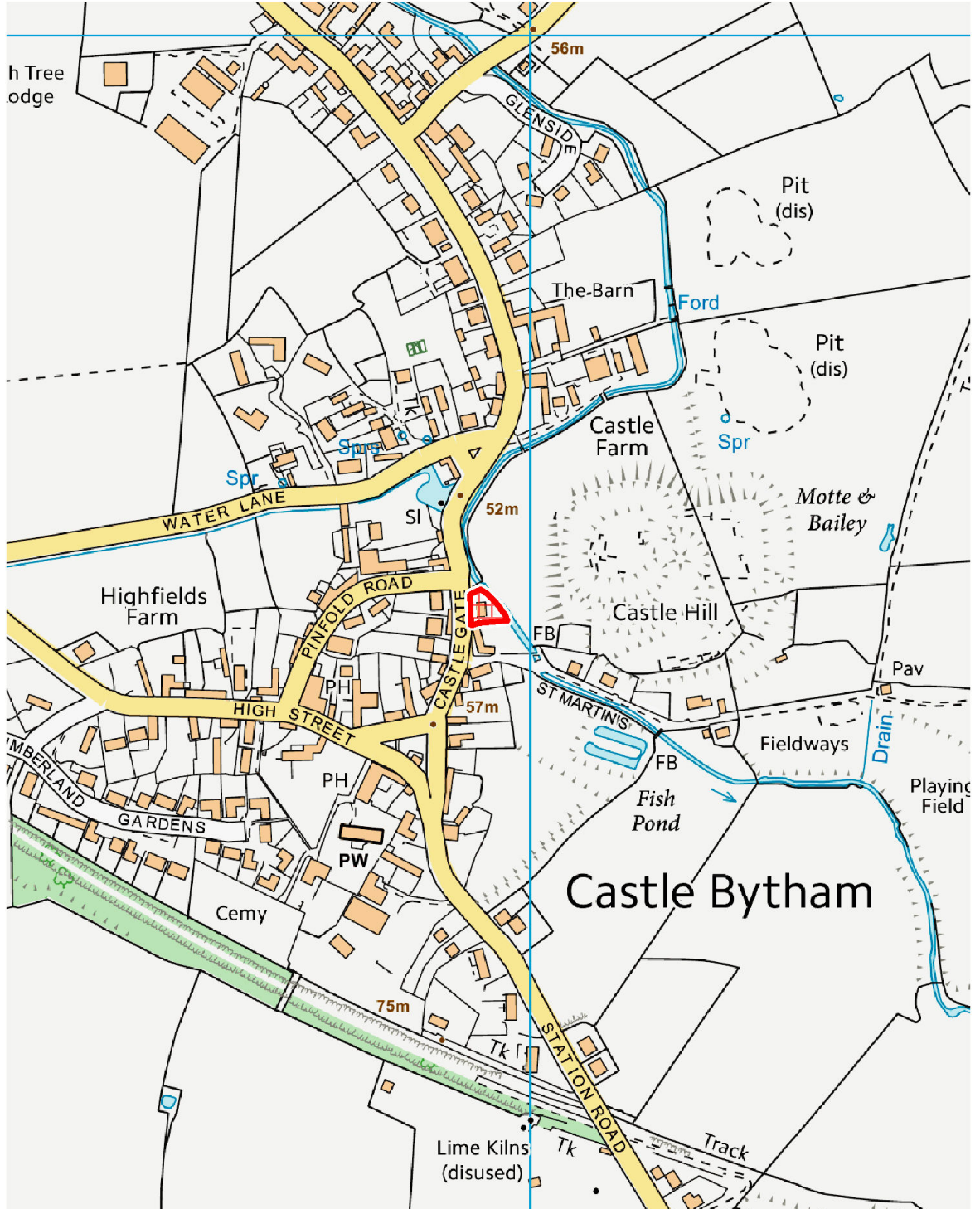
1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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

\* \* \* \* \*

# Site Location Plan

|          |  |
|----------|--|
| Ref      | <b>S13/0729</b>  |
| Proposal | <b>Demolition of existing bungalow</b>                                 |
| Location | <b>1A, Castlegate, Castle Bytham, Grantham, Lincolnshire, NG33 4RQ</b> |



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|                                  |  |
|----------------------------------|--|
| Applicant                        | <b>Barry Maynard, Linden Homes</b> c/o agent   |
| Agent                            | Ms Jennifer Thomas, DLP Planning Limited 4, Abbey Court, Fraser Road, Priory Business Park, Bedford, MK44 3WH  |
| <b>Proposal</b>                  | <b>Erection of 15 no.dwellings with access (off Belvoir Close), parking, landscaping and associated works</b>  |
| <b>Location</b>                  | <b>land off Belvoir Close, Stamford</b>  |
| App Type                         | Major Full (Residential)   |
| Parish(es)                       | Stamford   |
| Reason for Referral to Committee | This application has been referred to Committee because the scheme is a major development and one of local interest that would need to be determined by Members, as well as necessitating a Section 106 legal Agreement. |
| Recommendation Summary           | Approve subject to condition(s)  |

### Key Issues

- Planning policy implications (including affordable housing provision)
- Highway safety implications
- Impacts on residential amenity and visual amenities
- Water/drainage/land contamination issues
- Impacts on the natural and historic environments.

### Technical Documents

- Application Forms
- Site Location Plan
- Site Layout Plans
- Dwelling and Garage Designs and Streetscene Drawings
- Design and Access Statement
- Planning Statement
- Transport Statement
- Habitat survey and Protected Species Assessment and Reptile Survey
- Tree Survey/Assessment/Method statement
- Contaminated Land Investigations (Phase I and Phase II)

## **REPORT**

### **Application Category**

This application is categorised as a 'major' application.

### **Reason for Referral to Committee**

This application has been referred to Committee because the scheme is a major development and one of local interest that would need to be determined by Members, as well as necessitating a Section 106 legal Agreement.

### **The Proposal**

This application for full planning permission relates to the proposed erection of 15 No. two storey dwellings with associated garaging and parking provision served by a private shared drive off Belvoir Close, Stamford. The development, which has a cul-de-sac arrangement with a turning head, comprises of 10 No. detached dwellings, 2 No. semi-detached and 3 No. terraced properties. The detached properties are of four bedrooms and the semi-detached/terrace dwellings, which are allocated for affordable housing, are of three bedrooms. The dwellings are proposed to incorporate sustainable construction and design measures and are each provided with a minimum of two No. parking/garage spaces.

The application has been accompanied by a Design and Access Statement, a planning statement, a transport statement, a habitat survey and protected species assessment, a reptile survey, a tree survey/assessment/method statement and Phase I and Phase II contaminated land investigations.

In draft heads of terms for a unilateral Section 106 document, the developers indicate that it is anticipated that provision will be required inter alia for 5 No. affordable housing units at the site along with commuted sums for education and off-site green space and equipped children's play space facilities. Subsequently, in response to a request from Stamford Town Council that any Section 106 commuted sums (in relation to leisure provision) be directed towards the skate park facility on the Recreation Ground, the applicants have indicated that they would have no objection to the suggestion of the Town Council.

### **The Application Site and its Surroundings**

The application site, which occupies an area of 0.48 hectares, is located off the western side of Belvoir Close, Stamford some 40 metres to the north of the Belvoir Close/Casterton Road (B1081) junction. The southern boundary of the site is adjoined by The Old Great North Road/Casterton Road (B1081) and the eastern boundary is adjoined by the relatively short rear garden areas to Nos. 1-4 Belvoir Close (consec) which are at a lower level than the application site. To the north of the site is a smallholding; the access track to which runs along the western boundary of the site. This access track also forms the administrative boundary with Rutland County Council. The vehicular access to serve the site is proposed from Belvoir Close; to the south of No. 1 Belvoir Close.

The application site, which has a slight slope northwards away from The Old Great North Road/Casterton Road (B1081), is largely covered by semi-mature trees with areas of scrub/clearing. There are hawthorn hedges to the southern and western side boundaries of the site and

the east boundary of the site is a mix of fencing with some mature trees. There is open countryside to the west of the site.

### **Site history**

None

### **Policy Considerations**

#### National Planning Policy Framework.

- 1- Building a strong, competitive economy
- 4 - Promoting sustainable transport
- 6 - Delivering a wide choice of high quality homes
- 7 - Requiring good design
- 10 - Meeting the challenge of climate change, flooding and coastal change
- 11 - Conserving and enhancing the natural environment
- 12 - Conserving and enhancing the historic environment

#### South Kesteven Core Strategy

- Policy SP1 - Spatial Strategy
- Policy SP4 - Developer Contributions
- Policy EN1 - Protection and Enhancement of the character of the District.
- Policy EN4 - Sustainable Construction and Design
- Policy H1 - Residential Development
- Policy H3 - Affordable Housing

#### Site Allocation and Policies Development Plan Document

STM1 - Housing Allocations in Stamford

### **Representations Received**

District Council's Planning Policy commented upon receipt of the application (in February 2013) that:-

“This site was included in the Site Allocation and Policies Development Policy Document as allocation STM1b for residential development. The site is proposed for delivery within the first phase of the plan period [2011-2016].

The Site Allocation and Policies Development Policy Document is in the examination stage: hearings have been held during November 2012. No objections to the inclusion of the site were made, and the site was not discussed during the hearing sessions. There is, therefore, no objection to the principle of residential development on this site.”

Planning Policy have subsequently commented that the Examination (into the DPD) has been suspended temporarily to enable further work to be done, however, it is confirmed that in all other respects the original comments still stand.

Stamford Town Council request that the determination of the application is deferred to the Development Control Committee and that a site visit is undertaken as part of that process. Stamford Town Council also request that any Section 106 funds are directed towards the Skate park facility in the Recreation Ground.

Rutland County Council - no representations received in response to the formal consultation.

Lincolnshire County Council Highways raises no objections subject to conditions.

Environmental Health Division comment that the development has been subject to a Phase I and Phase II contaminated land investigation and that the results of the investigation has shown no contamination issues.

Lincolnshire County Council Children's Services seek a commuted sum of £56,536; equating to four No. primary school places and four No. secondary school places.

District Council's Leisure and Communities comment in the absence of proposed on site provision that commuted sum contributions of £19,496 and £11,025 are required for informal/natural green space and equipped children's play space respectively.

Heritage Trust of Lincolnshire comments that the application does not affect any known archaeological sites and therefore no archaeological intervention is required.

Lincolnshire Fire and Rescue have no observations.

NHS Lincolnshire Primary has no observations

District Council's Affordable Housing Officer confirms that the provision of five No. affordable housing units on the site (35%) is in line with the Council's current overall requirements and also points out that a minimum of three of the affordable housing units should be rented accommodation.

Council's Consultant Arboriculturist raises no objections subject to the trees shown to be retained on the submitted drawings receiving protection during the development.

The Lead Local Flood Authority raises no objections in principle subject to any grant of planning permission securing a detailed design and management plan in respect of the proposed surface water systems and the permeable pavement SUDS proposal.

District Council's Property and Facilities has no objections in principle in respect of drainage matters.

Anglian Water raises no objections given that the foul drainage from this development is in the catchment of Stamford Sewerage Treatment Works which has available capacity at present.

Crime Prevention Design Advisor requests that due regard be given to lighting, landscaping and perimeter boundary treatments in the interest of crime reduction and community safety.

The Environment Agency has no objections in principle

Lincolnshire Wildlife Trust - no representations received in response to the formal consultation.

Natural England comment that the application site is in close proximity to the Tolethorpe Road Verges and Great Casterton Road Banks Sites of Special Scientific Interest (SSSI). Natural

England advises, however, that given the nature and scale of this proposal that it is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted. Natural England therefore advises that these SSSI's do not represent a constraint in determining this application. Natural England indicates that it would also expect the Local Planning Authority to assess and consider the other possible impacts resulting from this proposal on protected species, local wildlife sites and local landscapes as well as the provision of opportunities to provide biodiversity enhancements.

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

Seven letters of representation have been received from local residents raising the following objections/concerns to the proposed development summarised below:-

- There will be overlooking from the new dwellings on the proposed development towards the existing bungalows at Nos. 2 and 3 Belvoir Close and their garden areas with a resultant loss of privacy to residents as there is not a high enough boundary treatment.
- The submitted plans show that electricity housing is proposed to be placed adjacent to the garden area of No. 3 Belvoir Close. This is a concern as the residents have two young grandchildren.
- Belvoir Close was always a quiet area and its character has changed over the last few years as hundreds of houses have been built. The thought that there might now be buildings and traffic just beyond the garden fence is greatly upsetting to the existing residents.
- The proposed access road to serve the development is situated close to the junction of Belvoir Close and The Old Great North Road/Casterton Road (B1081). This will increase the likelihood of accidents given the increase in traffic levels, particularly at peak times, and the speed of traffic in the locality. It is considered that a detailed survey of the current traffic patterns in this location be carried out before any decision to take the roadway out at the planned location is agreed.
- It is considered that insufficient off-street car parking/garaging facilities will be provided to serve the proposed dwellings which will lead to a repeat of the on road parking that can be seen on Belvoir Close, Laughton Drive and Ross Drive. It is pointed out that at times the levels of parking on Belvoir Close can get to the point where the roads become impassable by larger vehicles.
- There will be a loss of mature trees on the site, which in the spring and summer are full of nesting birds and a haven for wildlife in the winter. The existing woods are also used by bats, which are a protected species.
- It is pointed out that pre-emptive land clearing works have commenced, including the use of bonfires, which local residents find upsetting given no decision has been made on the application yet.

### **Officer Evaluation**

The main issues for consideration in relation to the proposed development are the planning policy implications (including affordable housing provision), highway safety implications, impacts on residential amenity and visual amenities, water/drainage/land contamination issues and the impacts on the natural and historic environments.

## **Planning Policy Implications**

The overarching locational policies for new development within the Core Strategy relevant to this proposal are Policy SP1 (Spatial Strategy) and Policy H1 (Residential Development). Policy SP1 identifies that new development which helps to maintain and support the role of Stamford as a market town will be allowed. Priority will be given to sustainable sites within the built up part of the town where development would not compromise the nature and character of the town and sites which are allocated in the Site Allocations and Policies Development Policy Document (DPD). Policy H1 identifies that within Stamford there is a need for 1140 new homes for the plan period, up to 2026.

To supplement these Core Strategy policies the emerging Site Allocations and Policies DPD has been produced and this site was included as part of allocation STM1b for residential development. The site is proposed for delivery within the first phase of the plan period; namely 2011-2016.

The Site Allocation and Policies DPD was progressed to the examination stage and hearings were held during November 2012 at which no objections to the inclusion of the site were made, and the site was not discussed during the hearing sessions. Therefore, whilst it is recognised that the adoption of Site Allocation and Policies DPD has subsequently been delayed, it is considered that the development of this site would in principle be in line with the overarching aims of the locational policies for new development in the South Kesteven Core Strategy.

The proposal includes the provision of 5 No. affordable housing units on the site in accordance with the requirements of Policy H3 of the Core Strategy (35%) and these will be secured via a Section 106 Unilateral Agreement. The breakdown of tenure will also be dealt with in that Agreement, although the District Council's Affordable Housing Officer points out that a minimum of three of the affordable housing units should be rented accommodation.

The scheme provides for sustainable construction and design measures to the proposed dwellings in line with Policy EN4 of the Core Strategy.

## **Highway Safety Implications**

It is noted that local residents raise objections/concerns given that the proposed access road is situated close to the junction of Belvoir Close and The Old Great North Road/Casterton Road (B1081) on the basis that there will be an increase in the likelihood of accidents given the increase in traffic levels, particularly at peak times, and the speed of traffic in the locality. It is also considered by local residents that insufficient off-street car parking/garaging facilities will be provided to serve the proposed dwellings which will lead to an increase in on-street car parking on surrounding roads. However, and having regard to the detailed Transport Statement submissions of the applicants which was prepared following substantive pre-application negotiations, the County Highway Authority raises no objections in principle to the scheme.

## **Water/Drainage/Land Contamination Issues**

The Lead Local Flood Authority raises no objections in principle subject to any grant of planning permission securing a detailed design and management plan in respect of the proposed surface water systems and the permeable pavement SUDS proposal. Similarly, the Environment Agency and the District Council's Property and Facilities have no objections.

Foul water will be connected to the mains sewer and Anglian Water confirm that there is adequate capacity and raises no objection to the application. The application site does not fall within any flood zone.

The Environmental Health Division note that the development has been subject to Phase I and Phase II contaminated land investigations and that the results of the investigations has shown no contamination issues.

### **Impacts on Visual and Residential Amenities**

The proposed residential dwellings are two storey in height and comprise a mix of detached, semi-detached and terraced properties set out in a cul-de-sac arrangement. With regard to existing surrounding development, whilst the adjacent dwellings to the eastern boundary are bungalows, other existing development along and off Belvoir Close is of two storey construction. It is therefore considered that the proposed development will be in keeping with the character of the predominantly modern residential development in the locality. With regard to the wider landscape, the views towards the site from the open countryside will be partially screened by the hedges to be retained to the western boundaries. It is considered nevertheless that additional screening should be provided to this western boundary in the form of additional tree planting to soften the transition from an urban to rural landscape.

With regard to impacts on existing residential amenities, it is noted that objections are raised by local residents on the grounds that there will be overlooking from the new dwellings on the proposed development towards the existing bungalows on Belvoir Close and their garden areas with a resultant loss of privacy to the residents concerned. Insofar as the bungalows that adjoin the eastern boundary of the site are concerned, these properties (Nos. 1-4 Belvoir Close consec.) are situated at a lower level and have relatively short garden areas; the property at No. 1 has the shortest garden with a depth of between 3.5-7.5 metres. In respect of the application proposals, however, the dwellings which adjoin the eastern boundary will have rear gardens with a depth of between 11.5-12 metres. This rear garden area provision to the proposed dwellings would mean that there would be a minimum separation distance of approximately 16.5 metres between No. 1 Belvoir Close and the proposed dwelling on Plot 15 and at least some 18 metres between Nos. 2 and 3 Belvoir Close and the proposed dwellings on Plots 10-14. It is acknowledged that the outlook from the existing neighbouring dwellings would change as a result of the development, however, in the light of the separation distances involved, and having regard to the orientation of the properties concerned, it is considered that the proposed dwellings on Plots 10-15 would not have a sufficiently overbearing, overshadowing or overlooking impact on the adjoining properties on Belvoir Close to warrant a refusal of planning permission. It is nevertheless recommended that a condition withdrawing permitted development rights be attached to any grant of planning permission to control the impact of any future extensions and alterations to the properties on Plots 10-15. It is also considered that mitigation of any potential loss of privacy to rear garden areas can be addressed in relation to the provision of boundary treatments under the discharge of conditions procedure. The other proposed dwellings within the application site would have no impact on existing residential amenities.

It is also considered that the use of the shared access road to serve the proposed scheme would not give rise to levels of noise and activity that would be likely to be detrimental to the residential amenities of the adjoining and nearby dwellings. Similarly, it is considered that the existing traffic along Casterton Road/The Old Great North Road (B1081) will not give rise to any detrimental impacts in terms of noise and disturbance on the future residents of the dwellings on the proposed development site.

It is also noted a local resident comments that the submitted plans show that electricity housing is proposed to be placed adjacent to the garden area of No. 3 Belvoir Close and that this is a concern as the residents have two young grandchildren. It is considered that such concerns could be successfully addressed by securing adequate boundary treatments by condition.

### **Impacts on the Natural and Historic Environment**

The application site is in close proximity to the Tolethorpe Road Verges and Great Casterton Road Banks Sites of Special Scientific Interest (SSSI). Natural England advise, however, that given the nature and scale of the development proposal that it is satisfied that there is not likely to be an adverse effect on these sites as a result of the proposal being carried out in strict accordance with the details of the application as submitted.

Natural England also indicates that it would also expect the Local Planning Authority to assess and consider the other possible impacts resulting from this proposal on protected species, local wildlife sites and local landscapes as well as the provision of opportunities to provide biodiversity enhancements. It is also recognised that objections/concerns are raised by local residents in relation to the loss of trees and the resultant loss of habitat for birds and bats.

Having regard to the existing natural environment of the site, the applicant's submission was accompanied by a habitat survey and protected species assessment and it is considered that these documents have satisfactorily demonstrated that the development of the site would not impact upon the Candidate Local Wildlife Site to the north of the application site. A detailed reptile survey of August/September 2012 also concluded that there were no protected reptile species on the site. With regard to the proposed removal of most of the trees from the site to facilitate the development, the Council's Consultant Arboriculturist raises no objections subject to the trees shown to be retained on the submitted drawings receiving protection during the development.

In relation to the presence of bats, the applicant's submitted habitat survey and protected species assessment concluded that the site did not provide a suitable habitat for bats. It is recognised that these findings are contradicted by a local resident in their submissions, however, it is considered that any potential impacts on roosting bats in the locality could be successfully mitigated by a condition of any planning permission requiring the provision of bat boxes/roosts. Indeed, the provision of three No. bat boxes/roosts was recommended by the applicants' ecologists in their submissions as was the provision of 3 No. bird boxes, along with controls on vegetation clearance. These mitigation measures, which will also be secured by conditions, are - along with the landscape planting to be secured as part of the scheme - considered to represent the necessary opportunities to provide biodiversity enhancements as part of the scheme.

The proposed residential scheme will have no impact on the setting of any heritage assets and the Heritage Trust of Lincolnshire advises that the application scheme does not affect any known archaeological sites and therefore no archaeological intervention is required.

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

The following have been sought in light of the consultation responses and have been agreed in principle by the applicants:-

The provision of 5 No. Affordable Housing Units on the application site.

A commuted sum contribution of £56,536 in relation to primary and secondary school places.

Commuted sum contributions of £19,496 and £11,025 in relation to informal/natural green space and equipped children's play space provision respectively (although the applicants have also indicated that they would have no objection to the request made by Stamford Town Council that these commuted sums be directed towards the skate park facility on the Recreation Ground).

The scheme would thus be compliant with Policy SP4 of the South Kesteven Core Strategy (2010).

### **Crime and Disorder**

It is considered that the proposals would not result in any significant crime and disorder implications.

### **Human Rights Implications**

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

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

### **Conclusion**

Accordingly, having due regard to all the relevant planning considerations set out in this application is recommended for approval.

### **Recommendation**

That the development be delegated to the Development Management Service Manager in consultation with the Chairman/Vice Chairman for approval subject to the signing of a legal agreement securing developer contributions and subject to the attached conditions. Where the legal agreement has not been concluded prior to the Committee meeting a period not exceeding six weeks post the date of the Committee meeting shall be set for the completion (including signing) of the agreement. In the event that the agreement has not been signed and where in the opinion of the Development Management Service Manager acting in consultation with the Chairman/Vice Chairman of the Development Control Committee, there are no extenuating circumstances which would justify a further extension of time, the related planning application shall be refused on the basis that the necessary infrastructure or community contributions essential to make what would otherwise be unacceptable development acceptable have not been forthcoming.

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

The proposed development would in principle be in line with the aims of Policies SP1 and H1 of the adopted South Kesteven Core Strategy (2010) and Policy STM1b ('Housing Locations in Stamford') of the Site Allocations and Policies Development Plan Document Submission (Incorporating Modifications) (June 2012). The levels of provision of affordable housing proposed on the site, along with the commuted sum contributions proposed towards education and informal/natural green space and equipped children's play space, would be compliant with Policies H3 and SP4 of the South Kesteven Core Strategy (2010). The residential development scheme also provides for sustainable construction and design measures to the proposed dwellings in line with Policy EN4 of the Core Strategy.

The proposed development by reason of its scale and design would be in keeping with the character of the locality and would not have a sufficiently overbearing, overshadowing or overlooking impact on adjoining properties to warrant a refusal of planning permission. The development would not be detrimental to highway safety or be significantly detrimental to the natural and water environment, heritage assets or archaeological interests. It is considered that the levels of traffic likely to be generated by the proposed development would not give rise to levels of noise and disturbance that would be significantly detrimental to the residential amenities of existing surrounding properties. Furthermore, the use of the existing highways by vehicular traffic in the proximity of the application site would not give rise to levels of noise and disturbance that would be significantly detrimental to the residential amenities of future residents on the development site. It is therefore considered that the proposal is also in accordance with national planning guidance contained in the National Planning Policy Framework and Policy EN1 of the adopted South Kesteven Core Strategy (2010) and that there are no material considerations which indicate otherwise although conditions have been attached.

In reaching this decision the Local Planning Authority has worked with the applicants at the pre-application stage in relation to addressing issues in respect of impacts on highway safety and visual and residential amenities. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.

**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. Unless otherwise required by another condition of this permission the development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing No. LI13-1 (Site Location Plan)  
Drawing No. 1132-LA1  
Drawing No. 1132-004 Rev B  
Drawing No. 1132/GAR/01  
Drawing No. 8673-124  
Drawing No. BVR-Topo 03B  
Drawing No. 2071.TCP  
Sawston Planning 02 Planning Opp Rev B  
Sawston Planning 01 Planning AS Hand Rev B  
Polebrook Planning 02 Planning Opp Rev B  
Helpston Planning 01/Plot 15 Rev A  
Helpston Planning 01 Planning AS Hand Rev A  
Casterton House Type (Plot 8)  
Deeping Planning 01 Planning AS Hand Rev C  
House Type AF3B-P01 AS Hand  
House Type AF3B-P02 Opp Hand

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

3. No development shall commence on the site until a schedule of materials to be used to the external elevations of the proposed development are submitted to and approved in writing

by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

4. Notwithstanding the details shown on the submitted plans no development shall be commenced on the site until details of hard and soft landscape works, together with a programme of implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for additional tree planting to the western boundary of the site. The landscaping scheme shall be implemented in accordance with the approved details and the approved programme of implementation. Any trees that die, are removed or become seriously damaged or diseased within a period of five years from the date of the completion of the scheme shall be replaced in the next available planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenities of the locality.

5. No development shall commence on the site until details of a scheme for the protection of the trees or hedgerows to be retained as part of the development during the building works are submitted to and approved in writing by the Local Planning Authority. The protection scheme shall be undertaken in accordance with the approved details and shall be retained in situ until the development is completed.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010); having due regard to the requirements of the BS5837 (2012) guidelines.

6. No development shall commence on the site until a plan(s) indicating the positions, design, materials (including finishes) and type of boundary treatments (including plot boundaries) to be erected, together with a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

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

7. No development shall commence on the site until a programme of works (including a timetable for those works) for the removal of trees and other vegetation on the site taking into account the presence of nesting birds is submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

8. No development shall commence on the site until details of the type and location of the 3 No. bat boxes/roosts and the 3 No. bird boxes to be provided within the development site are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of enhancing the biodiversity of the area and in accordance with

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

9. No development shall commence on the site before the detailed design of the arrangements for foul water drainage have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details prior to the dwelling being first occupied.

Reason: To ensure satisfactory foul water drainage provision.

10. No development shall commence on the site until details of the design, specifications, calculations and levels of all surface water systems and the permeable pavement Sustainable Urban Drainage Scheme (SUDS) proposal, along with a Management Plan, are submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include the following details :-

- (i) A overview of the SUDS proposal
- (ii) A Management statement to describe the SUDS scheme and set out the management aims for the site. The statement should consider how the SUDS will perform and develop over time anticipating and additional maintenance tasks to ensure the system continues to perform as designed.
- (iii) A specification that describes how SUDS will be constructed and the materials to be used.
- (iv) A maintenance schedule describing the nature of the work to be undertaken and when that work is to be undertaken using frequency and performance requirements were appropriate.
- (v) Details of the responsibility for the management and maintenance of each element of the SUDS scheme to be detailed.

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

11. No development shall commence on the site until details of the street lighting to be provided on the development site are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of residential amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

12. No dwelling shall be first occupied until such time as the private shared driveway has been completed in accordance with the approved details shown on drawing number 1132-004 Rev B.

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

13. The vehicular access onto Belvoir Close shall incorporate 6 metres radii tangential to the nearside edge of the carriageway of Belvoir Close and the minimum width of the vehicular 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.

14. No dwelling shall be first occupied until such time as the visibility splays to the new shared access road from its junction with the public highway on Belvoir Close have been

completed. The visibility splays shall have an 'x' distance of 2.4 metres and a 'y' distance of 43 metres in an north-eastward direction and 39 metres in a south-westward direction.

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

15. The approved arrangements for the turning/manoeuvring of vehicles as shown on Drawing No 1132-04 Rev B shall be provided before any dwelling is first occupied and shall thereafter be retained as being available for the turning/manoeuvring of vehicles at all times.

Reason: In the interests of highway safety.

16. The approved parking and garaging facilities to each dwelling shown on Drawing No 1132-04 Rev B shall be provided before the relevant dwelling is first occupied and shall thereafter be retained as being available for the parking of vehicles at all times.

Reason: In the interests of highway safety and to ensure adequate off-street car parking are retained to dwellings.

17. No development shall take place on the site until a method statement regarding construction works has been submitted to and approved in writing by the local planning authority. The statement shall cover the hours of operations and work on the site, the types of machinery and equipment to be used and details how noise, vibration and dust are to be controlled using best practicable means. The development shall be carried out in accordance with the approved method statement.

Reason: In the interests of residential amenity.

18. 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 any of the dwellings on Plots 10-15 inclusive as shown on Drawing No. 1132-004 Revision B shall be carried out without Planning Permission having been first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could potentially cause detriment to the amenities of the occupiers of nearby properties, 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

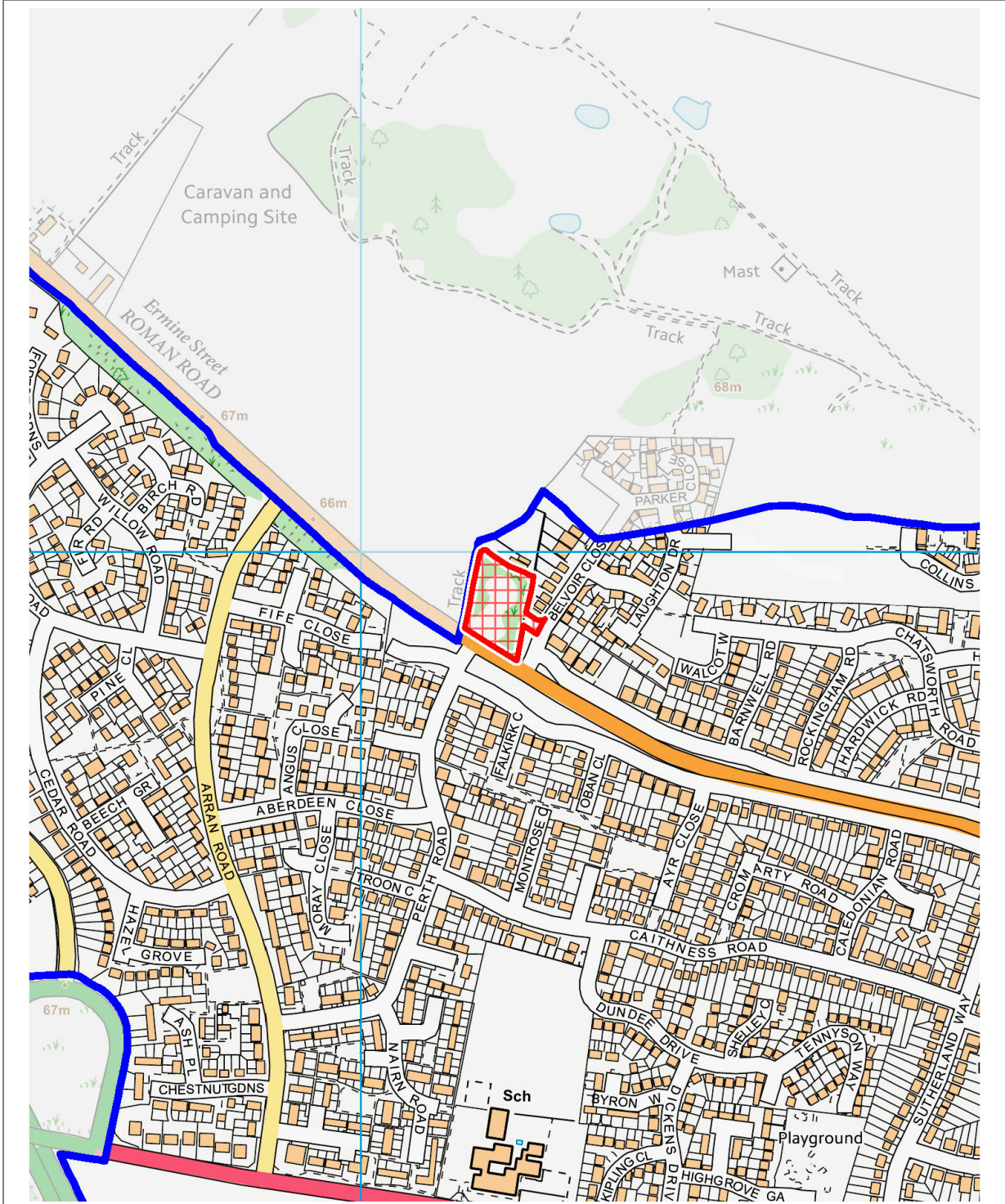
1. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.
2. Your attention is drawn to the attached comments of the Crime Prevention Design Advisor in relation to the provision of lighting, landscaping and perimeter boundary treatments.
3. Anglian Water advises that any developer that wishes to connect to Anglian Water sewerage network should serve notice under Section 106 of the Water Industry Act 1991. Anglian Water will then advise of the most suitable point of connection.
4. The County Highway Authority advise that where private drives are proposed as part of any development you should be aware of the requirements laid down in the Lincolnshire Design Guide for Residential Areas.

5. The County Highway Authority advise that prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.
6. The County Highway Authority advises that beyond the limits of the junction radii the road will remain privately owned.
7. Your attention is drawn to the attached informative comments of the Environment Agency in relation to the proximity of the site to a former landfill site.
8. The County Highway Authority advises that the access should be undertaken under a Section 184 Agreement with the local highways authority and the footway construction to full specification.

\* \* \* \* \*

## Site Location Plan

|          |  |
|----------|--|
| Ref      | <b>S13/0150</b>  |
| Proposal | <b>Erection of 15 no. dwellings with access (off Belvoir Close), parking, landscaping and associated works</b> |
| Location | <b>land off Belvoir Close, Stamford</b>  |



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|                                  |   |
|----------------------------------|---|
| Applicant                        | <b>Tesco Stores Ltd C/o Agent</b>   |
| Agent                            | Jessica Sparkes, G L Hearn 20, Soho Square, London, W1D 3QW   |
| <b>Proposal</b>                  | <b>Variation of Condition 5 (delivery hours) of p/p S09/2256 to 0600 to 2300 hours Monday to Saturday and 0700 to 2000 hours on Sundays</b>   |
| <b>Location</b>                  | <b>Tesco Stores Ltd, Godsey Lane, Market Deeping, Peterborough, PE6 8UD</b>   |
| App Type                         | Full Planning Permission  |
| Parish(es)                       | Market Deeping  |
| Reason for Referral to Committee | The application has been referred to the Development Control Committee at the request of the Development Management Service Manager.<br><br>The application was reported to this committee on 20 November 2012 when it was resolved that a decision be deferred until more information on noise and disturbance from the extended delivery hours had been collected and assessed. |
| Recommendation Summary           | Refusal   |

### **Key Issues**

The main key issues to be considered in the determination of this application can be summarised as follows:

Impact on residential amenity. The issue is whether the noise and disturbance associated with the proposed additional delivery hours would have an unacceptable impact on the residential amenity of the occupiers of nearby properties.

### **Technical Documents Submitted with the Application**

- Application form
- Noise assessment

## **REPORT**

### **Application Category**

This application is categorised as a full application.

### **Reason for Referral to Committee**

The application has been referred to the Development Control Committee at the request of the Development Management Service Manager.

The application was reported to this committee on 20 November 2012 when it was resolved that a decision be deferred until more information on noise and disturbance from the extended delivery hours had been collected and assessed.

### **The Proposal**

This is an application under section 73 of the Town and Country Planning Act 1990 to vary condition 5 of planning permission S09/2256 which states:

“Deliveries to and from the store shall not take place outside the hours of 06:30 to 22:30 Monday to Saturday and 08:30 to 16:30 Sundays

Reason – In the interests of the residential amenities of adjoining residents.”

Proposed condition is:

“Deliveries to and from the store shall not take place outside the hours of 06:00 to 23:00 Monday to Saturday and 07:00 to 20:00 Sundays.”

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

The application site is located on the east side of Godsey Lane opposite the junction with John Eve Way. To the south is Market Deeping Community and William Hildyard Church of England Primary Schools, to the east agricultural fields and to the north residential dwellings on Princess Grove and Jubilee Drive.

The store is located at the eastern end of the site with car parking to the front with access to the delivery yard to the north side of the site, shared with car parking access.

### **Site History**

In 1996 planning permission was granted for the erection of a food retail store with car parking.

In July 2010 planning permission S09/2256 was granted to vary the opening hours of SK.96/1016 to 06:00 to 22:00 hours Monday to Saturday and 10:00 to 16:00 on Sundays.

## **Representations received**

Market Deeping Town Council – No objections provided that the neighbouring residents have no valid objections.

Environmental Protection – Originally stated that due to the proximity of residential properties to the delivery area they recommended that if permission was granted for the extension to delivery times, it was for a limited time period in order to monitor and evaluate any potential impacts from the proposed activity.

Following receipt of the additional information after the deferral of the application on 20 November 2012 they now advise that planning permission should be refused because of the adverse impact upon the amenities of neighbours.

This is based upon the work undertaken by MAS, who state that:

“The findings of this report clearly demonstrate the extension to delivery hours at Tesco results in noise impact significantly above commonly applied noise limits and limits for critical health effects, nor does the proposal comply with the key principles of the NPPF. Any additional erosion of amenity is not warranted”.

The key issues in MAS’s report may be summarized as follows:

There were a number of faults with the SRP report completed on behalf of Tesco which was submitted for the application:-

- Undertaken during inappropriate meteorological conditions
- Does not comply with key environmental noise guidance ( BS7445 and BS 4142) and misapplication of noise guidance (BS 8233)
- Does not meet location and height requirements for noise assessments

The monitoring conducted by MAS has reached the following results/conclusions when assessed under BS4142

- Background levels significantly lower when measured by MAS. Therefore impact level of delivery noise will be greater with a quieter background.
- For night time, the BS4142 assessments conducted by MAS indicate a high likelihood of complain and noise intrusion a serious problem from delivery activity at Tesco at 35 and 41 Princess Grove. The noise exceeds the point at which complaints are predicted to occur.
- The MAS noise assessment demonstrates that additional delivery activity, encroaching into key amenity times, is unreasonable.

## Highway Authority

Extending the delivery hours will not adversely affect the highway network. Traffic will be spread over longer hours with consequent potential fewer 'peak movements' and although these will still occur it will not necessarily be discernable. The proposal for extended hours will lead to more vehicular movements during the hours of darkness. Accident records indicate that the great majority of incidents occur in periods when it is light.

It is considered that the proposals would not affect the network or compromise highway safety and on that basis have no objection.

### **Representation as a result of publicity**

Nine letters of objection have been received and the points raised are summarised below:

- Current delivery time is early enough.
- Sunday is a day of rest so don't agree with the Sunday hours.
- Loud engine noises, shouting in the yard and wheeling of trolleys will keep us awake at night and wake us up early in the morning.
- Have already had to complain about the noise.
- Tesco has never adhered to the current delivery times.
- Already have vehicles arriving and departing after the stated times.

In addition, a letter has been received from John Hayes MP, expressing concern about the impact of the additional delivery hours upon the amenities of neighbours.

### **Policy considerations**

Paragraph 123 of the National Planning Policy Framework states that:

Planning policies and decisions should aim to:

Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.

Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have any unreasonable restrictions put on them because of changes in nearby land uses since they were established.

Core Strategy Policy EN1: Protection and Enhancement of the Environment.

This policy seeks generally to protect the visual quality and amenity of the built and countryside environments. The policy lists seven points which development proposals should comply with, point seven states:

Avoid pollution of their surroundings by noise, toxic or offensive odour by release of waste products.

## **Key Issues**

The main key issues to be considered in the determination of this application can be summarised as follows:

Impact on residential amenity. The issue is whether the noise and disturbance associated with the proposed additional delivery hours would have an unacceptable impact on the residential amenity of the occupiers of nearby properties.

## **Evaluation**

### Noise and disturbance

#### Report to Development Control Committee - 20 November 2012

The application seeks permission to extend the delivery hours by an additional half an hour at the start and end of the currently permitted hours from Monday to Saturday and by an extra hour and a half in the morning and three and a half hours in the evening on a Sunday.

Based upon the information available when the application was first reported to this committee on 20 November 2012 officers recommended that planning permission be granted for a temporary period to allow the situation to be monitored and evaluated.

At that committee meeting Members were originally minded to refuse planning permission. However, the evidence available at that time did not support a refusal of planning permission. Consequently, it was resolved that the application should be deferred to enable additional noise information to be collected. This would allow the impact of the noise from the proposed extended hours to properly assessed.

### Applicant's Submission

In support of the proposal Tesco have submitted the following:

With regard to justification for the extended delivery hours, the store currently has three deliveries a day, with two extra deliveries on a Thursday and Friday to stock for the weekend.

Whilst we are aware that the acoustic report is unable to support unrestricted deliveries as a result of the proximity of surrounding residential properties, although mindful of the facts the properties were constructed after the store itself, we therefore seek to extend the delivery times to permit a slightly more flexible delivery regime without detriment to surrounding dwellings.

It is therefore important to reiterate that proposed extension to the delivery hours is consistent with the acoustic report and as such will not have a detrimental impact on the amenity of adjacent dwellings.

It should be noted that the applicant has not commented upon the additional information which has been provided by MAS. Any comments will be reported in Late Items.

### Additional Information

MAS, consultants working on behalf of this Council, have assessed the noise survey conducted by Tesco's experts and they have also carried out their own monitoring of the site.

Their conclusion is that the extension to delivery hours at Tesco would be likely to result in noise impact significantly above commonly applied noise limits and limits for critical health effects. This would have a significant adverse impact upon the amenities of neighbours.

This would be particularly apparent on Sundays. This is when the delivery hours are proposed to start one and a half hours earlier in the morning (07.00 rather than the current 08.30) and extend by an additional three and a half hours in the afternoon/evening (20.00 rather than the current 16.30), on a day when it would be reasonable for neighbours to expect to be able to enjoy a break from the activities at the store.

### Conclusion

Based upon this latest evidence it is recommended that planning permission should be refused because of the adverse impact that the extended delivery hours would have upon the amenities of neighbours.

### **Crime and Disorder Implications**

The development raises no significant crime and disorder implications

### **Human Rights Implications**

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

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

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

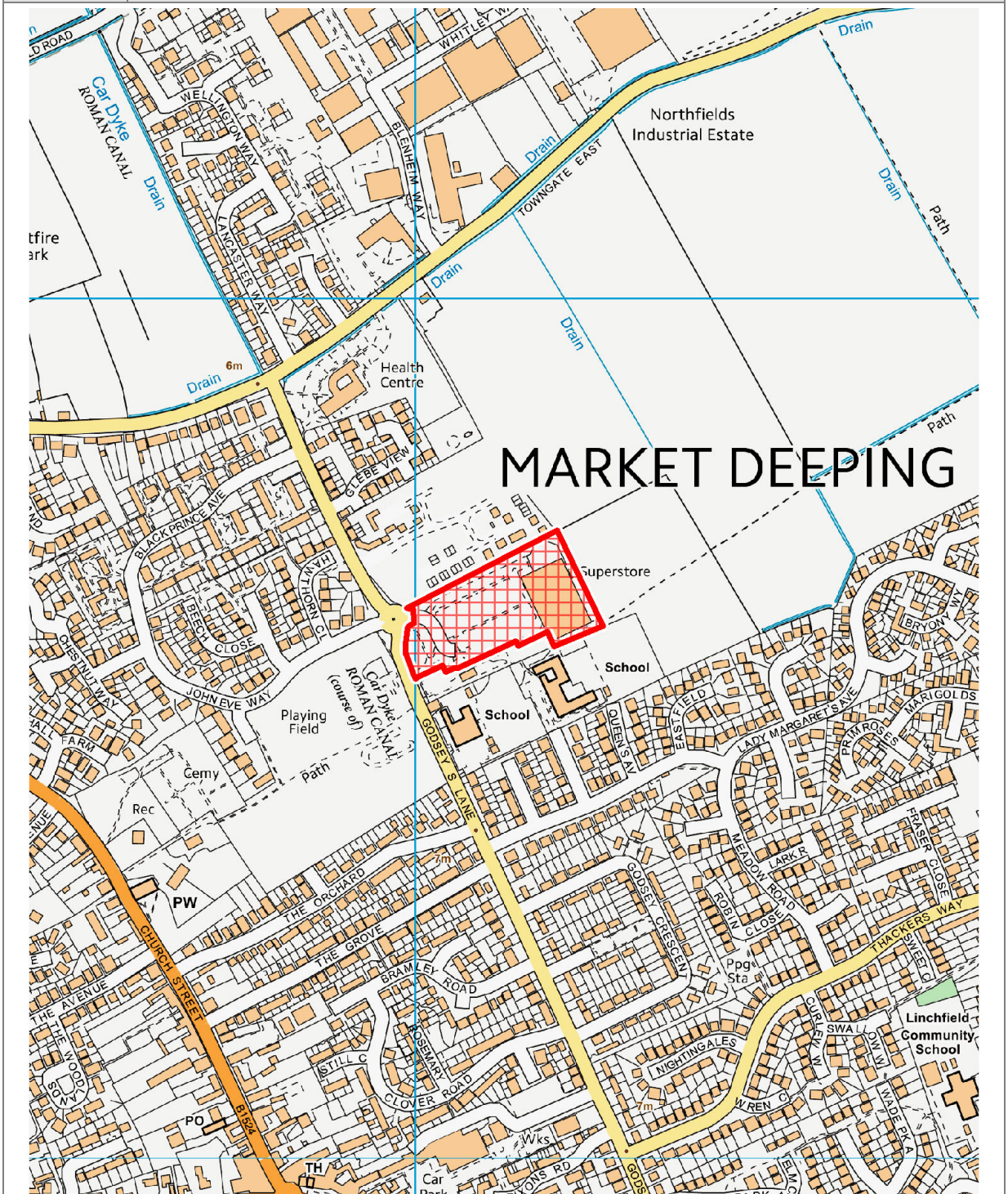
In the opinion of the local planning authority it is considered that the proposed new delivery hours would have a significant adverse impact on the private amenities, by way of noise and disturbance, of the occupiers of nearby residential dwellings.

It is therefore considered that the proposal is contrary to the National Planning Policy Framework and policy EN1 of the South Kesteven Core Strategy (2010).

\* \* \*

## Site Location Plan

|          |   |
|----------|---|
| Ref      | <b>S12/2469</b>   |
| Proposal | <b>Variation of Condition 5 (delivery hours) of p/p S09/2256 to 0600 to 2300 hours Monday to Saturday and 0700 to 2000 hours on Sundays</b> |
| Location | <b>Tesco Stores Ltd, Godsey Lane, Market Deeping, Peterborough, PE6 8UD</b>   |



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|                                  |  |
|----------------------------------|--|
| Applicant                        | <b>South Kesteven District Council</b> Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ                             |
| Agent                            | Mr Mark Blackwell, South Kesteven District Council Council Offices, St Peters Hill, Grantham, Lincolnshire, NG31 6PZ                 |
| <b>Proposal</b>                  | <b>Ground floor rear extension and installation of lift.</b>   |
| <b>Location</b>                  | <b>29, Hobart Road, Grantham, Lincolnshire, NG31 9QF</b>   |
| App Type                         | Householder Development  |
| Parish(es)                       | Grantham   |
| Reason for Referral to Committee | The application is before the Committee at the request of the Chairman of the Development Control Committee as the applicant is SKDC |
| Recommendation Summary           | Recommendation to Approve  |

**Key Issues**

- Accordance with policy
- Impact on residential amenity
- Impact on visual amenity

**Technical Documents Submitted with the Application**

- Site Plan
- Block Plan
- Elevational Drawings
- Floor plans

## **REPORT**

### **Application Category**

This is a Householder Application.

### **Reason for Referral to Committee**

The application is being referred to the Development Control Committee because the applicant is South Kesteven District Council.

### **The Proposal**

The application is for a single storey flat roof extension to the rear.

The development is a disabled adaptation which will include a lift facility to the frontage leading to a platform at the side access to the dwelling.

Internally, the rear extension will provide a ground floor bedroom and en-suite bathroom.

### **The Application Site and its Surroundings**

The application site is located on Hobart Road.

The existing property forms part of a pair of semi detached properties.

The immediate area is predominantly residential with neighbouring properties consisting of dwellings of a matching design to the applicant's property.

### **Site History**

There is no history of previous planning applications on the site.

### **Policy Considerations**

#### National Planning Policy Framework

Section 7      Requiring Good Design  
Section 11     Conserving and enhancing the natural environment

#### Policies of South Kesteven Core Strategy

Policy EN1

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

The application has been advertised in accordance with the adopted Statement of Community Involvement. The closing date for the submission of comments is the 3rd May 2013.

At the time of writing the report the public consultation period had not expired and no comments had been received. Should any further objections be received then these will be reported within a late items paper.

### **Key Issues**

Impact on the character and appearance of the area

Impact on the Character and appearance of the host dwelling.

Impact on neighbouring residential amenity

### **Crime and Disorder Implications**

The proposal raises no significant crime and disorder implications

### **Human Rights Implications**

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

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

### **Conclusion**

The single storey extension is to the rear of the dwelling and a suitable distance from neighbouring properties. Having regards to the scale of the extension and the relationship with the surrounding neighbouring properties the proposal is considered acceptable in that it would not have a detrimental or overbearing impact on the occupants of any nearby property.

Due to the single storey nature of the extension and the appropriate siting of the openings it is considered the proposal would not have an overlooking impact.

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

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

The single storey extension is to the rear of the dwelling and a suitable distance from other neighbouring properties. Having regards to the scale of the extension and the relationship with the surrounding neighbouring properties the proposal is considered acceptable not impacting adversely on residential amenity or the character of the street scene.

Accordingly the proposal is in accordance with sections 7 (Requiring good design) and 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework 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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area and in accordance with 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:

Drawing Number: DFAMB29/03 dated 21st March 2013

Drawing Number: DFAMB29/04 dated 21st March 2013

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

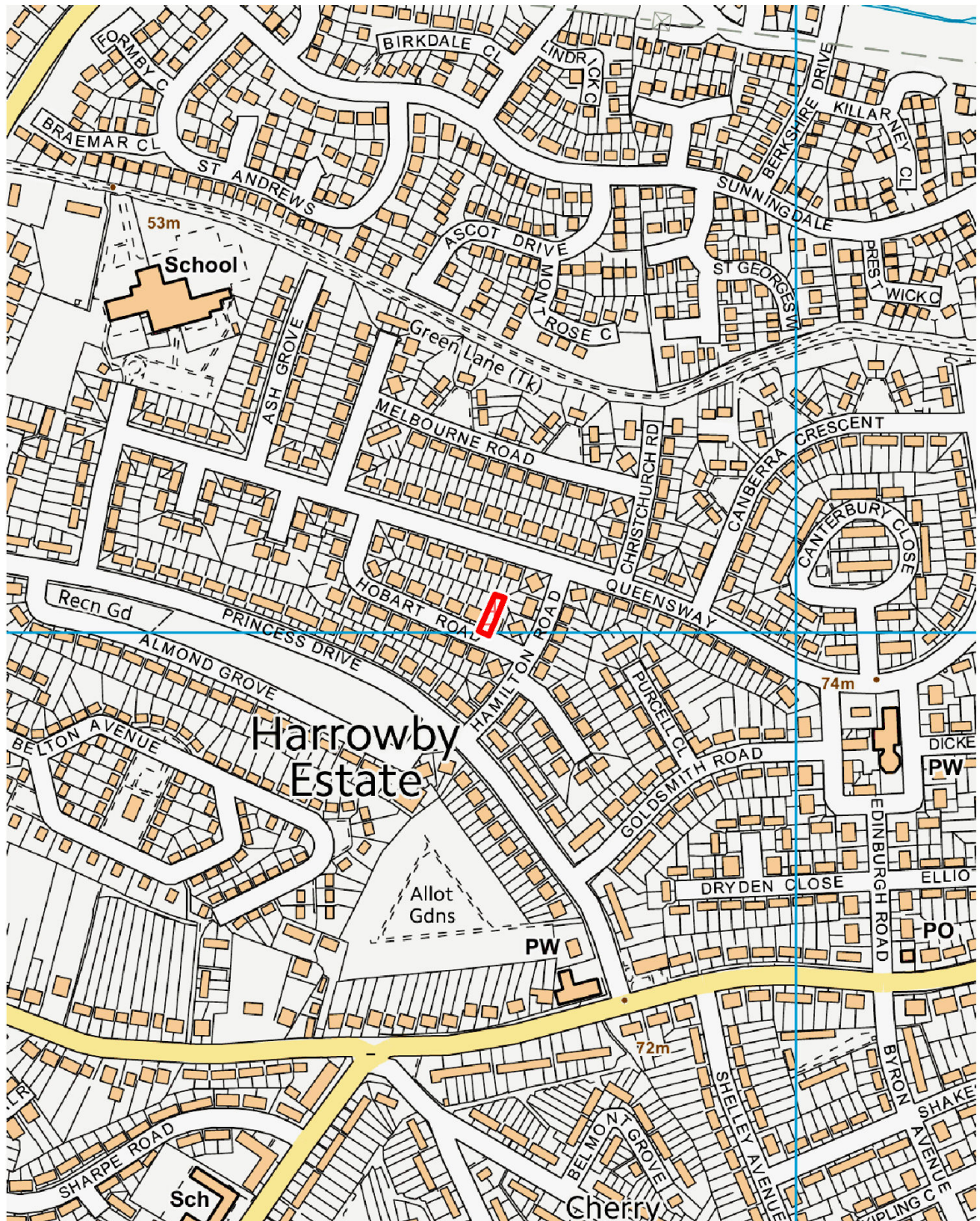
Note(s) to Applicant

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

\* \* \* \* \*

## Site Location Plan

|          |  |
|----------|--|
| Ref      | <b>S13/0821</b>  |
| Proposal | <b>Ground floor rear extension and installation of lift.</b> |
| Location | <b>29, Hobart Road, Grantham, Lincolnshire, NG31 9QF</b>     |



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# Agenda Item 7

## AGENDA ITEM

Report No: PLA. 991

### DEVELOPMENT CONTROL COMMITTEE

#### 14 MAY 2013

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#### 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) = 26

##### **TABLE 2**                    **Applications dealt with under delegated powers** **from 6 April – 26 April 2013**

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 (to 26 April 2013)** **DOCUMENT 3C**                **Copy of Appeal Decisions (to 26 April 2013)**

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

##### **TABLE 4**                    **Planning applications performance**

This table displays new end to end times for determining applications.

## DEVELOPMENT MANAGEMENT

**TABLE 1**

### Applications not determined within the statutory period

Report No: PLA. 991

Date Prepared: 30 April 2013

No of applications over 8 weeks: 24

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

#### **S11/2002/MJRO/KJC**

Date received:  
24-Aug-2011  
No of days: 611

#### **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:

Resolved to grant permission at DC Committee 23 April 2013  
– Awaiting signing of Section 106

#### **S12/0484/MJRO/KJC**

Date received:  
27-Feb-2012  
No of days: 424

#### **Stephen Holman, Yelcon Homes Ltd**

Erection of 55 residential units (including 8 affordable units)  
Outline  
Barrack Gardens/Beacon Lane Allotments, Beacon Lane,  
Grantham

#### Reason for non-determination:

Deferred by Committee 23 April 2013 requesting additional information . To be reported back to Committee by 25 June 2013

#### **S12/0864/MJRO/NB**

Date received:  
05-Apr-2012  
No of days: 386

#### **Commercial Estates Group and, Cecil Estate Family Trust**

Outline application for a sustainable urban extension at Stamford West including residential development (including affordable housing), a business park (10 hectares) and a local centre, with associated highways improvements, pedestrian and cycle links, landscaping and open space. (All matters reserved except for access into the site for vehicles in terms of the positioning and treatment to the access of the site, but excluding accessibility within the site, in terms of positioning and treatment of access and circulation routes and how these fit into the surrounding access network)

Land between Empingham Road and Tinwell Road, Stamford

#### Reason for non-determination:

Awaiting signing of S106 due 14 May 2013.

**S12/2348/MJNF/SB**

Date received:  
09-Nov-2012  
No of days: 168

**Blue Sky Plastic Recycling**

Erection of 2no. new industrial buildings to accommodate plastic recycling plant and associated storage. Development to also include new landscaping, car parking, access, weighbridge and sub station.

South Fen Road, Bourne, PE10 0DN

**Reason for non-determination:**

S106 Agreement to be completed end May 2013 – awaiting input from LCC Highways.

**S12/2495/MJNF/JJ**

Date received:  
10-Oct-2012  
No of days: 198

**Mr A Freeman**

Application to vary Conditions 5 and 12 of application SK.07/1569/90 relating to wardens accommodation, associated with the leisure park

Baston Fen Leisure Park, Cross Road, Baston, Peterborough, Lincolnshire, PE6 9PX

**Reason for non-determination:**

Subject to S106 - due end of May 2013

**ALL OTHER APPLICATIONS**

**(8 weeks)**

**S10/1805/FULL/KJC**

Date received:  
13-Oct-2010  
No of days: 926

**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:**

Concerns re parking provision - negotiations concluded, report to DC Committee 4 June 2013.

**S10/2020/FULL/JJ**

Date received:  
03-Sep-2010  
No of days: 966

**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:**

Heritage Enabling Development advice received January 2013. Applicants to appraise and report to DC Committee June 2013.

**S10/2021/LB/JJ**

Date received:  
03-Sep-2010  
No of days: 966

**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:**

Heritage Enabling Development advice received January 2013. Applicants to appraise and report to DC Committee June 2013.

**S12/2038/EIAFP/PWM**

Date received:  
25-Sep-2012  
No of days: 213

**Mr Joe Ward Caythorpe Farmers, GR Ward & Co**

Erection of poultry broiler unit - including 8 new broiler sheds with service buildings & associated stores, feed bins & associated equipment and new access track.

Mill Farm, Caythorpe Heath Lane, Caythorpe, Grantham, Lincolnshire, NG32 3EZ

**Reason for non-determination:**

D C Committee agreed to amend Conditions at meeting on 23 April 2013 – awaiting completion of S106 by end May 2013

**S12/2213/FULL/NB**

Date received:  
18-Sep-2012  
No of days: 220

**Mr A Copland**

Erection of 4 dwellings

Land off, Stephens Way, Deeping St James

**Reason for non-determination:**

Reported to DC Committee 5 February 2013 S106 to be completed and decision issued by 14 May 2013.

**S12/2297/FULL/RV**

Date received:  
18-Jan-2013  
No of days: 98

**Ronald Bateman, Batemans Auctioneers**

Retrospective permission for two poly-tunnels and additional window in office building

The Saleroom, Batemans Auctioneers & Valuers, Ryhall Road, Stamford, PE9 1XF

**Reason for non-determination:**

In discussions with applicant. Application to be amended or withdrawn by 14 May 2013.

**S12/2469/FULL/PL**

Date received:  
05-Oct-2012  
No of days: 203

**Tesco Stores Ltd**

Variation of Condition 5 (delivery hours) of p/p S09/2256 to 0600 to 2300 hours Monday to Saturday and 0700 to 2000 hours on Sundays

Tesco Stores Ltd, Godsey Lane, Market Deeping, Peterborough, PE6 8UD

**Reason for non-determination:**

Report to DC Committee 14 May 2013.

**S12/2702/LB/IVW**

Date received:  
06-Nov-2012  
No of days: 171

**Mrs Lillian Popple, Clerk to the Governors, Governors of Brownes Hospital**

Alterations to listed building (installation of hand rail to entrance steps)

Brownes Hospital, Broad Street, Stamford, Lincolnshire, PE9 1PF

**Reason for non-determination:**

Awaiting response from English Heritage to suggested amendment before referral to Secretary of State in May 2013.

**S12/2957/FULL/NB**

Date received:  
17-Jan-2013  
No of days: 99

**Mr D Ivtsan**

Extension to equine building

Spa House, Spa Road, Braceborough, Stamford, Lincolnshire, PE9 4NS

**Reason for non-determination:**

Flood risk assessment delayed, determination by 14 May 2013.

**S12/3046/LB/PJM**

Date received:  
04-Feb-2013  
No of days: 81

**Miss Imogen Wall, Belvoir Antiques**

Alterations to entrance door, replacement sash windows,  
erection of lettering to front elevation and hanging sign  
11, Vine Street, Grantham, Lincolnshire, NG31 6RQ

**Reason for non-determination:**

Awaiting consultee information (photos) submitted. Determine  
by 14 May 2013.

**S12/3187/LB/LDPP**

Date received:  
11-Jan-2013  
No of days: 105

**Mr T Lepley (Property Development), South Kesteven  
District Council**

Installation of DDA compliant handrails to steps outside Arts  
Centre

Guildhall Arts Centre, St Peters Hill, Grantham, Lincolnshire,  
NG31 6PY

**Reason for non-determination:**

Delegated to Chairman/Vice Chairman to determine following  
consultation with trustees. Determine by 10 May 2013.

**S12/3209/FULL/LDPP**

Date received:  
17-Jan-2013  
No of days: 99

**Mr Colin Tebb, Chesterton Humberts**

Change of use of first and second floors from office to  
residential use C3 (2no. units)

14, Finkin Street, Grantham, Lincolnshire, NG31 6QZ

**Reason for non-determination:**

Awaiting noise assessment – to be determined by 18 May  
2013.

**S13/0041/ADV/PL**

Date received:  
07-Jan-2013  
No of days: 109

**Mr P Stokes, South Kesteven District Council**

3 Non - Illuminated crests and signage

Bourne Corn Exchange, Abbey Road, Bourne

**Reason for non-determination:**

Deferred by Committee - awaiting amendments

**S13/0232/FULL/AH**

Date received:  
04-Feb-2013  
No of days: 81

**J D Wetherspoon plc**

Change of use from office (Class B1) use to public house  
(Class A4) use including external alterations and associated  
works along with the provision of an outside seating area and  
detached smoking shelter

Mercury House, 7, Sheep Market, Stamford, Lincolnshire, PE9  
2QZ

**Reason for non-determination:**

Awaiting response from applicant in relation to hours of  
operation restriction. To be reported to DC Committee 4 June  
2013

**S13/0268/HSH/PL**

Date received:  
07-Feb-2013  
No of days: 78

**Mr D Tilley**

Retention of fence

10, Church Street, Market Deeping, Peterborough,  
Lincolnshire, PE6 8DA

**Reason for non-determination:**

Awaiting response from applicant on suggested amendments.  
To determine by end May 2013

**S13/0361/LB/NB**

Date received:  
27-Feb-2013  
No of days: 58

**Mr A Kachra, Country Court Care**

Demolition of conservatory and increase height of boundary wall to 2.5m  
Holland House Nursing Home, 35, Church Street, Market Deeping, Peterborough, Lincolnshire, PE6 8AN

**Reason for non-determination:**

Awaiting amended plans as part of negotiation on planning application S13/0369. To be reported to DC Committee 25 June 2013.

**S13/0438/ADV/PJM**

Date received:  
15-Feb-2013  
No of days: 70

**Mr Robert Hodgson, J Hodgson & Sons Ltd**

Erection of 3 No. externally illuminated fascia signs  
29 & 30 Market Place, Grantham, Lincolnshire, NG31 6LR

**Reason for non-determination:**

Awaiting amended plans of (painted signs). Determine by 14 May 2013.

**S13/0447/LB/PJM**

Date received:  
15-Feb-2013  
No of days: 70

**Mr Robert Hodgson, J Hodgson & Sons Ltd**

Erection of fascia signage  
29/30, Market Place, Grantham, Lincolnshire, NG31 6LR

**Reason for non-determination:**

Awaiting amended plans of (painted signs). Determine by 14 May 2013.

**S13/0486/HSR/RV**

Date received:  
25-Feb-2013  
No of days: 60

**Mr Charlie Mitchell**

Construction of single storey side/rear extension with demolition of neighbouring wall and party wall created  
11, Kings Road, Stamford, Lincolnshire, PE9 1HD

**Reason for non-determination:**

Re-consultation period on amendments ends 8 May 2013, determine 9 May 2013

**APPLICATIONS DECIDED UNDER DELEGATED POWERS**  
**FROM 6 APRIL 2013 -26 APRIL 2013**

**S10/0962/FULL**

Applicant: Mr Robert Cunniffe  
Proposal: Change of use of area 1 into garden and change of use of areas 2, 3 & 4 to recreational equine land  
Location: Land adjacent to Orchard House, Woolsthorpe Road, Woolsthorpe By Colsterworth, Grantham, NG335NT  
Decision: Approved conditionally - 17 April 2013  
End to End time: 1100

**S11/1431/FULL**

Applicant: Mr Peter Aust  
Proposal: Change of use of former railway land to garden land  
Location: Land to r/o The Old Stables Woolsthorpe Road to 15 Ingle Court (inclusive), Woolsthorpe By Colsterworth, Grantham, Lincolnshire, NG33 5NT  
Decision: Approved conditionally - 11 April 2013  
End to End time: 665

**S12/1665/FULL**

Applicant: Burghley House Preservation Trust  
Proposal: Retrospective application for retention of Marquee with associated bar/servery and toilets  
Location: The William Cecil, High Street, St Martins, Stamford, Lincolnshire, PE9 2LJ  
Decision: Refused - 10 April 2013  
End to End time: 281

**S12/2407/FULL**

Applicant: Mrs M Elsey, Bourne Grammar School  
Proposal: Erection of sculpture  
Location: Bourne Grammar School, South Road, Bourne, Lincolnshire, PE10 9JE  
Decision: Approved conditionally - 17 April 2013  
End to End time: 47

**S12/3047/ADV**

Applicant: Miss Imogen Wall, Belvoir Antiques  
Proposal: New fascia lettering and non-illuminated hanging sign  
Location: 11, Vine Street, Grantham, Lincolnshire, NG31 6RQ  
Decision: Approved conditionally - 09 April 2013  
End to End time: 64

**S12/3212/FULL**

Applicant: Miss Rachel, Coulson  
Proposal: Four bedroom bungalow  
Location: Land to the rear of, 33, Main Street, Claypole, NG23 5BA  
Decision: Refused - 08 April 2013  
End to End time: 56

**S12/3282/FULL**

Applicant: Mr Martin Mitchel, Benchmarq Projects Ltd  
Proposal: Change of use of dwelling to form two flats  
Location: 59, Houghton Road, Grantham, Lincolnshire, NG31 6JB  
Decision: Approved conditionally - 24 April 2013  
End to End time: 92

**S13/0012/HS**

Applicant: Mr P Kerry  
Proposal: Two storey extension to dwelling  
Location: Irnham Grange, Irnham Road, Corby Glen  
Decision: Withdrawn - 17 April 2013  
End to End time: 93

**S13/0013/FULL**

Applicant: Geoffrey Ashcroft, Caythorpe & Frieston Parish Council  
Proposal: Change of use of agricultural land to form allotments, and formation of widened access and car parking  
Location: Land Adj the Cemetery, Gorse Hil Lane, Caythorpe  
Decision: Approved conditionally - 16 April 2013  
End to End time: 56

**S13/0040/HS**

Applicant: Mrs M Barber  
Proposal: Two storey side extension  
Location: 35, Station Road, Morton, Bourne, Lincolnshire, PE10 0NN  
Decision: Approved conditionally - 23 April 2013  
End to End time: 40

**S13/0092/FULL**

Applicant: Mrs Susan Lester  
Proposal: Change of use of building from offices (Class B1) to podiatry clinic (Class D1) and associated external alterations  
Location: Snowdens Hospital, Scotgate, Stamford, Lincolnshire, PE9 2YF  
Decision: Approved conditionally - 10 April 2013  
End to End time: 54

**S13/0098/LB**

Applicant: Mrs Susan Lester  
Proposal: External and internal alterations and display of hanging sign and wall mounted sign  
Location: Snowdens Hospital, Scotgate, Stamford, Lincolnshire, PE9 2YF  
Decision: Approved conditionally - 10 April 2013  
End to End time: 54

**S13/0117/HS**

Applicant: Mr Andrew Franklin  
Proposal: Erection of single storey rear extension  
Location: 34, Highlands Way, Stamford, Lincolnshire, PE9 2XH  
Decision: Approved conditionally - 15 April 2013  
End to End time: 56

**S13/0129/NMA**

Applicant: Mr R Jackson, J J Homes  
Proposal: non material amendment to S10/0593 (minor changes to fenestration)  
Location: Cardyke Farmhouse, Long Drove, Rippingale, Bourne, Lincolnshire, PE10 0TG  
Decision: Approved - 10 April 2013  
End to End time: 83

**S13/0202/DC**

Applicant: Mr Alexander Gordon, The National Trust  
Proposal: Approval of details reserved by Condition 4 (community use scheme), 5 (cycle parking), 6 (joinery details) & 7 (access ramp) of S12/1889  
Location: The Old School, Main Street, Belton, Grantham, Lincolnshire, NG32 2LU  
Decision: Approved - 12 April 2013  
End to End time: 79

**S13/0239/DC**

Applicant: Mr R Moody  
Proposal: Approval of details of conditions 3 (materials), 4 (details of solar panels) and 5 (means of attaching) required by S12/2544  
Location: 3, Rutland Terrace, Stamford, Lincolnshire, PE9 2QD  
Decision: Approved - 08 April 2013  
End to End time: 55

**S13/0257/FULL**

Applicant: Mr R Smith  
Proposal: Construction of pond  
Location: Land north of, Little Bytham Road, Castle Bytham  
Decision: Approved conditionally - 08 April 2013  
End to End time: 56

**S13/0263/HSB**

Applicant: Mr N Smith  
Proposal: Two storey side extension  
Location: Sunnyside Cottage, Edenham Road, Lound, Bourne, Lincolnshire, PE10 0LJ  
Decision: Approved conditionally - 18 April 2013  
End to End time: 79

**S13/0266/DC**

Applicant: Mr Alexander Gordon, The National Trust  
Proposal: Approval of details reserved by Conditions 2 (joinery details) and 3 (section of ramp) of Planning Approval S11/0656  
Location: The Old School, Main Street, Belton, Grantham, Lincolnshire, NG32 2LU  
Decision: Approved - 12 April 2013  
End to End time: 79

**S13/0272/FULL**

Applicant: Mr N Lavender  
Proposal: Alterations to shopfront  
Location: 56, North Street, Bourne  
Decision: Approved conditionally - 12 April 2013  
End to End time: 53

**S13/0273/HS**

Applicant: Mr Brooks  
Proposal: Erection of conservatory  
Location: 17, Hever Close, Grantham, Lincolnshire, NG31 8SW  
Decision: Approved conditionally - 12 April 2013  
End to End time: 71

**S13/0284/HS**

Applicant: Mr & Mrs Roe  
Proposal: Two storey side extension  
Location: 38, Buckminster Gardens, Grantham, Lincolnshire, NG31 7SJ  
Decision: Approved conditionally - 09 April 2013  
End to End time: 61

**S13/0297/FULL**

Applicant: Mr & Mrs Asher  
Proposal: Demolition of existing dwelling and erection of replacement dwelling.  
Location: The Windmill, Main Road, Rippingale, Bourne, PE10 0SP  
Decision: Approved conditionally - 15 April 2013  
End to End time: 41

**S13/0329/FULL**

Applicant: Santander UK plc  
Proposal: Change of use of bank premises to Open Class A2 use (Financial and Professional Services)  
Location: 55, High Street, Stamford, Lincolnshire, PE9 2AW  
Decision: Approved conditionally - 22 April 2013  
End to End time: 48

**S13/0349/FULL**

Applicant: Jon Kerr  
Proposal: Change of use of highway land to outdoor seating area to serve cafe  
Location: Mark Elliot Handmade Furniture, 72, High Street, Stamford, Lincolnshire, PE9 2AW  
Decision: Approved conditionally - 10 April 2013  
End to End time: 54

**S13/0354/FULL**

Applicant: Mr Simon Gallon, Private Pension S and T Gallon, Hornbuckle and Mitchell  
Proposal: Conversion of existing offices to 2 no. flats along with infilling of existing external door and associated external alterations  
Location: Bentley House, 22, Bentley Street, Stamford, Lincolnshire, PE9 1EU  
Decision: Approved conditionally - 09 April 2013  
End to End time: 54

**S13/0367/HSB**

Applicant: Mr & Mrs T Burgess  
Proposal: Two storey and single storey rear extensions and first floor side extension above garage  
Location: 11, School Lane, Uffington, Stamford, Lincolnshire, PE9 4SU  
Decision: Approved conditionally - 15 April 2013  
End to End time: 56

**S13/0388/FULL**

Applicant: Mr & Mrs Pye  
Proposal: Replacement dwelling  
Location: 18, Exeter Gardens, Stamford, Lincolnshire, PE9 2RN  
Decision: Approved conditionally - 09 April 2013  
End to End time: 41

**S13/0411/HSB**

Applicant: Mr & Mrs C Winspear  
Proposal: Detached double garage and single storey rear extension to annex, single storey side extension, with a balcony above, to the main house and a porch (amendments to S12/0686)  
Location: 28, High Street, Little Bytham, Grantham, Lincolnshire, NG33 4QX  
Decision: Approved conditionally - 12 April 2013  
End to End time: 50

**S13/0413/HSB**

Applicant: Mr Darren Nicholson  
Proposal: Single storey rear extension  
Location: 67, Kingscliffe Road, Grantham, Lincolnshire, NG31 8ET  
Decision: Approved conditionally - 10 April 2013  
End to End time: 51

**S13/0414/LB**

Applicant: Bickford Ltd  
Proposal: Installation of flue for extraction system to rear  
Location: 21, Market Place, Grantham, Lincolnshire, NG31 6LP  
Decision: Approved conditionally - 09 April 2013  
End to End time: 55

**S13/0415/OVH**

Applicant: Mark Jameson, Western Power Distribution Plc  
Proposal: Dismantling of existing power line and erection of 1160 m of new 11,000v overhead power line  
Location: Land adjacent to Rectory Farm, Barrowby Road, Grantham, Lincolnshire, NG31 8NT  
Decision: No objections made - 18 April 2013  
End to End time: 57

**S13/0426/FULL**

Applicant: Mr J Hutton  
Proposal: Erection of replacement dwelling (including demolition of existing)  
Location: 2, The Lane, West Deeping, Peterborough, Lincolnshire, PE6 9HS  
Decision: Refused - 19 April 2013  
End to End time: 50

**S13/0440/HSB**

Applicant: Mr & Mrs Martin  
Proposal: Single storey rear extension, first floor extension over entrance and lounge and new garage extensions  
Location: 3, Obthorpe Lane, Thurlby, Bourne, Lincolnshire, PE10 0ES  
Decision: Approved conditionally - 25 April 2013  
End to End time: 69

**S13/0444/LB**

Applicant: Mr Alexander Gordon, National Trust  
Proposal: Installation of fire alarm system  
Location: Stable Block, Belton House, The Drive, Belton, Grantham, Lincolnshire, NG32 2LS  
Decision: Approved conditionally - 23 April 2013  
End to End time: 67

**S13/0445/LB**

Applicant: Mr John Cookson  
Proposal: Retention and alterations to barge boards on end elevation  
Location: 7, St Leonards Street, Stamford, Lincolnshire, PE9 2HU  
Decision: Refused - 22 April 2013  
End to End time: 55

**S13/0449/FULL**

Applicant: Mr Andrew Rowe, Pattern Builders Ltd  
Proposal: Change of use and alterations of storage building to create a single dwelling  
Location: land r/o 49, Cecil Street, Grantham, Lincolnshire, NG31 9AQ  
Decision: Withdrawn - 17 April 2013  
End to End time: 56

**S13/0458/HSB**

Applicant: Sam Fells  
Proposal: Extensions and alterations to dwelling (including removal of existing conservatory and erection of single storey front, side and rear extensions) and erection of detached single garage  
Location: The Old Coach House, Waterloo Road, Caythorpe, Grantham, Lincolnshire, NG32 3DX  
Decision: Approved conditionally - 12 April 2013  
End to End time: 56

**S13/0465/HSB**

Applicant: Mr John Collingwood  
Proposal: Single storey side and rear extension with new pitched roof over existing garage area  
Location: 5, Northern Close, North Witham, Grantham, Lincolnshire, NG33 5JY  
Decision: Approved conditionally - 12 April 2013  
End to End time: 53

**S13/0469/ADV**

Applicant: Lloyds Banking Group  
Proposal: Internally illuminated lettering fascia sign, internally illuminated projecting sign and 2no ATM surrounds  
Location: 42, St Peters Hill, Grantham, Lincolnshire, NG31 6QF  
Decision: Refused - 17 April 2013  
End to End time: 56

**S13/0470/HS**

Applicant: Mr P Turner  
Proposal: Conservatory to rear  
Location: 24, Sixth Avenue, Grantham, Lincolnshire, NG31 9TA  
Decision: Approved conditionally - 10 April 2013  
End to End time: 51

**S13/0473/FULL**

Applicant: Mrs J Baggaley  
Proposal: Section 73 Application to Vary Condition 3 (Access Detail) of application S11/0761 (Residential development of 4(no) 2 storey dwellings and creation of new access)  
Location: 51, Barrowby Road, Grantham, Lincolnshire, NG31 8AA  
Decision: Approved conditionally - 23 April 2013  
End to End time: 62

**S13/0475/DC**

Applicant: Mr D Balfe, Harlaxton Estates Partnership  
Proposal: Approval of details reserved by condition 6 (surface water drainage) of S12/0439  
Location: Block D1, Long Bennington Business Park, Main Street, Long Bennington, NG23 5DJ  
Decision: Approved - 08 April 2013  
End to End time: 47

**S13/0476/HS**

Applicant: Mr & Mrs G Farmer  
Proposal: Demolition of existing extension and erection of replacement 1.5 storey side extension  
Location: The Old Rectory, 37, High Street, Little Bytham, Grantham, Lincolnshire, NG33 4QJ  
Decision: Approved conditionally - 25 April 2013  
End to End time: 55

**S13/0484/FULL**

Applicant: Nick Swann, Rhinos Gymnasium Limited  
Proposal: Change of use from warehouse (Class B8) use to gym (Class D2) use with associated car parking  
Location: Unit 22, Gwash Way Industrial Estate, Ryhall Road, Stamford, PE9 1XP  
Decision: Approved conditionally - 25 April 2013  
End to End time: 55

**S13/0493/CWC**

Applicant: Mr Paul Rogers  
Proposal: Confirmation of Compliance with Condition 1 Planning Permission of S09/1906 (Commencement of Development)  
Location: Plot 4, Adj The Nurseries, Bottesford Road, Allington, Grantham, Lincs  
Decision: Approved - 18 April 2013  
End to End time: 58

**S13/0498/HS**

Applicant: Mr Peter Bonifert  
Proposal: Single storey rear extension  
Location: 168, Dudley Road, Grantham, Lincolnshire, NG31 9AD  
Decision: Approved conditionally - 12 April 2013  
End to End time: 50

**S13/0502/DC**

Applicant: Peter Patel, Wagtail Fishery  
Proposal: Approval of details of condition 2 (design, materials and colour of static caravans) required by S12/2333  
Location: Wagtail Fisheries, Cliff Lane, Marston, Grantham, Lincolnshire, NG32 2HU  
Decision: Approved - 17 April 2013  
End to End time: 56

**S13/0514/FULL**

Applicant: Robert Hodgson, J Hodgson & Sons Ltd  
Proposal: Alterations/replacement shopfront  
Location: 31, Market Place, Grantham, Lincolnshire, NG31 6LR  
Decision: Approved conditionally - 18 April 2013  
End to End time: 56

**S13/0515/ADV**

Applicant: Mr Steve Roebuck, Tesco Stores Ltd  
Proposal: One internally illuminated fascia sign, two logos externally lit by trough lights, two non-illuminated di-bond panels, refurbish existing trough lit gantry sign, ATM surround and pole mounted car park sign  
Location: Tesco Express Former Cherry Tree PH), Harrowby Lane, Grantham, Lincolnshire, NG31 9NL  
Decision: Approved conditionally - 09 April 2013  
End to End time: 46

**S13/0525/HSH**

Applicant: Mr Ian Robinson  
Proposal: Extensions to dwelling  
Location: The Old Rectory, Main Street, Marston  
Decision: Approved conditionally - 16 April 2013  
End to End time: 54

**S13/0532/HSH**

Applicant: Mr David Smeaton  
Proposal: First floor extension and alterations to dwelling (extension of time limit S10/0229)  
Location: 35, Chichester Close, Grantham, Lincolnshire, NG31 8AS  
Decision: Approved conditionally - 17 April 2013  
End to End time: 55

**S13/0533/FULL**

Applicant: Mr P Bunn, Rumours Lounge Bar  
Proposal: Change of use from A3 Restaurant to A4 Drinking Establishment  
Location: 11, Market Place, Grantham, Lincolnshire, NG31 6LJ  
Decision: Approved conditionally - 10 April 2013  
End to End time: 49

**S13/0543/OUT**

Applicant: Mr K Martin  
Proposal: Erection of single storey dwelling  
Location: 27, Edenham Road, Hanthorpe, Bourne, Lincolnshire, PE10 0RB  
Decision: Approved conditionally - 23 April 2013  
End to End time: 55

**S13/0545/FULL**

Applicant: Mr E Paschai, Market Deeping Hand Car Wash Ltd  
Proposal: Change of Use from car sales to hand car wash  
Location: 106, Church Street, Market Deeping, Peterborough,  
Lincolnshire, PE6 8AL  
Decision: Approved conditionally - 16 April 2013  
End to End time: 50

**S13/0551/HSH**

Applicant: Mr Russell Thackray  
Proposal: Demolition of existing garage and utility room and erection  
of 2 storey rear extension and single storey side extension  
Location: The Hill, 2, Low Street, Billingborough, Sleaford,  
Lincolnshire, NG34 0QJ  
Decision: Approved conditionally - 15 April 2013  
End to End time: 39

**S13/0561/LDP**

Applicant: Mrs F Kelly  
Proposal: Garage conversion to form bedroom/ensuite and porch  
enclosure (Lawful Development Certificate Proposed)  
Location: 5, Pond Street, Great Gonerby, Grantham, Lincolnshire,  
NG31 8LJ  
Decision: Lawful Development - 23 April 2013  
End to End time: 56

**S13/0563/FULL**

Applicant: Mr P & R Almedia  
Proposal: Change of use from A1 Hairdressers Salon to use as a  
Coffee Shop and Delicatessen  
Location: 41a, Castlegate, Grantham, NG316SS  
Decision: Approved conditionally - 17 April 2013  
End to End time: 50

**S13/0564/FULL**

Applicant: Ian Cappitt  
Proposal: Construction of formal pond in rear garden  
Location: 8, The Grove, Hanthorpe, Bourne, Lincolnshire, PE10 0RD  
Decision: Approved conditionally - 17 April 2013  
End to End time: 49

**S13/0571/HSH**

Applicant: Mr & Mrs K Rawet  
Proposal: Front and side ground floor extensions and fence to north  
west boundary  
Location: Foxdale, 36, Northorpe Lane, Thurlby, Bourne, Lincolnshire,  
PE10 0HG  
Decision: Approved conditionally - 19 April 2013  
End to End time: 52

**S13/0574/HSH**

Applicant: Mike Wade  
Proposal: Single storey side extension  
Location: 15, Glen Road, Castle Bytham, Grantham, Lincolnshire,  
NG33 4RJ  
Decision: Approved conditionally - 22 April 2013  
End to End time: 53

**S13/0586/LDP**

Applicant: Mr Neil Michelson  
Proposal: Single storey side extension - Lawful Development Certificate (Proposed)  
Location: 14, Harrowby Lane, Harrowby, Grantham, Lincolnshire, NG31 9HB  
Decision: Lawful Development - 23 April 2013  
End to End time: 40

**S13/0587/DC**

Applicant: Colin Kistrucki  
Proposal: Approval of details in relation to Conditions 2 (new access details) & 4 (closing of access) of S12/3109  
Location: 123, Harrowby Road, Grantham, Lincolnshire, NG31 9EA  
Decision: Approved - 23 April 2013  
End to End time: 55

**S13/0598/FULL**

Applicant: Mr Bob Johnson, Defence Infrastructure Organisation  
Proposal: Siting of single storey modular office building.  
Location: Royal Logistic Corps, Prince Wm Of Glos Barracks, Grantham, NG317TJ  
Decision: Approved conditionally - 17 April 2013  
End to End time: 40

**S13/0600/FULL**

Applicant: Mr Jo Willis, Arctica Ltd  
Proposal: Renewal of extant permission S10/0313 (refurbishment of existing business/office premises, erection of one flat, access and erection of solar panels)  
Location: Unit 1, West Street, Stamford, PE9 2PR  
Decision: Approved conditionally - 24 April 2013  
End to End time: 54

**S13/0606/CAC**

Applicant: Mr J Hutton  
Proposal: Demolition of bungalow  
Location: 2, The Lane, West Deeping, Peterborough, Lincolnshire, PE6 9HS  
Decision: Refused - 19 April 2013  
End to End time: 45

**S13/0629/HSB**

Applicant: Mr A Padovano  
Proposal: Single storey side extension  
Location: Chartwell House, 33, Low Road, Barrowby, Grantham, Lincolnshire, NG32 1DB  
Decision: Approved conditionally - 17 April 2013  
End to End time: 43

**S13/0633/DC**

Applicant: Mr R Moody  
Proposal: Approval of details required by conditions 3 (materials), 4 (cross sections, finishes, means of fixing of solar panels) and 5 (details of means of attaching to main building) of listed building consent S12/2545  
Location: 3, Rutland Terrace, Stamford, Lincolnshire, PE9 2QD  
Decision: Approved - 08 April 2013  
End to End time: 35

**S13/0639/HSH**

Applicant: Mr Andrew Walker  
Proposal: Replace existing lean-to dormer window with two pitched roofed dormer window on front elevation  
Location: Northbank House, Back Lane, Colsterworth, Grantham, NG33 5HU  
Decision: Approved conditionally - 26 April 2013  
End to End time: 38

**S13/0642/TPO**

Applicant: Mrs Tina Cruickshank  
Proposal: Cut back overhanging Oak tree branches  
Location: 73, Sunningdale, Grantham, Lincolnshire, NG31 9PF  
Decision: TC&P - Work allowed - 23 April 2013  
End to End time: 50

**S13/0656/HSH**

Applicant: Mr D Russell  
Proposal: Replace and move boundary fence to 1.8m high  
Location: 44, Tattershall Drive, Market Deeping, Peterborough, Lincolnshire, PE6 8BS  
Decision: Approved conditionally - 23 April 2013  
End to End time:

**S13/0660/HSH**

Applicant: Mr & Mrs John Lowe  
Proposal: Garden room extension to dwelling  
Location: 46, Church Street, Long Bennington, Newark, NG23 5EN  
Decision: Approved conditionally - 19 April 2013  
End to End time: 37

**S13/0663/HSH**

Applicant: Mr L Stewart  
Proposal: Extension above the existing garage and single storey side/rear extension  
Location: 34, Aquila Way, Langtoft, Peterborough, Lincolnshire, PE6 9NN  
Decision: Approved conditionally - 23 April 2013  
End to End time: 46

**S13/0664/TPO**

Applicant: Ms Lynne LeConte, Property Development  
Proposal: Works to 2 common Beech trees  
Location: Land adjacent to Slate Mill Place, Grantham, Lincolnshire, NG31 8UG  
Decision: TC&P - Work allowed - 23 April 2013  
End to End time: 47

**S13/0665/HSH**

Applicant: Mrs J Hammond  
Proposal: Extension to south side of existing bungalow and alterations  
Location: 61, Haconby Lane, Morton, Bourne, Lincolnshire, PE10 0NP  
Decision: Approved conditionally - 24 April 2013  
End to End time: 50

**S13/0678/HSH**

Applicant: Mr A Woodward  
Proposal: Section 73 to vary Condition 2 (Materials) of Planning Approval S12/1998  
Location: 17, Kingscliffe Road, Grantham, Lincolnshire, NG31 8ET  
Decision: Approved conditionally - 19 April 2013  
End to End time: 35

**S13/0683/TCA**

Applicant: Mr Roger Bannister  
Proposal: Removal of Conifer tree in front garden  
Location: 27, Low Road, Manthorpe, Grantham, Lincolnshire, NG31 8NQ  
Decision: TC&P - Work allowed - 19 April 2013  
End to End time: 42

**S13/0727/HSH**

Applicant: Mr & Mrs P J Whittaker  
Proposal: Two storey rear extension to existing chalet bungalow  
Location: 21, Eastgate, Deeping St James, Peterborough, Lincolnshire, PE6 8HH  
Decision: Approved conditionally - 24 April 2013  
End to End time: 47

**S13/0750/LB**

Applicant: Mr & Mrs John Lowe  
Proposal: Garden room extension to dwelling  
Location: 46, Church Street, Long Bennington, Newark, NG23 5EN  
Decision: Approved conditionally - 19 April 2013  
End to End time: 37

**S13/0779/HSH**

Applicant: Mr M Hobden  
Proposal: Single storey extension and erection of chimney  
Location: 3, The Rides, Langtoft, Peterborough, Lincolnshire, PE6 9RR  
Decision: Approved conditionally - 23 April 2013  
End to End time: 35

**S13/0838/DC**

Applicant: Jessica Seamen  
Proposal: Approval of details of condition 2 (Joinery details) and 3 (render colour) required by S12/2328  
Location: Chestnut Farm, Village Street, Sedgebrook, Grantham, Lincolnshire, NG32 2EW  
Decision: Approved - 12 April 2013  
End to End time: 18

**S13/0840/FULL**

Applicant: Mrs Janette Litchfield  
Proposal: Change of use of land (path) to domestic garden (C3)  
Location: 32, Minerva Close, Ancaster, Grantham, NG32 3LJ  
Decision: Approved conditionally - 25 April 2013  
End to End time: 28

**S13/0868/EIASC**

Applicant: Ben Lewis, Aspire Planning  
Proposal: Erection of a single wind turbine with a maximum tower hub height of 40 metres  
Location: Land @, Honey Pot Lane, Colsterworth  
Decision: EIA Not required - 17 April 2013  
End to End time: 21

**S13/0869/EIASC**

Applicant: Ben Lewis, Aspire Planning  
Proposal: Erection of 2 wind turbines with a maximum tower hub height of 32 metres  
Location: Land @, Honey Pot Lane, Colsterworth  
Decision: EIA Not required - 17 April 2013  
End to End time: 21

**S13/0874/NMA**

Applicant: Daivd Balfe, T Balfe Construction Ltd  
Proposal: Non material amendments to -S06/0176 (changes to elevation treatment)  
Location: Land off, Great North Road, Long Bennington  
Decision: Approved - 22 April 2013  
End to End time: 28

**PLANNING APPEALS 2011-2013 (excluding Enforcements)**

**NO OF APPEALS DETERMINED (based on Decision Date) - 23**  
**APPEALS OUTSTANDING AT 26 APRIL 2013**

|   |                        |  |  |
|---|------------------------|--|--|
| <p><b><u>S11/1401/LDE</u></b> LDPP<br/> Mr Martin Foster<br/> Lawful Development Certificate (Existing) - Use of land as residential garden<br/> Greenfields House, 5, Greenfields Lane,<br/> Folkingham, Sleaford, NG34 0SH</p>  | Written Evidence       | <p><u>Start Date</u><br/> 06-Sep-2012</p> <p><u>Date of H / I</u><br/> N/A</p> |  |
| <p><b><u>S11/2762/FULL</u></b> TF<br/> Mr R Dean, Adastone Limited<br/> Installation of portakabin for use of daytime cafe and evening security office<br/> The Fox Inn, Great North Road, South Witham,<br/> Grantham, Lincolnshire, NG33 5LN</p>  | Written Evidence       | <p><u>Start Date</u><br/> 19-Oct-2012</p> <p><u>Date of H / I</u><br/> N/A</p> |  |
| <p><b><u>S12/0123/HS</u></b> PL<br/> Mr &amp; Mrs P Smith<br/> First floor front and rear/side extension, ground floor rear extension and reinstate garage<br/> 70, Gladstone Street, Bourne, Lincolnshire, PE10 9AX</p>  | Written Representation | <p><u>Start Date</u><br/> 11-Jun-2012</p> <p><u>Date of H / I</u></p>          |  |
| <p><b><u>S12/1135/OUT</u></b> SB<br/> Mr DJ &amp; FE Creasey<br/> Erection of single storey dwelling (outline including access, layout and scale only)<br/> land to south of, 39, Stainfield Road, Hanthorpe,<br/> Bourne, Lincolnshire, PE10 0RE</p>   | Written Evidence       | <p><u>Start Date</u><br/> 24-Sep-2012</p> <p><u>Date of H / I</u><br/> N/A</p> |  |
| <p><b><u>S12/1407/FULL</u></b> AH<br/> Mrs H Dulieu<br/> Provision of external staircase (fire exit) to second floor landing to eastern side elevation, flat roofed terrace with associated external staircase to western side of property and provision of solar panels<br/> Caudle House, 43, High Street, Market Deeping,<br/> Peterborough, PE6 8ED</p> | Written Evidence       | <p><u>Start Date</u><br/> 01-Feb-2013</p> <p><u>Date of H / I</u><br/> N/A</p> |  |

|   |                                |  |  |
|---|--------------------------------|--|--|
| <p><b><u>S12/1408/LB</u></b> AH<br/>Mrs H Dulieu<br/>Provision of external staircase (fire exit) to second floor landing to eastern side elevation, flat roofed terrace with associated external staircase to western side of property and provision of solar panels<br/>Caudle House, 43, High Street, Market Deeping, Peterborough, PE6 8ED</p> | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>01-Feb-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1561/CAC</u></b> NB<br/>Messrs Hartley/Munton<br/>Demolition of bungalow<br/>High Lodge, Casterton Road, Stamford, Lincolnshire, PE9 2YL</p>   | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>23-Oct-2012</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1562/FULL</u></b> NB<br/>Messrs Hartley/Munton<br/>Erection of 3 dwellings<br/>High Lodge, Casterton Road, Stamford, Lincolnshire, PE9 2YL</p>   | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>23-Oct-2012</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1584/FULL</u></b> PL<br/>Mr P Gregory<br/>Proposed on site dwelling associated with Fishery with office space to serve Fishery<br/>White House Farm Fishery, Cross Road, Baston Fen</p>  | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>15-Feb-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1687/OUT</u></b> PJM<br/>Mr P Collin<br/>Erection of single storey dwelling (outline)<br/>Tree Tops, Gonerby Road, Grantham, Lincolnshire, NG31 8HU</p>  | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>29-Nov-2012</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1727/FULL</u></b> PJM<br/>Mr Gary Sharp, InterM2 Ltd<br/>Demolition of Dutch Barn and Nissen Hut, conversion of former barn to 2 dwellings, erection of 3 bay detached garage and erection of detached dwelling<br/>Oak Farm Barns, Church Street, Harlaxton, Grantham, NG32 1HB</p>   | <p><b>Written Evidence</b></p> | <p><u>Start Date</u><br/>31-Oct-2012</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1755/MJRF</u></b> SB<br/>Larkfleet Limited<br/>Development of 49 dwellings for occupiers aged 55 and over, communal hall, vehicular access, amenity open space, landscaping, allotments and associated works.<br/>Land Off, Chesham Drive, Baston</p>  | <p><b>Informal Hearing</b></p> | <p><u>Start Date</u><br/>08-Apr-2013</p> <p><u>Date of H / I</u></p>         |  |

|   |                                      |  |  |
|---|--------------------------------------|--|--|
| <p><b><u>S12/1929/FULL</u></b> LDPP<br/>Mr P Pick<br/>Conversion and extension of barn to dwelling land to rear of 14 Ermine Street, Ancaster, Grantham, NG32 3PP</p>   | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/>25-Jan-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/1986/FULL</u></b> NB<br/>Mr C Smith<br/>Erection of bungalow and outbuilding<br/>The Paddock, Swinstead Road, Corby Glen, Grantham, NG33 4NU</p>   | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/>04-Apr-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/2127/OUT</u></b> AH<br/>Mr &amp; Mrs R Bontoft<br/>Erection of dwelling (outline application with details of access, layout and scale provided)<br/>Land adjacent, 29, Station Road, Castle Bytham, Grantham, Lincolnshire, NG33 4QA</p> | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/>25-Jan-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/2202/HR</u></b> SP<br/>Mr Richard Dring G E Dring &amp; Partners<br/>Removal of 100m of hedgerow<br/>The Farm, Costa Row, Long Bennington, Newark, Lincolnshire, NG23 5DY</p>  | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/>22-Oct-2012</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/2422/ADV</u></b> PJM<br/>Mr Robert Holland, Helen Flowers<br/>Erection of internally illuminated projecting sign<br/>12, St Catherines Road, Grantham, Lincolnshire, NG31 6TS</p>  | <p><b>Written Representation</b></p> | <p><u>Start Date</u><br/>22-Jan-2013</p> <p><u>Date of H / I</u></p>         |  |
| <p><b><u>S12/2730/FULL</u></b> PJM<br/>Mr &amp; Mrs J Clark<br/>Erection of dwelling<br/>Plot adjacent 3, Casthorpe Road, Barrowby, NG32 1DW</p>  | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/>25-Feb-2013</p> <p><u>Date of H / I</u><br/>N/A</p> |  |
| <p><b><u>S12/2868/HSH</u></b> LDPP<br/>Mr &amp; Mrs D Wilde<br/>Two storey side extension to dwelling<br/>12, Newcastle Close, Grantham, Lincolnshire, NG31 8SG</p>   | <p><b>Written Representation</b></p> | <p><u>Start Date</u><br/>19-Mar-2013</p> <p><u>Date of H / I</u></p>         |  |
| <p><b><u>S12/2920/FULL</u></b> LDPP<br/>Mr W Addison<br/>Erection of dwelling (retention of and alterations to existing unauthorised dwelling)<br/>Adj 3 High Street, Pointon, Sleaford, NG34 0LX</p>   | <p><b>Public Inquiry</b></p>         | <p><u>Start Date</u><br/>20-Feb-2013</p> <p><u>Date of H / I</u></p>         |  |

|   |                                      |  |  |
|---|--------------------------------------|--|--|
| <p><b><u>S12/2940/HSH</u></b> PWM<br/> Mr &amp; Mrs Spencer Wright<br/> Single storey side &amp; rear extension to dwelling<br/> Drift Cottage, The Drift, Syston, Grantham,<br/> NG322BY</p>                               | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/> 18-Mar-2013</p> <p><u>Date of H / I</u><br/> N/A</p> |  |
| <p><b><u>S12/2951/HSH</u></b> SB<br/> Mr &amp; Mrs N Steen<br/> Erection of garage/annex building<br/> 28, Towngate West, Market Deeping,<br/> Peterborough, Lincolnshire, PE6 8DG</p>                                      | <p><b>Written Representation</b></p> | <p><u>Start Date</u><br/> 08-Apr-2013</p> <p><u>Date of H / I</u></p>          |  |
| <p><b><u>S13/0141/HSH</u></b> AH<br/> Mr Paul Branch<br/> Erection of ground floor and first floor extensions<br/> to property and associated alterations<br/> 8, Caledonian Road, Stamford, Lincolnshire, PE9<br/> 2TG</p> | <p><b>Written Evidence</b></p>       | <p><u>Start Date</u><br/> 16-Apr-2013</p> <p><u>Date of H / I</u><br/> N/A</p> |  |

**RECENT APPEAL DECISIONS TO 26 APRIL 2013**

**Application Ref: S12/1016/FULL SP**  
**Planning Inspectorate No: APP/E2530/E/12/2180420/NWF**

Appeal Type: **Written Evidence**

|            |  |
|------------|--|
| Appellant: | Mr & Mrs Machin  |
| Proposal:  | Non- Determination - Conversion of existing two storey building, build two storey extension and demolish single storey garage and storey room to form a separate dwelling, and the formation of a new vehicle access for a classified road |
| Site:      | The Barn, Main Street, Allington, NG32 2EA   |

|                         |                                  |
|-------------------------|----------------------------------|
| Appeal Decision – Date: | Appeal dismissed - 10 April 2013 |
|-------------------------|----------------------------------|

**SUMMARY**

The applications proposed to extend an existing barn (curtilage listed) and convert it into a separate dwelling with three bedrooms. The proposal involved the demolition of an existing garage, and the creation of a new access off the Main Street.

An appeal against non-determination had been lodged as the application had not been decided within the eight week timescale. The applications were referred to Committee on 21.11.2012 to provide the Inspectorate with an indication as to how the Council would have decided the proposal had it been able to determine the application.

Members resolved to indicate to the Planning Inspectorate that they would have been minded to refuse the application on the grounds that the proposed development would not preserve or enhance the setting of Corner House or character and appearance of the Conservation Area and would therefore be contrary to national and local policy.

The Inspector dismissed both appeals for the following reasons:

- The proposals would greatly increase the size and basic form of the barn to the dramatic detriment of the outbuilding, and setting of the listed building.
- The removal of a significant portion of the stone boundary would adversely affect the street scene.
- The changes would neither preserve nor enhance the appearance of the Conservation Area, and would erode the spatial grain of the village and the character of the Conservation Area.

Continued ...

**RECENT APPEAL DECISIONS TO 26 APRIL 2013**

**Application Ref:** S12/1020/LB SP  
**Planning Inspectorate No:** APP/E2530/E/12/2180411/NWF

Appeal Type: **Written Evidence**

|            |  |
|------------|--|
| Appellant: | Mr & Mrs Machin  |
| Proposal:  | Appeal against Non Determination - Conversion of existing two storey building, build two storey extension and demolish single storey garage and storey room to form a separate dwelling, and the formation of a new vehicle access for a classified road |
| Site:      | The Barn, Main Street, Allington, NG32 2EA   |

|                         |                                  |
|-------------------------|----------------------------------|
| Appeal Decision – Date: | Appeal dismissed - 10 April 2013 |
|-------------------------|----------------------------------|

**SUMMARY**

The applications proposed to extend an existing barn (curtilage listed) and convert it into a separate dwelling with three bedrooms. The proposal involved the demolition of an existing garage, and the creation of a new access off the Main Street.

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- The removal of a significant portion of the stone boundary would adversely affect the street scene.
- The changes would neither preserve nor enhance the appearance of the Conservation Area, and would erode the spatial grain of the village and the character of the Conservation Area.



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## Appeal Decision

Site visit made on 18 March 2013

by **Roger C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**

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

Decision date: 10 April 2013

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### **Appeal A Reference: APP/E2530/A/12/2180420**

#### **'Corner House', The Green, Allington, Grantham, Lincolnshire NG32 2EA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice, within the prescribed period, of a decision on an application for planning permission.
  - The appeal is made by Mr Richard Machin against the decision of South Kesteven District Council.
  - The application (reference S12/1016) was dated 2 May 2012.
  - The development proposed is described in the application form as "conversion of existing two storey building, build two storey extension and demolish single storey garage and store room to form a separate dwelling, and the formation of a new vehicular access off a classified road".
- 

### **Appeal B Reference: APP/E2530/E/12/2180411**

#### **'Corner House', The Green, Allington, Grantham, Lincolnshire NG32 2EA**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against the failure of the Council to determine an application for listed building consent.
  - The appeal is made by Mr Richard Machin against the decision of South Kesteven District Council.
  - The application (reference S12/1020) was dated 2 May 2012.
  - The works proposed are described in the application form as "conversion of existing two storey building, build two storey extension and demolish single storey garage and store room to form a separate dwelling, and the formation of a new vehicular access off a classified road".
- 

### **Decision**

1. The appeals are dismissed.

### **Preliminary Point**

2. The proposals are described at some length in the application form, which incorporates both applications (for planning permission and listed building consent, respectively). The application for listed building consent, of course, relates only to proposed alterations to the building itself, rather than to external works.
-

### **Main issues**

3. I have concluded that the main issue to be determined in both these appeals is the effect of the proposed conversion and extension on the appeal building and its setting.

### **Reasons**

4. 'Corner House' dates from about 1830 and is constructed in a restrained classical style of red bricks under a grey pantile roof. It is an attractive and interesting building, which is listed (Grade II) as a building of special architectural or historic interest. It stands on the corner of The Green and Main Street and has a prominent location within the Allington Conservation Area. The property has a side boundary to Main Street from which the principal vehicular access is taken, by way of a drive which slopes up to the outbuildings, since, for the most part, the site is set at a higher level than the highway. The side boundary is dominated by a stone wall, which itself provides a strong feature in the streetscene. The wall retains the higher garden land and is topped by an established hedge.
5. The historic core of the village at Allington is rather loose-knit, characterised by properties on relatively large plots. The Welby Arms Public House, to the north of the appeal site, provides a focus in its location on The Green and a number of buildings in the vicinity are listed, in addition to 'Corner House', which has a group value in its setting in the Conservation Area.
6. The appeal site itself has been created from the grounds of 'Corner House' by subdividing the plot. The existing house would retain a modest garden, by comparison with its existing grounds, including a private area immediately at the rear of the house.
7. An existing outbuilding, in the grounds of 'Corner House', would be converted and extended to form a new dwelling, known as 'The Barn'. It is a substantial two-storey building, constructed of red brick under a pantile roof. It has the character of a domestic or agricultural outbuilding, with a large opening in the main elevation that has the appearance of an old carriage door, though it has now been infilled. The building has been converted to provide domestic ancillary accommodation and is reasonably well finished.
8. A single storey garage building is attached to this main two-storey "barn", which contributes to the character of the site though it is by no means outstanding in its own right, architecturally. It is proposed that this garage building should be demolished and replaced by a large extension to the main structure.
9. The new dwelling, 'The Barn', would enjoy a plot of a reasonable size (by modern standards), though the garden would largely be located at the front of the dwelling. It would have a separate entrance in Main Street, Allington, for which a new opening would need to be created in the boundary wall on the frontage in Main Street.
10. It is proposed to add a large two-storey extension to the existing "barn" building; indeed, the scale of the extension would rival that of the original. It would be constructed in similar materials but even so, it would significantly

change the character of the original building, greatly adding to its overall bulk in relation to its neighbours, especially the listed building at 'Corner House'. Moreover, the scheme would change the rather loose pattern of development in this part of the Allington Conservation Area, thereby undermining its historic character.

11. Most significantly, the proposed development would require a major change to the appearance of the Main Street frontage of the existing plot, involving the removal of a stretch of the existing stone wall and the creation of a new vehicular access.
12. Primary legislation imposes a clear statutory framework for making decisions which affect the historic environment.
13. Sections 66(1) and 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 impose obligations on those considering whether to grant planning permission and listed building consent (respectively) for development or works that affect a listed building. In such cases, it is necessary to have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.
14. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas affected by development proposals.
15. That statutory framework is reinforced by the 'National Planning Policy Framework', especially at Section 12, which also points out the desirability of putting heritage assets to viable uses.
16. Policies in the Development Plan also have statutory force (specifically in relation to the planning appeal) and they reinforce the policies in the 'National Planning Policy Framework'. Policy EN1 of the Council's 'Core Strategy', which is concerned with design considerations, is particularly relevant in this case.
17. The proposed alterations to the "barn" would greatly increase its overall size and the extension would alter its basic form, by adding a large building element at right-angles to the existing building. Although the internal alterations to the existing building would be limited in their effect, bearing in mind that the existing building is a curtilage building rather than a structure which is listed in its own right, the overall change would be dramatic. It would significantly alter the outbuilding itself, causing it to rival 'Corner House' and eroding the setting of the listed building.
18. Planning policies recognise the need for listed buildings to be put to practical uses, while seeking their protection. Nevertheless, it is necessary to give due weight to the desirability of protecting the listed building and its setting and the proposed works for the creation of a new dwelling would fail to achieve that. Nor is there a particular need to find a new use for the building, since it has a current practical function as a relatively modest domestic outbuilding.
19. The impact of the project on the Conservation Area more generally would also be striking. The removal of a significant portion of the stone boundary wall would change the streetscene, in which it is an important visual feature.

Obviously, the change could not be said to preserve the appearance of the Conservation Area, but nor would it be enhanced. Moreover, the subdivision of the plot at 'Corner House' would erode the spatial pattern or "grain" of the village and thus erode the character of the Conservation Area.

20. Evidently, the appeal site lies within an established "urban" area, which is "sustainable" in planning terms, and the contribution that the appeal scheme would make to the provision of residential accommodation in the locality weighs in favour of the appeal. Nevertheless, I am convinced that the harm that would be done to the historic building and to its setting in the Allington Conservation Area outweighs the benefits of the project.
21. Hence, I have concluded that the scheme before me would conflict with the planning aim of protecting the historic environment and I am convinced that the appeals must fail. Although I have considered all the matters that have been raised in the representations, I have found nothing to cause me to alter my decision.

*Roger C Shrimplin*

INSPECTOR



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## Appeal Decision

Site visit made on 18 March 2013

**by Roger C Shrimplin MA(Cantab) DipArch RIBA FRTPI FCI Arb MCIL**  
an Inspector appointed by the Secretary of State for Communities and Local Government

**Decision date: 10 April 2013**

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### Decision

1. The appeals are dismissed.

### Preliminary Point

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*Roger C Shrimplin*

INSPECTOR

**PLANNING APPLICATIONS PERFORMANCE**

**Apr 2012 - Mar 2013**

| <b>New end to end times for determining applications</b> | <b>Days</b> | <b>Target (days)</b> |
|--|-------------|----------------------|
| Average no of days to determine Major's (small scale)    | 156.2       | 90                   |
| Average no. of days to determine Minor's                 | 77.8        | 55                   |
| Average no. of days to determine Other's                 | 70.8        | 50                   |
| Average no. of days to determine Householder's           | 52.3        | 45                   |